

No: 23./2025/CBTT-KHL

Ho Chi Minh City, 28... August 2025

Re: Explanation of the change of 10% or more in profit after corporate income tax on the reviewed semi-annual financial statements of 2025 compared to the same period last year

To: - State Securities Commission of Vietnam;
- Ho Chi Minh City Stock Exchange

- 1. Company name: KHAI HOAN LAND GROUP JOINT STOCK COMPANY
- 2. Stock code: KHG
- 3. Address: 5-7-9-11 Hung Gia 4 Internal Road, Phu My Hung Urban Area, Tan Hung Ward, Ho Chi Minh City.

Pursuant to Clause 4, Article 14, Chapter III of Circular 96/2020/TT-BTC issued on November 16, 2020 and effective from January 1, 2021 of the Ministry of Finance guiding information disclosure on the stock market, Khai Hoan Land Group Joint Stock Company ("Company") would like to explain the case where the profit after corporate income tax in the reviewed semi-annual financial statements for 2025 changed by 10% or more compared to the previous year, as follows:

Currency Unit : Million VND

STT	ITEMS	Semi- annual 2025	Semi-annual 2024	Difference	Proportion
01	Net profit after corporate income tax	35,871	29,412	6,459	21.96%

Profit after corporate income tax in the Company's reviewed semi-annual financial statements for 2025 increased compared to the same period last year, mainly due to increased revenue and reduced costs; the Company has been proactive in reducing costs, thereby improving profit margin.

By this Official Letter, the Company respectfully submits its explanation to the State Securities Commission and the Ho Chi Minh City Stock Exchange.

KHAI HOAN LAND
GROUP JOINT STOCK COMPANY
CÔNG TY
CỔ PHẦN
TẬP ĐOÀN
KHAI HOÀN LAND
ĐINH THỊ NHẬT HANH
Chief Executive Officer