



Nam Viet Joint Stock Company

18 F Tang Nhon Phu, Kp.12, Phuoc Long Ward, HCM City.

Business Registration Certificate No. 0302205973, registered for the 15th change on 23/08/2022. Telephone: (84) 28 3728 2102 Fax : (84)2 8 3731 3641

Email: naviinfo@navifico-corp.com

Website : www.navifico.vn

No: 93 -2025/CV-NAV

HoChiMinh City, October 17, 2025

To: - The State Securities Commission

- Ho Chi Minh City Stock Exchange (HOSE)

(Re: Explanation of the difference in Profit after tax in the third quarter of 2025 decreased by more than 10% compared to the third quarter of 2024).

Nam Viet Joint Stock Company (NAV) would like to explain the difference in Profit after tax in the third quarter of 2025 reaching VND 1,482 million, an decrease of VND 971 million compared to the third quarter of 2024 (equivalent to an decrease of 39.60%) for the following main reasons:

1. Gross sales of merchandise of services in the third quarter of 2025 reached VND 31,710 million, a decrease of VND 2,609 million (# decreased by 7.6%) compared to the same period in 2024, causing gross profit to decrease by VND 1,010 million (# decreased by 20.91%) compared to the same period last year.
2. Moreover, from January1, 2025 to now, the land rental unit price of NamViet Company has increased very high from 2.56 billion VND/ year in 2024 to 5.80 billion VND/ year in 2025, Which means that the coct of land tax in 2025 will increase by 3.24 billion VBD (# has increased by nearly 226%); equivalent to land tax expenses in the third quarter of 2025 increased by 811 million VND, leading to a decrease in net profit in the third quarter of 2025 compared to the third quarter of 2024.

The above are the main reasons leading to a decrease in Profit After Tax in the third quarter of 2025 by over 10% over the same period last year.

Respect !

Place of receipt:

- As above;
- Save VT.

Nam Viet Joint Stock Company
General Director

HOÀNG KIỀU PHONG