

Number: 40/CV-VGR

Hai Phong, October 16th, 2026.

To: - STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE

Pursuant to the information disclosure regulations of organizations listed on the stock market, VIP Green Port Joint Stock Company (stock code: VGR) would like to explain that the profit after corporate income tax in the Profit and Loss Statement for 3rd quarter of 2026 compared to the same period last year has fluctuated by 10% or more in the Financial Statement as follows:

Currency: Vietnamese Dong

STT	Items	Quarter III 2025	Quarter III 2026	Difference	Percentage of difference (%)
1	Profit after tax	125,210,498,917	109,430,406,184	15,780,092,733	-12.6%

Main reasons:

Geopolitical factors have driven up fuel costs. In addition, during the third quarter, the Company incurred land rental expenses of VND 10.9 billion for the area currently in use following the expiry of the preferential land-rent exemption period.

These are the main factors leading to the decrease in profit in the Third quarter of 2026 compared to the same period in 2025

Sincerely.

Receiving:

- As above
- Archive at Financial Department

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Nguyễn Kim Dương Hoài