

**CMH VIETNAM GROUP JOINT
STOCK COMPANY**

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SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom – Happiness

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No.: 04/2025/CV-CMH

Hanoi, October 27, 2025

Re.: Explanation of the difference in
business results for the third quarter
of 2025 compared to the same period
last year

To: The State Securities Commission of Vietnam

Hanoi Stock Exchange

- Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, providing guidelines on information disclosure in the securities market.
- Based on the Consolidated Financial Statements and the Financial Statements for the third quarter of the fiscal year ended December 31st, 2025 of CMH Vietnam Group Joint Stock Company.

CMH Vietnam Group Joint Stock Company would like to explanation of the difference in the business results of the third quarter of 2025 compared to the same period last year as follows:

Unit: Thousand VND

| Indicator | | | This Quarter of the Current Year | This Quarter of the Previous Year | % (+/-) | Cumulative up to the End of This Quarter of the Current Year | Cumulative up to the End of This Quarter of the Previous Year | % (+/-) |
|------------------------|----------------|--|--|---|---------|---|--|------------|
| Net Sale | Parent Company | | 66.849.862 | 70.398.615 | -5,0% | 203.475.701 | 132.694.842 | 53% |
| | Consolidated | | 66.907.195 | 70.428.285 | -5,0% | 203.644.315 | 132.832.190 | 53% |
| Profit After Tax | Parent Company | | 5.703.771 | 1.548.748 | 268,3% | 10.296.926 | 4.778.287 | 115% |
| | Consolidated | Of the Company's shareholder | 5.408.533 | 1.230.469 | 339,6% | 9.334.357 | 3.841.941 | 143% |
| | | Of the non- controlling shareholders | -64.317 | -74.047 | 13,1% | -228.394 | -216.300 | -6% |
| | | Total | 5.344.216 | 1.156.422 | 362,1% | 9.105.963 | 3.625.641 | 151% |

In the third quarter of 2025, the Group's total sales revenue reached VND 66,907 billion, equivalent to 95%, down 5.0% over the same period last year. Of which, the sales revenue of the Parent Company alone was VND 66,850 billion, accounting for 99.91% of the Group's total revenue. The Parent Company's after-tax profit reached VND 5,704 billion, equivalent to 368.3%, up 268.3% over the same period last year, accounting for 105.5% of the



Group's total after-tax profit; Consolidated profit after tax reached VND 5,344 billion, equivalent to 462.1%, up 362.1% over the same period last year. Of which, profit after tax of the parent company's shareholders was VND 5,409 billion, equivalent to 439.6%, up 339.6% over the same period last year.

The reason for the difference: The E'a Trang and Son Trieu projects are entering the final stage of construction, most of the revenue and gross profit in the period belong to the Cam Khe Central Park Urban Area Project. Financial operating expenses in the period decreased compared to the same period last year. Additionally, the Company recorded unusual operating income from leasing out equipment that had been fully depreciated.

Above are the main reasons leading to the difference in revenue and profit compared to the same period last year in the Company's business performance.

Best regards !

Recipients:

- As above
- Office archive

GENERAL DIRECTOR 

