

**CNT GROUP JOINT STOCK
COMPANY**

**THE SOCIAL REPUBLIC OF VIET NAM
Independence - Freedom - Happiness**



No : ...²⁵⁵.../CV-CNT

Ho chi Minh City, Aug...^{28th}..., 2026

Re: Explanation for Separate
Financial Statements for the first
06 months of the year 2026

**TO : - THE STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE**

About : Explanation for Separate Financial Statements for the first 06 months of the year 2026
for the accounting period ending on 30/06/2026

Based on the Separate Financial Statements for the first 06 months of the year 2026 ending on 30/06/2026,
our Company provides the following explanation related to the Separate Financial Statements:

Profit after corporate income tax for the reporting period changes by 10% or more compared with the same period of the previous year and profit after tax in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in the current period:

Regarding the business performance in the Separate Financial Statements for the first 06 months of the year 2026 for the accounting period ending on 30/06/2026:

Unit: Vietnamese Dong

Items	The first 06 months		Increase (+); Decrease (-)	Rate of change (%)
	2026	2025		
Revenue from sales of goods and rendering of services	3.142.692.878	18.535.486.021	(15.392.793.143)	-83%
Revenue deductions	-	-	-	-
Net revenue from sales of goods and rendering of services	3.142.692.878	18.535.486.021	(15.392.793.143)	-83%
Cost of goods sold and services rendered	2.757.698.165	8.485.388.163	(5.727.689.998)	-68%
Gross profit from sales of goods and rendering of services	384.994.713	10.050.097.858	(9.665.103.145)	-96%
Financial income	5.950.986.756	6.033.378.664	(82.391.908)	-1%
Financial expenses	466.495.042	1.129.033.762	(662.538.720)	-59%
Selling expense	1.310.720.155	1.695.129.552	(384.409.397)	-23%
General and administration expenses	7.861.994.844	10.147.468.494	(2.285.473.650)	-23%
Net profit from operating activities	(3.303.228.572)	3.111.844.714	(6.415.073.286)	-206%



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Other income	1.063.955.150	4.033.394.081	(2.969.438.931)	-74%
Other expenses	92.882.618	3.626.055.177	(3.533.172.559)	-97%
Other profit	971.072.532	407.338.904	563.733.628	138%
Total net profit before tax	(2.332.156.040)	3.519.183.618	(5.851.339.658)	-166%
Current corporate income tax expense	-	468.808.815	(468.808.815)	-100%
Deferred corporate income tax expense	(17.450.089)	(29.158.294)	(11.708.205)	-40%
Net Profit after corporate income tax	(2.314.705.951)	3.079.533.097	(5.394.239.048)	-175%

Explanation of the Difference in Net profit after corporate income tax and profit after tax in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in the current period in the Separate Financial Statements for the first 06 months of the year 2026 for the accounting period ending on 30/06/2026, compared to the same period ending on 30/06/2025, as follows:

The Company's business performance during the period reflects a net profit after corporate income tax of VND (2.314.705.951), a decrease of VND 5.394.239.048 compared to the previous year's figure of VND 3.079.533.097, representing a reduction of 175%.

The reason for the decrease in Net profit after corporate income tax is as follows:

Revenue from real estate business activities decreased (a decrease of VND 15.512.908.221, accounting for 100% of the same period last year): The real estate market has not yet recovered, and the debt recovery process for product handover to recognize revenue has encountered many difficulties.

The above constitutes our Company's explanation. *ml*

Sincerely!

CNT GROUP JOINT STOCK COMPANY



NGUYEN SON NAM
GENERAL DIRECTOR