

**CONSULTANCY DESIGN AND URBAN
DEVELOPMENT. JSC**

No 07-02/2026/CDO/CV

*(Explanation of the causes of fluctuations in
profit after tax in the consolidated financial
statements for Q2.2026 compared to Q2.2025)*

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Hanoi, July 21th, 2026

**To: - State Securities Commission
- Hanoi Stock Exchange**

- Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance providing guidance on information disclosure on the securities market.
- Pursuant to the Consolidated Financial Statements for Quarter 2 of 2026 of Consutancy Design and Urban Development Joint Stock Company.

The Company hereby provides the following explanation for the fluctuation in profit after corporate income tax for Q2 2026 compared with the corresponding period of 2025, which decreased from a profit, as presented in the consolidated financial statements, as follows:

Target	The second quarter of 2025	The second quarter of 2026	Variation
Revenue	5.563.552.709	6.606.641.053	18.75%
Cost of goods sold	5.014.410.514	5.891.827.033	17.5%
Profit after corporate income tax	442.270.165	291.898.726	-34%

The Company recorded profit after corporate income tax of VND **291,898,726** for Q2 2026, representing a decrease of **34%** compared with the corresponding period of Q2 2025. The main reasons for this decrease are as follows:

- Revenue in Q2 2026 increased by VND 1,043,088,344, equivalent to 18.75%, compared with the corresponding period of 2025 (representing an impact equivalent to 236% of the profit recorded in Q2 2025).

- Cost of goods sold in Q2 2026 increased by VND 877,416,519, equivalent to 17.5%, compared with the corresponding period of 2025 (representing an impact equivalent to 198% of the profit recorded in Q2 2025).

- In Q2 2026, significant fluctuations in foreign exchange rates between USD/VND and USD/LAK resulted in a decrease in financial income of VND 443,328,796, equivalent to 34%, compared with the corresponding period of 2025 (representing an impact equivalent to 100.24% of the profit recorded in Q2 2025). Financial expenses, administrative expenses, and other expenses decreased by VND 126,834,848 compared with the corresponding period of 2025 (representing an impact equivalent to 28.68% of the profit recorded in Q2 2025)

These are the main reasons for the significant fluctuation in profit after tax compared to the same period last year.

This is the explanation of Consutancy Design and Urban Development Joint Stock Company regarding the fluctuation in business performance in the Company's consolidated financial statements.

Respectfully yours!

Recipients:

- As above;
- To be filed: Administration, Accounting Departmet

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