

**CNT GROUP JOINT STOCK  
COMPANY**

**THE SOCIAL REPUBLIC OF VIET NAM  
Independence - Freedom - Happiness**



No : 276...../CV-CNT

Re: *Explanation for Separate  
Financial Statements for the first  
06 months of the year 2025*

Ho chi Minh City, August 29<sup>th</sup> 2025

**TO :       - THE STATE SECURITIES COMMISSION  
              - HANOI STOCK EXCHANGE**

*About : Explanation for Separate Financial Statements for the first 06 months of the year 2025  
for the accounting period ending on 30/06/2025*

*Based on the Separate Financial Statements for the first 06 months of the year 2025 ending on 30/06/2025,  
our Company provides the following explanation related to the Separate 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 Separate Financial Statements for the first 06 months of the year 2025 ending on 30/06/2025:**

Regarding the business performance in the Separate Financial Statements for the first 06 months of the year 2025 for the accounting period ending on 30/06/2025:

Unit: Vietnamese Dong

Items	The first 06 months		Increase (+); Decrease (-)	Rate of change (%)
	2025	2024		
Revenue from sales of goods and rendering of services	18.535.486.021	164.025.158.087	(145.489.672.066)	-89%
Revenue deductions	-	-	-	-
<b>Net revenue from sales of goods and rendering of services</b>	<b>18.535.486.021</b>	<b>164.025.158.087</b>	<b>(145.489.672.066)</b>	<b>-89%</b>
Cost of goods sold and services rendered	8.485.388.163	37.443.419.189	(28.958.031.026)	-77%
<b>Gross profit from sales of goods and rendering of services</b>	<b>10.050.097.858</b>	<b>126.581.738.898</b>	<b>(116.531.641.040)</b>	<b>-92%</b>
Financial income	6.033.378.664	11.609.743.974	(5.576.365.310)	-48%
Financial expenses	1.129.033.762	417.753.045	711.280.717	170%
Selling expense	1.177.197.542	9.574.105.106	(8.396.907.564)	-88%
General and administration expenses	10.665.400.504	7.405.769.570	3.259.630.934	44%
<b>Net profit from operating activities</b>	<b>3.111.844.714</b>	<b>120.793.855.151</b>	<b>(117.682.010.437)</b>	<b>-97%</b>
Other income	4.033.394.081	1.388.152.939	2.645.241.142	191%



Other expenses	3.626.055.177	342.384.086	3.283.671.091	959%
<b>Other profit</b>	<b>407.338.904</b>	<b>1.045.768.853</b>	<b>(638.429.949)</b>	<b>-61%</b>
<b>Total net profit before tax</b>	<b>3.519.183.618</b>	<b>121.839.624.004</b>	<b>(118.320.440.386)</b>	<b>-97%</b>
Current corporate income tax expense	468.808.815	20.294.005.716	(19.825.196.901)	-98%
Deferred corporate income tax expense	(29.158.294)	1.139.239.132	(1.168.397.426)	-103%
<b>Net Profit after corporate income tax</b>	<b>3.079.533.097</b>	<b>100.406.379.156</b>	<b>(97.326.846.059)</b>	<b>-97%</b>

Explanation of the Difference in Net profit after corporate income tax in the Separate Financial Statements for the first 06 months of the year 2025 for the accounting period ending on 30/06/2025, 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 3.079.533.097, a decrease of VND 97.326.846.059 compared to the previous year's figure of VND 100.406.379.156, representing a reduction of 97%.

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 128.522.742.708 accounting for 89% of the same period last year): The real estate market has not yet recovered, and the debt recovery process for product handover to recognize revenue has encountered many difficulties.

The above constitutes our Company's explanation.

Sincerely!

CNT GROUP JOINT STOCK COMPANY



**TỔNG GIÁM ĐỐC**  
**NGUYỄN SƠN NAM**