

**CNT GROUP JOINT STOCK
COMPANY**

THE SOCIAL REPUBLIC OF VIET NAM
Independence - Freedom - Happiness



No: 335/CV-CNT

Ho chi Minh City, Oct 30th, 2025

Re: *Explanation for Consolidated
Financial Statements Q3 2025*

TO : - THE STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE

*About: Explanation for Consolidated Financial Statements Q3 2025
for the accounting period ending on 30/09/2025*

*Based on the Consolidated Financial Statements Q3 2025 ending on 30/09/2025, our Company provides
the following explanation related to the Consolidated Financial Statements:*

**The net profit after corporate income tax for the reporting period changed by 10% or
more compared to the same period on the Consolidated Financial Statements Q3 2025 ending
on 30/09/2025:**

Regarding the business performance in the Consolidated Financial Statements Q3 2025 for the
accounting period ending on 30/09/2025:

Unit: Vietnamese Dong

Items	Quarter 3		Increase (+); Decrease (-)	Rate of change (%)
	2025	2024		
Revenue from sales of goods and rendering of services	11,627,361,240	39,697,636,143	(28,070,274,903)	-71%
Revenue deductions	-	-	-	-
Net revenue from sales of goods and rendering of services	11,627,361,240	39,697,636,143	(28,070,274,903)	-71%
Cost of goods sold and services rendered	5,375,209,187	12,332,354,235	(6,957,145,048)	-56%
Gross profit from sales of goods and rendering of services	6,252,152,053	27,365,281,908	(21,113,129,855)	-77%
Financial income	4,511,088,262	6,638,482,020	(2,127,393,758)	-32%
Financial expenses	307,212,196	239,756,008	67,456,188	28%
Profit or Loss in Associated Company	-	-	-	-
Selling expense	312,689,340	4,828,049,399	(4,515,360,059)	-94%
General and administration expenses	4,224,804,986	5,081,057,074	(856,252,088)	-17%
Net profit from operating activities	5,918,533,793	23,854,901,447	(17,936,367,654)	-75%



Other income	1,697,474,447	4,370,824,813	(2,673,350,366)	-61%
Other expenses	104,825,167	2,397,269,917	(2,292,444,750)	-96%
Other profit	1,592,649,280	1,973,554,896	(380,905,616)	-19%
Total net profit before tax	7,511,183,073	25,828,456,343	(18,317,273,270)	-71%
Current corporate income tax expense	749,352,588	5,084,902,563	(4,335,549,975)	-85%
Deferred corporate income tax expense	14,179,514	397,139,654	(382,960,140)	-96%
Net Profit after corporate income tax	6,747,650,971	20,346,414,126	(13,598,763,155)	-67%
Earnings per share	73	405	(332)	-82%
Diluted earnings per share	73	405	(332)	-82%

Explanation of the Difference in Net profit after corporate income tax in the Consolidated Financial Statements Q3 2025 for the accounting period ending on 30/09/2025, compared to the same period ending on 30/06/2024, as follows:

The Company's business performance during the period reflects a net profit after corporate income tax of VND 6,747,650,971, a decrease of VND 13,598,763,155 compared to the previous year's figure of VND 20,346,414,126, representing a reduction of 67%.

The reason for the decrease in Net profit after corporate income tax is as follows:

Revenue from real estate business activities decreased (a decrease of VND 34,937,994,804, accounting for 89% of the same period last year):

- In 2024, there are preferential policies to collect debt and handover products.
- In 2025, there are very few remaining products, customers experience financial difficulties so collecting debt is slow.

The above constitutes our Company's explanation.

Sincerely!

CNT GROUP JOINT STOCK COMPANY



NGUYEN SON NAM
GENERAL DIRECTOR