| FIRST REAL JOINT STOCK COMPANY | SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness |
|---|---|
| No: 61 /2026/CV-FIR | *Da Nang City, 30 July 2026* |
| *About: "Explanation of changes in profit after tax in Quarter III/2026 compared to the same period in 2025 "* | |

**To** : **State Securities Commission**
: **Ho Chi Minh City Stock Exchange**

- *Pursuant to Circular 96/2020/TT-BTC dated November 16, 2020 on guidelines for information disclosure in the securities market;*
- *Based on the Quarter III/2026 and Quarter III/2025 Financial Statements (ending June 30) of First Real Joint Stock Company.*

• Company name: First Real Joint Stock Company
• Stock code: FIR
• Head office address: 5th Floor Office Area, Bach Dang Hotel Complex, 50 Bach Dang, Hai Chau Ward, Da Nang City
• Phone: 02363.616.767

On July 30, 2026, First Real Joint Stock Company ("the Company") completed and disclosed information about the Separate Financial Statements and Consolidated Financial Statements for Quarter III of 2026 (ending June 30, 2026). The Company would like to explain the changes in the "Profit after corporate income tax" indicator in the Income Statement for Quarter III of 2026 compared to Quarter III of 2025 as follows:

M.S.D.N: 0401623121
CÔNG TY CỔ PHẦN ĐỊA ỐC FIRST REAL
THÀNH PHỐ ĐÀ

*Currency: VND*

| Items | Quarter III (01/04-30/06) | | Changes | |
|---|---|---|---|---|
| | Current year | Last year | +/- | % |
| *Separate Financial statements* | | | | |
| **Profits after income tax** | **1,269,868,036** | **6,219,051,704** | **(4,949,183,668)** | **(80%)** |
| *Consolidated Financial statements* | | | | |
| **Profits after income tax** | **1,279,935,327** | **6,210,001,358** | **(4,930,066,031)** | **(79%)** |

Reason: Real estate credit interest rates have remained at elevated levels in recent quarters, creating a hesitant sentiment among customers. Accordingly, the Company has flexibly implemented appropriate selling price adjustments for each stage in order to boost sales revenue.

As a result, although the Company's net revenue increased by VND 5.8 billion (equivalent to an increase of 23%) compared to the same period of the previous year, cost of goods sold rose sharply by VND 14.5 billion (equivalent to an increase of 176%) year-on-year. This directly led to a decrease in profit after corporate income tax of more than VND 4.9 billion (equivalent to a decline of 80%) in both the separate financial statements and the consolidated financial statements compared to the same period in 2025.

The above is the Company's explanation for the change in the "Profit after corporate income tax" indicator in the Q3/2026 financial statements (ended June 30, 2026).

Best regards,

To:
- *As above.*
- *Save to: Admin*

**General Director**

CÔNG TY CỔ PHẦN ĐỊA ỐC FIRST REAL
M.S.D.N: 0401623121 - C.T.C.P - THÀNH PHỐ ĐÀ NẴNG

**TRUONG THE TUNG**

CÔNG TY CỔ PHẦN ĐỊA ỐC FIRST REAL

Digitally signed by CÔNG TY CỔ PHẦN ĐỊA ỐC FIRST REAL
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