

No: 22./2026/CV-C21.....

V/v Explanation of Net profit after tax variation of 10% or more compared to the same period last year in the consolidated Q2/2026 Financial Report and the transition from loss to profit in the current period

Ho Chi Minh City, Jul...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 Q2/2026 compared to Q2/2025, and the transition from a net loss in Q2/2025 to a net profit in Q2/2026 in the company's consolidated financial report as follows:

Item	Q2/2026	Q2/2025	Variance	
			Value	%
Total Revenue	20.653.672.048	22.337.170.594	(1.683.498.546)	(7,54%)
Total Expenses	13.977.041.236	22.846.462.711	(8.869.421.475)	(38,82%)
Pre-tax Profit	6.676.630.812	(509.292.117)	7.185.922.929	1410,96%
Net profit after tax	4.704.282.304	(1.447.252.251)	6.151.534.555	425,05%

+ Revenue in Q2/2026 decreased by 2,069 billion VND (equivalent to 9,36%) compared to Q2/2025, while cost of goods sold increased by 0,603 billion VND (equivalent to 7,81%), Selling expenses decreased by 0,211 billion VND (equivalent to 18,68%), and general and administrative expenses decreased by 0,356 billion VND (equivalent to 7,29%) compared to Q2/2025.

+ Financial revenue in Q2/2026 increased by 0,194 billion VND (equivalent to 96,75%), while financial expenses decreased by 8,560 billion VND (equivalent to 102,57%) compared to Q2/2025

+ Other income in Q2/2026 increased by 0,192 billion VND (equivalent to 1.083,83%), while other expenses increased by 0,754 billion VND (equivalent to 331,24%) compared to Q2/2025

Due to the above factors, post-tax profit in Q2/2026 increased by 425,05% compared to Q2/2025, and the company transitioned from a net loss in Q2/2025 to a net profit in Q2/2026.

Sincerely.

Recipients:

+ As above
+ Archived

CENTURY 21 JOINT STOCK COMPANY



Trần Thế Vinh