



CENTURY 21 JOINT STOCK COMPANY
41 Nguyễn Thị Minh Khai, District 1, Ho Chi Minh City
Tel: 028.38.256.395

THE SOCIALIST REPUBLIC OF VIETNAM
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Số: 25.12025.LCN.-C21.....

Re: Explanation of Net profit after tax variation of
10% or more compared to the same period last year
in the Q2/2025 Financial Report and the Net profit
after tax for Q2/2025 recorded a loss

Ho Chi Minh City, July 30., 2025

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 Q2/2025 compared to Q2/2024, the Net profit after tax for Q2/2025 recorded a loss in the company's financial report as follows:

Item	Q2/2025	Q2/2024	Variance	
			Value	%
Total Revenue	9.093.499.971	9.773.221.316	(679.721.345)	(6,95%)
Total Expenses	11.563.308.072	32.087.767.154	(20.524.459.082)	(63,96%)
Pre-tax Profit	(2.469.808.101)	(22.314.545.838)	19.844.737.737	88,93%
Net profit after tax	(2.469.808.101)	(21.805.807.415)	19.335.999.314	88,67%

+ Net revenue in Q2/2025 increased by 0,478 billion VND (equivalent to 5,58%) compared to Q2/2024, while cost of goods sold increased by 0,055 billion VND (equivalent to 2,53%). General and administrative expenses decreased by 1,715 billion VND (equivalent to 62,21%), and selling expenses decreased by 0,044 billion VND (equivalent to 24,2%) compared to Q2/2024

+ Financial revenue in Q2/2025 decreased by 0,88 billion VND (equivalent to 96,22%), while financial expenses decreased by 17,994 billion VND (equivalent to 69,09%) compared to Q2/2024

+ Other income in Q2/2025 decreased by 0,278 billion VND (equivalent to 94,14%), while other expenses decreased by 0,827 billion VND (equivalent to 87,89%) compared to Q2/2024

Due to the above factors, Net profit after tax in Q2/2025 increased by 88,67% compared to Q2/2024, and the Net profit after tax for Q2/2025 recorded a loss

Sincerely,

Recipients:

- + As above;
- + Archived

CENTURY 21 JOINT STOCK COMPANY *Thanhly*

