

36 CORPORATION

No.: 332/CV-TCKT

*Re: Explanation of the Difference in
Profit After Tax in the Audited Financial
Statements for 2024 Compared to the
Previous Year*

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Hanoi, March 28, 2025

To:

- State Securities Commission of Vietnam;
- Hanoi Stock Exchange.

Pursuant to Paragraphs a, b, and c, Clause 4, Article 14 of 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, 36 Corporation (the "Corporation") hereby provides the following explanation:

The profit after tax in the Statement of Profit and Loss of the audited Financial Statements for 2024 has changed by 10% or more compared to the financial statements for the previous year.

1. Separate Financial Statements.

- Net profit after tax in 2024: VND 27,007,756,140
- Net profit after tax in 2023: VND 17,695,437,220

Increase: 52.63%

Reason: The year-over-year increase in profit after tax is primarily due to higher revenue from real estate business operations, as well as the reversal of provisions for investments in subsidiaries (36.71 BOT Company Limited).

2. Consolidated Financial Statements.

- Net profit after tax in 2024: VND 26,672,787,690
- Net profit after tax in 2023: VND 17,340,770,955

Increase: 53.82%

Reason: The year-on-year increase in profit after tax is mainly attributed to the rise in revenue from real estate business operations and higher profit after tax of the subsidiary (36.71 BOT Company Limited).

36 Corporation hereby formally announces this information./.

Recipients:

- As addressed;
- Members of the Board of Directors;
- Board of Management;
- Audit Committee; Secretariat;
- Shareholder Relationship Board;
- Filing: Office, Organization.

Legal Representative
CHAIRMAN
OF THE BOARD OF DIRECTORS



Nguyen Dang Giap