



No: ~~34./2025/CN-C21~~.....

V/v Explanation of Net profit after tax variation of
10% or more compared to the same period last year
in the consolidated Q3/2025 Financial Report.

Hồ Chí Minh City, Oct..30., 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 Q3/2025 compared to Q3/2024, in the company's consolidated financial report as follows:

Item	Q3/2025	Q3/2024	Variance	
			Value	%
Total Revenue	22.954.409.258	22.987.026.900	(32.617.642)	(0,14%)
Total Expenses	13.312.058.378	15.486.653.225	(2.174.594.847)	(14,04%)
Pre-tax Profit	9.642.350.880	7.500.373.675	2.141.977.205	28,56%
Net profit after tax	8.097.132.906	6.155.413.426	1.941.719.480	31,54%

+ Revenue in Q3/2025 decreased by 0,892 billion VND (equivalent to 3,97%) compared to Q3/2024, while cost of goods sold decreased by 0,137 billion VND (equivalent to 1,73%). Selling expenses increased by 0,065 billion VND (equivalent to 6,22%), and general and administrative expenses increased by 0,653 billion VND (equivalent to 17,20%) compared to Q3/2024.

+ Financial revenue in Q3/2025 increased by 0,016 billion VND (equivalent to 3,22%), while financial expenses decreased by 2,857 billion VND (equivalent to 120,20%) compared to Q3/2024

+ Loss from joint ventures and associates increased by 0,359 billion VND (equivalent to 166,75%) compared to Q3/2024

+ Other income in Q3/2025 increased by 0,843 billion VND (equivalent to 1881,84%), while other expenses decreased by 0,256 billion VND (equivalent to 47,82%) compared to Q3/2024

Due to the above factors, post-tax profit in Q3/2025 increased by 31,54% compared to Q3/2024

Sincerely.

Recipients:

- + As above
- + Archived

CENTURY 21 JOINT STOCK COMPANY *phatky*



Tổng Giám đốc

Đỗ Thị Kim Anh