

No: 15./2026./CV.-C.21....

V/v Explanation of Net profit after tax variation of
10% or more compared to the same period last year
in the consolidated Q1/2026 Financial Report.

Ho Chi Minh City, April 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 Q1/2026 compared to Q1/2025, in the company's consolidated financial report as follows:

Item	Q1/2026	Q1/2025	Variance	
			Value	%
Total Revenue	21.108.202.447	21.536.695.949	(428.493.502)	(1,99%)
Total Expenses	14.503.726.629	13.841.970.856	661.755.773	4,78%
Pre-tax Profit	6.604.475.818	7.694.725.093	(1.090.249.275)	(14,17%)
Net profit after tax	4.742.489.602	6.630.341.086	(1.887.851.484)	(28,47%)

+ Revenue in Q1/2026 decreased by 0,027 billion VND (equivalent to 0,13%) compared to Q1/2025, while cost of goods sold decreased by 0,255 billion VND (equivalent to 3,15%), Selling expenses increased by 0,323 billion VND (equivalent to 27,78%), and general and administrative expenses decreased by 0,382 billion VND (equivalent to 8,46%) compared to Q1/2025.

+ Financial revenue in Q1/2026 decreased by 0,037 billion VND (equivalent to 5,01%), while financial expenses increased by 0,713 billion VND (equivalent to 420,52%) compared to Q1/2025

+ Other income in Q1/2026 decreased by 0,365 billion VND (equivalent to 72,59%), while other expenses increased by 0,198 billion VND (equivalent to 79,87%) compared to Q1/2025

Due to the above factors, post-tax profit in Q1/2026 decreased by 28,47% compared to Q1/2025

Sincerely.

CENTURY 21 JOINT STOCK COMPANY

Recipients:

+ As above

+ Archived

