



CENTURY 21 JOINT STOCK COMPANY
41 Nguyễn Thị Minh Khai, District 1, Ho Chi Minh City
Tel: 028.38.256.395

THE SOCIALIST REPUBLIC OF VIETNAM
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Số: 32.12025.JCV-C.21.....

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

Ho Chi 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 financial report as follows:

Item	Q3/2025	Q3/2024	Variance	
			Value	%
Total Revenue	10.280.745.655	8.739.801.604	1.540.944.051	17,63%
Total Expenses	5.791.228.529	7.749.678.996	(1.958.450.467)	(25,27%)
Pre-tax Profit	4.489.517.126	990.122.608	3.499.394.518	353,43%
Net profit after tax	4.107.272.750	990.122.608	3.117.150.142	314,82%

+ Net revenue in Q3/2025 increased by 0,690 billion VND (equivalent to 8,12%) compared to Q3/2024, while cost of goods sold increased by 0,026 billion VND (equivalent to 1,18%). General and administrative expenses decreased by 0,153 billion VND (equivalent to 12,99%), and selling expenses increased by 0,033 billion VND compared to Q3/2024

+ Financial revenue in Q3/2025 increased by 0,005 billion VND (equivalent to 2,54%), while financial expenses decreased by 1,580 billion VND (equivalent to 40,53%) compared to Q3/2024

+ Other income in Q3/2025 increased by 0,845 billion VND (equivalent to 2.052,13%), while other expenses decreased by 0,284 billion VND (equivalent to 55,01%) compared to Q3/2024

Due to the above factors, Net profit after tax in Q3/2025 increased by 314,82% compared to Q3/2024

Sincerely.

Recipients:

- + As above;
- + Archived

CENTURY 21 JOINT STOCK COMPANY *Thủy*

Tổng Giám đốc



Đỗ Thị Kim Oanh