# CMH VIETNAM GROUP JOINT STOCK COMPANY

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## SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom – Happiness

No.: 04/2025/CV-CMH

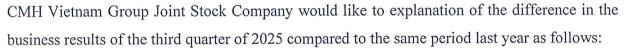
Re.: Explanation of the difference in business results for the third quarter of 2025 compared to the same period last year

Hanoi, October 27, 2025

### 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 31<sup>st</sup>, 2025 of CMH Vietnam Group Joint Stock Company.



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 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 Office

Kim Ngọc Nhan