

DEVELOPMENT.,JSC

(Explanation of the causes of fluctuations in profit after tax in the consolidated financial statements for Q2.2025 compared to Q2.2024)

Independence – Freedom – Happiness

Hanoi, July 22th, 2025

- Hanoi Stock Exchange

- The Company provides an explanation for the fluctuation in profit after tax for Quarter 2/2025 compared to the same period in 2024, with a change from loss to profit on the consolidated financial statements, as follows:

Target	The second quarter of 2024	The second quarter of 2025	Variation
Revenue	5.581.338.272	5.563.552.709	-0.32%
Cost of goods sold	5.075.747.698	5.014.410.514	-1.21%
Profit after corporate income tax	(1.207.081.479)	442.270.165	137%

- Revenue in Quarter 2/2025 decreased by VND 17,785,563, equivalent to 0.32% compared to the same period in 2024 (corresponding to 1.47% of the profit in Quarter 2/2024).

- Cost of goods sold in Quarter 2/2025 decreased by VND 61,337,184, equivalent to 1.21% compared to the same period in 2024 (corresponding to 5.08% of the profit in Quarter 2/2024).

- In Quarter 2/2025, there were significant exchange rate fluctuations between USD/VND and USD/LAK, resulting in a decrease of VND 335,011,268 in financial income (equivalent to 27.75% of the profit in Quarter 2/2024). However, financial expenses, administrative expenses, and other expenses decreased by VND 1,940,811,291 compared to the same period in 2024 (equivalent to 160.79% of the profit in Quarter 2/2024).

These are the main reasons for the significant fluctuation in profit after tax compared to the same period last year.

This is the explanation of Consutancy Design and Urban Development Joint Stock Company regarding the fluctuation in business performance in the Company's consolidated financial statements.

Respectfully yours!

Recipients:

- As above;
- To be filed: Administration, Accounting
Departmet

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