

Số: 20./2026./CV-C21.....

Re: Explanation of Net profit after tax variation of
10% or more compared to the same period last year
in the Q2/2026 Financial Report and the transition
from loss to profit in the current period

Ho Chi Minh City, Jul., 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 Q2/2026 compared to Q1/2025, and the transition from a net loss in Q2/2025 to a net profit in Q2/2026 in the company's financial report as follows:

Item	Q2/2026	Q2/2025	Variance	
			Value	%
Total Revenue	9.047.124.270	9.093.499.971	(46.375.701)	(0,51%)
Total Expenses	6.854.772.261	11.563.308.072	(4.708.535.811)	(40,72%)
Pre-tax Profit	2.192.352.009	(2.469.808.101)	4.662.160.110	188,77%
Net profit after tax	1.105.906.710	(2.469.808.101)	3.575.714.811	144,78%

+ Net revenue in Q2/2026 decreased by 0,255 billion VND (equivalent to 2,82%) compared to Q2/2025, while cost of goods sold increased by 0,204 billion VND (equivalent to 9,16%), General and administrative expenses decreased by 0,432 billion VND (equivalent to 41,47%), and selling expenses decreased by 0,137 billion VND (equivalent to 100%) compared to Q2/2025

+ Financial revenue in Q2/2026 increased by 0,071 billion VND (equivalent to 206,67%), while financial expenses decreased by 5,172 billion VND (equivalent to 64,26%) compared to Q2/2025

+ Other income in Q2/2026 increased by 0,138 billion VND (equivalent to 794,86%), while other expenses increased by 0,829 billion VND (equivalent to 727,55%) compared to Q2/2025

Due to the above factors, Net profit after tax in Q2/2026 increased by 144,78% compared to Q2/2025, and the company transitioned from a net loss in Q2/2025 to a net profit in Q2/2026.

Sincerely.

Recipients:

- + As above;
- + Archived

CENTURY 21 JOINT STOCK COMPANY



Trần Thế Vinh