



CENTURY 21 JOINT STOCK COMPANY
41 Nguyễn Thị Minh Khai, P.Sài Gòn, TP.HCM
ĐT: 028.38.256.395

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No: 05./20.26/CV-...021...

V/v Explanation of Net profit after tax variation of
10% or more compared to the same period last year
in the consolidated 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 consolidated financial report as follows:

Item	Q4/2025	Q4/2024	Variance	
			Value	%
Total Revenue	18.482.298.722	46.617.165.425	(28.134.866.703)	(60,35%)
Total Expenses	15.437.300.601	31.043.986.091	(15.606.685.490)	(50,27%)
Pre-tax Profit	3.044.998.121	15.573.179.334	(12.528.181.213)	(80,45%)
Net profit after tax	1.762.043.402	9.594.526.179	(7.832.482.777)	(81.63%)

+ Revenue in Q4/2025 decreased by 2,610 billion VND (equivalent to 13,23%) compared to Q4/2024, while cost of goods sold increased by 0,099 billion VND (equivalent to 1,44%). Selling expenses increased by 0,119 billion VND (equivalent to 12,22%), and general and administrative expenses increased by 2,193 billion VND (equivalent to 82,44%) compared to Q4/2024.

+ Financial revenue in Q4/2025 increased by 0,269 billion VND (equivalent to 49,58%), while financial expenses decreased by 23,355 billion VND (equivalent to 92,26%) compared to Q4/2024

+ Loss from joint ventures and associates increased by 5,321 billion VND (equivalent to 108,45%) compared to Q4/2024

+ Other income in Q4/2025 decreased by 25,794 billion VND (equivalent to 97,91%), while other expenses increased by 0,016 billion VND (equivalent to 10,27%) compared to Q4/2024

Due to the above factors, post-tax profit in Q4/2025 decreased by 81,63% compared to Q4/2024

Sincerely.

CENTURY 21 JOINT STOCK COMPANY *Handwritten signature*

Tổng Giám đốc

Recipients:

- + As above
- + Archived



Handwritten signature: Lê Thị Kim Oanh