

**CNT GROUP JOINT STOCK
COMPANY**

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

No: 121...../CV-CNT

Ho chi Minh City, Apr. 29th, 2026

Re: Explanatory note to separate
financial statements for Q1 2026.

TO :

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

Based on Separate Financial Statements for Q1 2025 and Q1 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 Q1 2025: 2,328,011,674 VND.
- Profit after tax for Q1 2026: (2,431,743,504) 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 (2,431,743,504), a decrease of VND 4,759,755,178 compared to the previous year's figure of VND 2,328,011,674, representing a reduction of 204%.

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 5,067,881,430, accounting for 100% of the same period last year):
- In Q1 2025, there are preferential policies to collect debt and handover products.
- In Q1 2026, 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**