

**CNT GROUP JOINT STOCK
COMPANY**

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



No : 254...../CV-CNT

Re: *Explanation for Consolidated
Financial Statements reviewed for
the first 6 months of the year 2026*

Hanoi, Aug 28th, 2026

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

*About : Explanation for Consolidated Financial Statements reviewed for the first 6 months of the year
2026 for the accounting period ending on 30/06/2026*

*Based on the Consolidated Financial Statements reviewed for the first 6 months of the year 2026 ending on
30/06/2026, our Company provides the following explanation related to the Consolidated Financial
Statements reviewed:*

**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:**

The specific figures are presented as follows:

- Profit after tax First 6 months of 2025 : 3,585,866,746 VND.
- Profit after tax First 6 months of 2026: (3,040,245,023) VND.

The Company would like to provide the following explanation:

The Company's business operations during the period recorded a profit after corporate income tax of VND (3,040,245,023), representing a decrease of VND 6,626,111,769 compared to the same period last year (same period last year: VND 3,585,866,746, equivalent to a decrease rate of 185%).

The reasons for the decrease in the Company's profit after tax are as follows:

- Revenue from real estate business activities decreased (decreased by VND 15,512,908,221, accounting for a 100% share compared to the same period last year).
- Debt collection efforts encountered severe difficulties, despite the Company having implemented various incentive policies to reduce interest charges for customers.
- Newly sold real estate is currently collecting installment payments according to schedule and has not yet met the criteria for revenue recognition.

The above constitutes our Company's explanation. *[Signature]*

Sincerely!

CNT GROUP JOINT STOCK COMPANY *[Signature]*



**NGUYEN SON NAM
GENERAL DIRECTOR**