

No : 23 / D11-KT

*Ho Chi Minh, 23 March 2026*

*Ref: Explanation of profit after tax results (after audit)  
in 2025 compared to 2024*

**To: State Securities Commission of Vietnam  
Hanoi Stock Exchange**

1. Organization name: **REAL ESTATE 11 JOINT STOCK COMPANY**
2. Securities code: D11
3. Address: 205 Lac Long Quan Street, Binh Thoi Ward, Ho Chi Minh City
4. Tellephone: 028- 39634001
5. Person authorized to disclose information: Mr. Nguyen Khac Giang
6. Contents of information disclosure:
  - 6.1. Financial report of 2025 in English.
  - 6.2. Explanation: Profit after tax in 2025 (after audit) increased by 121.85% compared to 2024 (increased by 4,748,545,780 VND).

Unit : VND

| Items  | 2025<br>(after audit) | 2024<br>(after audit) | Change               |                |
|--|-----------------------|-----------------------|----------------------|----------------|
|  |                       |                       | Amount               | Percentage     |
|  | (1)                   | (2)                   | (3)=(1)-(2)          | (3)/(2)        |
| Revenue from sales of goods and provisions of services | 212,284,856,816       | 106,293,882,447       | 105,990,974,369      | 99.72%         |
| <b>Profit after tax</b>                                | <b>8,645,489,272</b>  | <b>3,896,943,492</b>  | <b>4,748,545,780</b> | <b>121.85%</b> |

- Profit after tax results in 2025 (after audit ) increased compared to 2024, for the following reason: Revenue from sales and services increased sharply, as shown in the table above.

7. The website's address of the disclosure: diaoc11.com.vn

We hereby certify that the information provided is true and correct and we will bear the full responsibility to the law.

Recipients:

- As stated above;
- Kept.

**LEGAL REPRESENTATIVE**  
**(PERSON AUTHORIZED TO DISCLOSE INFORMATION)**



**TỔNG GIÁM ĐỐC**

*Phạm Văn Đan Duy*