



CENTURY 21 JOINT STOCK COMPANY
41 Nguyễn Thị Minh Khai, Q.1, TP.HCM
ĐT: 028.38.256.395

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No: 27./2025./CM.-C21.....

V/v Explanation of Net profit after tax variation of 10% or more compared to the same period last year in the consolidated 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 consolidated financial report as follows:

Item	Q2/2025	Q2/2024	Variance	
			Value	%
Total Revenue	22.337.170.594	30.389.131.828	(8.051.961.234)	(26,50%)
Total Expenses	22.846.462.711	42.082.595.467	(19.236.132.756)	(45,71%)
Pre-tax Profit	(509.292.117)	(11.693.463.639)	11.184.171.522	95,64%
Net profit after tax	(1.447.252.251)	(13.422.885.935)	11.975.633.684	89.22%

+ Revenue in Q2/2025 decreased by 6,841 billion VND (equivalent to 23,62%) compared to Q2/2024, while cost of goods sold decreased by 0,327 billion VND (equivalent to 4,06%). Selling expenses decreased by 0,094 billion VND (equivalent to 7,67%), and general and administrative expenses decreased by 1,370 billion VND (equivalent to 21,93%) compared to Q2/2024.

+ Financial revenue in Q2/2025 decreased by 0,930 billion VND (equivalent to 82,26%), while financial expenses increased by 6,005 billion VND (equivalent to 256,49%) compared to Q2/2024

+ Loss from joint ventures and associates decreased by 22,722 billion VND (equivalent to 97,69%) compared to Q2/2024

+ Other income in Q2/2025 decreased by 0,281 billion VND (equivalent to 94,08%), while other expenses decreased by 0,728 billion VND (equivalent to 76,18%) compared to Q2/2024

Due to the above factors, post-tax profit in Q2/2025 increased by 89,22% compared to Q2/2024, and the Net profit after tax for Q2/2025 recorded a loss

Sincerely.

CENTURY 21 JOINT STOCK COMPANY *phatky*

Recipients:

+ As above

+ Archived

Tổng Giám đốc

Đỗ Thị Kim Oanh