CNT GROUP CORPORATION

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc

No: ...214...../CV-CNT
Re: Explanatory note to consolidated financial statements for Q2 2026

Ho Chi Minh City, July 28th, 2026

To: - THE STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE

Based on Consolidated Financial Statements for Q2 2025 and Q2 2026;

Profit after corporate income tax for the reporting period changes by 10% or more compared with the same period of the previous year and profit after tax in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in the current period:

The specific figures are presented as follows:

- Profit after tax for Q2 2025: 972,123,799 VND.
- Profit after tax for Q2 2026: (486,462,483) VND.

The Company would like to provide the following explanation:

The Company's business performance during the period reflects a net profit after corporate income tax of VND (486,462,483), a decrease of VND 1,458,586,282 compared to the previous year's figure of VND 972,123,799, representing a reduction of 150%.

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 10,445,026,791, accounting for 100% of the same period last year):
- In Q2 2025, the company recover debts and deliver products to recognize revenue thanks to the application of preferential policies.
- In Q2 2026, the real estate market still faced many challenges, with customers experiencing financial difficulties despite the implementation of various preferential policies..

The above constitutes our Company’s explanation.

Sincerely!

Recipients:
- As above;
- Archives: the company office.

CNT GROUP CORPORATION

CÔNG TY CỔ PHẦN TẬP ĐOÀN CNT

NGUYEN SON NAM
GENERAL DIRECTOR