



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: 03/2026/CV-C21.....

Re: Explanation of Net profit after tax variation of
10% or more compared to the same period last year
in the Q4/2025 Financial Report

Ho Chi Minh City, Jan 29, 2026

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 Q4/2025 compared to Q4/2024, in the company's financial report as follows:

Item	Q4/2025	Q4/2024	Variance	
			Value	%
Total Revenue	9.500.537.745	35.489.724.473	(25.989.186.728)	(73,23%)
Total Expenses	8.128.207.979	2.835.452.156	5.292.755.823	186,66%
Pre-tax Profit	1.372.329.766	32.654.272.317	(31.281.942.551)	(95,80%)
Net profit after tax	566.012.062	28.020.579.411	(27.454.567.349)	(97,98%)

+ Net revenue in Q4/2025 increased by 0,156 billion VND (equivalent to 1,71%) compared to Q4/2024, while cost of goods sold decreased by 0,053 billion VND (equivalent to 2,31%). General and administrative expenses increased by 1,085 billion VND (equivalent to 10461,76%), and selling expenses increased by 0,078 billion VND compared to Q4/2024

+ Financial revenue in Q4/2025 decreased by 0,098 billion VND (equivalent to 69,86%), while financial expenses increased by 4,172 billion VND (equivalent to 965,37%) compared to Q4/2024

+ Other income in Q4/2025 decreased by 26,047 billion VND (equivalent to 99,32%), while other expenses increased by 0,010 billion VND (equivalent to 7,84%) compared to Q4/2024

Due to the above factors, Net profit after tax in Q4/2025 decreased by 97,98% compared to Q4/2024

Sincerely.

Recipients:

- + As above;
- + Archived

CENTURY 21 JOINT STOCK COMPANY *Handwritten signature*

Tổng Giám đốc



Handwritten signature: Đỗ Thị Kim Đan