

**CNT GROUP JOINT STOCK  
COMPANY**

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



No : 332...../CV-CNT

Re: Explanation for Separate  
Financial Statements for quarter 3  
2025

Ho chi Minh City, Oct 29<sup>th</sup>....., 2025

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

*About : Explanation for Separate Financial Statements for quarter 3 2025  
for the accounting period ending on 30/09/2025*

*Based on the Separate Financial Statements for quarter 3 2025 ending on 30/09/2025, our Company provides the following explanation related to the Separate Financial Statements:*

**The net profit after corporate income tax for the reporting period changed by 10% or more compared to the same period on the Separate Financial Statements for quarter 3 2025 ending on 30/09/2025:**

Regarding the business performance in the Separate Financial Statements for quarter 3 2025 for the accounting period ending on 30/09/2025:

Unit: Vietnamese Dong

Items	Quarter 3		Increase (+); Decrease (-)	Rate of change (%)
	2025	2024		
Revenue from sales of goods and rendering of services	11,772,361,240	39,858,235,660	(28,085,874,420)	-70%
Revenue deductions	-	-	-	-
<b>Net revenue from sales of goods and rendering of services</b>	<b>11,772,361,240</b>	<b>39,858,235,660</b>	<b>(28,085,874,420)</b>	<b>-70%</b>
Cost of goods sold and services rendered	5,375,209,187	12,165,091,988	(6,789,882,801)	-56%
<b>Gross profit from sales of goods and rendering of services</b>	<b>6,397,152,053</b>	<b>27,693,143,672</b>	<b>(21,295,991,619)</b>	<b>-77%</b>
Financial income	2,609,396,642	2,704,302,346	(94,905,704)	-4%
Financial expenses	307,212,196	239,756,008	67,456,188	28%
Selling expense	312,689,340	4,828,049,399	(4,515,360,059)	-94%
General and administration expenses	3,819,641,707	4,601,268,824	(781,627,117)	-17%
<b>Net profit from operating activities</b>	<b>4,567,005,452</b>	<b>20,728,371,787</b>	<b>(16,161,366,335)</b>	<b>-78%</b>
Other income	1,697,474,447	4,370,824,813	(2,673,350,366)	-61%



Other expenses	104,825,167	2,323,778,566	(2,218,953,399)	-95%
<b>Other profit</b>	<b>1,592,649,280</b>	<b>2,047,046,247</b>	<b>(454,396,967)</b>	<b>-22%</b>
<b>Total net profit before tax</b>	<b>6,159,654,732</b>	<b>22,775,418,034</b>	<b>(16,615,763,302)</b>	<b>-73%</b>
Current corporate income tax expense	479,013,898	4,421,479,054	(3,942,465,156)	-89%
Deferred corporate income tax expense	14,179,514	396,180,128	(382,000,614)	-96%
<b>Net Profit after corporate income tax</b>	<b>5,666,461,320</b>	<b>17,957,758,852</b>	<b>(12,291,297,532)</b>	<b>-68%</b>

Explanation of the Difference in Net profit after corporate income tax in the Separate Financial Statements for quarter 3 2025 for the accounting period ending on 30/09/2025, compared to the same period ending on 30/09/2024, as follows:

The Company's business performance during the period reflects a net profit after corporate income tax of VND 5,666,461,320, a decrease of VND 12,291,297,532 compared to the previous year's figure of VND 17,957,758,852, representing a reduction of 68%.

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 20,108,975,215, accounting for 51% of the same period last year):

- In 2024, there are preferential policies to collect debt and handover products.
- In 2025, there are very few remaining products, customers experience financial difficulties so collecting debt is slow.

The above constitutes our Company's explanation.

Sincerely!

  
**CNT GROUP JOINT STOCK COMPANY**  
  
**TỔNG GIÁM ĐỐC**  
**NGUYỄN SƠN NAM**