

**CNT GROUP JOINT STOCK  
COMPANY**

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

No : ...*24*.../CV-CNT

*Ho chi Minh City, Jan 28, 2026*

*Re: The profit after tax in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in the current period.*

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

*Based on the Separate Financial Statements for quarter 4 2025 and quarter 4 2024;*

Profit after tax in the Company's separate financial statements for quarter 4 2025 has changed compared with the Company's separate financial statements for the same period of the previous year.

**The specific figures are presented as follows:**

- Profit after tax for quarter 4 2024: 31,018,229,577 VND.
- Profit after tax for quarter 4 2025: (4,316,402,052) VND.

**The Company would like to provide the following explanation:**

The Company's business performance during the period reflects a net profit after corporate income tax of (4,316,402,052), a decrease of VND 35,334,631,629 compared to the previous year's figure of VND 31,018,229,577, representing a reduction of 114%.

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 12,445,359,469, accounting for 44% 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.
- Administrative expenses in quarter 4 2025 amounted to VND 10,414,497,139, an increase of VND 4,635,799,628 compared to the same period of the previous year, mainly due to higher provisions for doubtful receivables.

The above constitutes our Company's explanation.

Sincerely!

**CNT GROUP JOINT STOCK COMPANY**



**NGUYEN SON NAM  
GENERAL DIRECTOR**