



CENTURY 21 JOINT STOCK COMPANY
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THE SOCIALIST REPUBLIC OF VIETNAM
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No: 19/2025/CV-C.21.....

V/v Explanation of Net profit after tax variation of 10% or more compared to the same period last year in the consolidated Q1/2025 Financial Report And a net profit after tax was recorded for Q1/2025

Ho Chi Minh City, Jun 14, 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 Q1/2025 compared to Q1/2024, And a net profit after tax was recorded for Q1/2025 in the company's consolidated financial report as follows:

Item	Q1/2025	Q1/2024	Variance	
			Value	%
Total Revenue	21.536.695.949	21.750.438.293	(213.742.344)	(0,98%)
Total Expenses	13.841.970.856	12.874.507.565	967.463.291	7,51%
Pre-tax Profit	7.694.725.093	8.875.930.728	(1.181.205.635)	(13,31%)
Net profit after tax	6.630.341.086	6.645.738.898	(15.397.812)	(0.23%)

+ Revenue in Q1/2025 decreased by 1,820 billion VND (equivalent to 8,22%) compared to Q1/2024, while cost of goods sold increased by 0,389 billion VND (equivalent to 5,06%). Selling expenses decreased by 0,146 billion VND (equivalent to 11,16%), and general and administrative expenses increased by 3,251 billion VND (equivalent to 257,69%) compared to Q1/2024.

+ Financial revenue in Q1/2025 increased by 1,111 billion VND (equivalent to 291,71%), while financial expenses decreased by 2.543 billion VND (equivalent to 107,15%) compared to Q1/2024

+ Loss from joint ventures and associates decreased by 0,112 billion VND (equivalent to 98,91%) compared to Q1/2024

+ Other income in Q1/2025 increased by 0,495 billion VND (equivalent to 6.703,24%), while other expenses increased by 0,128 billion VND (equivalent to 100,4%) compared to Q1/2024

Due to the above factors, post-tax profit in Q1/2025 decreased by 0,23% compared to Q1/2024, And a net profit after tax was recorded for Q1/2025

Sincerely.

CENTURY 21 JOINT STOCK COMPANY *Truly*

Recipients:

- + As above
- + Archived



Tổng Giám đốc

Đỗ Thị Kim Oanh