



CENTURY 21 JOINT STOCK COMPANY

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THE SOCIALIST REPUBLIC OF VIETNAM

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Số: 17.12025/CV-C21.....

Re: Explanation of Net profit after tax variation of 10% or more compared to the same period last year in the Q1/2025 Financial Report and the Net profit after tax for Q1/2025 recorded a loss

Ho Chi Minh City, Jun 14, 2025

**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 Q1/2025 compared to Q1/2024, and the transition from a net loss in Q1/2024 to a net profit in Q1/2025 in the company's financial report as follows

Item	Q1/2025	Q1/2024	Variance	
			Value	%
Total Revenue	11.056.495.371	7.729.036.165	3.327.459.206	43,05%
Total Expenses	16.816.357.751	7.446.945.251	9.369.412.500	125,82%
Pre-tax Profit	(5.759.862.380)	282.090.914	(6.041.953.294)	(2.141,85%)
Net profit after tax	(5.759.862.380)	(226.647.509)	(5.533.214.871)	(2.441,33%)

+ Net revenue in Q1/2025 increased by 0,391billion VND (equivalent to 4,65%) compared to Q1/2024, while cost of goods sold increased by 0,018 billion VND (equivalent to 0,83%). General and administrative expenses increased by 2,731 billion VND (equivalent to 207,21%), and selling expenses decreased by 0,115 billion VND (equivalent to 100%) compared to Q1/2024

+ Financial revenue in Q1/2025 increased by 2,436 billion VND (equivalent to 360,37%), while financial expenses increased by 6,624 billion VND (equivalent to 104,2%) compared to Q1/2024

+ Other income in Q1/2025 increased by 0,5 billion VND, while other expenses increased by 0,111 billion VND (equivalent to 149,99%) compared to Q1/2024

Due to the above factors, Net profit after tax in Q1/2025 decreased by 2.441,33% compared to Q1/2024, and the Net profit after tax for Q1/2025 recorded a loss

Sincerely.

CENTURY 21 JOINT STOCK COMPANY *quản lý*

**Recipients:**

- + As above;
- + Archived



**Tổng Giám đốc**

*Đỗ Thị Kim Oanh*