

Số: 13./2026./CV-C21.....

Re: Explanation of Net profit after tax variation of 10% or more compared to the same period last year in the Q1/2026 Financial Report and the transition from loss to profit in the current period

Ho Chi Minh City, Apr 29..., 2026

To: - STATE SECURITIES COMMITTEE
- HANOI STOCK EXCHANGE

In compliance with the information disclosure obligations of a listed company as stipulated in Circular No. 96/2020/TT-BTC dated November 16, 2020, providing guidance on information disclosure in the securities market, Century 21 Joint Stock Company hereby explains the discrepancy in Net profit after tax in Q1/2026 compared to Q1/2025, and the transition from a net loss in Q1/2025 to a net profit in Q1/2026 in the company's financial report as follows:

Item	Q1/2026	Q1/2025	Variance	
			Value	%
Total Revenue	9.070.101.094	11.056.495.371	(1.986.394.277)	(17,97%)
Total Expenses	7.488.194.012	16.816.357.751	(9.328.163.739)	(55,47%)
Pre-tax Profit	1.581.907.082	(5.759.862.380)	7.341.769.462	127,46%
Net profit after tax	782.809.359	(5.759.862.380)	6.542.671.739	113,59%

+ Net revenue in Q1/2026 increased by 0,017 billion VND (equivalent to 0,2%) compared to Q1/2025, while cost of goods sold decreased by 0,191 billion VND (equivalent to 8,53%), General and administrative expenses decreased by 0,469 billion VND (equivalent to 33,16%), and selling expenses increased by 0,374 billion VND compared to Q1/2025

+ Financial revenue in Q1/2026 decreased by 1,568 billion VND (equivalent to 89,08%), while financial expenses decreased by 8,974 billion VND (equivalent to 69,13%) compared to Q1/2025

+ Other income in Q1/2026 decreased by 0,436 billion VND (equivalent to 87,07%), while other expenses decreased by 0,069 billion VND (equivalent to 37,00%) compared to Q1/2025

Due to the above factors, Net profit after tax in Q1/2026 increased by 113,59% compared to Q1/2025, and the company transitioned from a net loss in Q1/2025 to a net profit in Q1/2026.

Sincerely.

Recipients:

- + As above;
- + Archived

CENTURY 21 JOINT STOCK COMPANY *Handwritten signature*



Tổng Giám đốc

Đỗ Thị Kim Oanh