

No : 14 / D11-KT

Ho Chi Minh, March 25, 2025

Ref: Explanation of profit after tax results (after audit)  
in 2024 compared to 2023

**To: State Securities Commission of Vietnam**  
**Hanoi Stock Exchange**

1. Organization name: **REAL ESTATE 11 JOINT STOCK COMPANY**
2. Securities code: D11
3. Address: 205 Lac Long Quan Street, Ward 3, District 11, Ho Chi Minh City
4. Telephone: 028- 39634001
5. Person authorized to disclose information: Mr. Nguyen Khac Giang
6. Contents of information disclosure:
  - 6.1. Financial report of 2024 in English.
  - 6.2. Explanation: Profit after tax in 2024 (after audit) decreased by 17,79% compared to 2023 (decreased by 843.174.652 VND).

Unit : VND

Items	2024 (after audit)	2023 (after audit)	Change	
			Amount	Percentage
	(1)	(2)	(3)=(1)-(2)	(3)/(2)
Net sales	106.293.882.447	34.128.533.413	71.417.384.389	204,77%
Cost of sales	90.285.260.231	15.846.618.961	74.438.641.270	469,74%
<b>Profit after tax</b>	<b>3.896.943.492</b>	<b>4.740.118.144</b>	<b>(843.174.652)</b>	<b>(17,79)%</b>

- Profit after tax results in 2024 (after audit ) decreased compared to 2023, for the following reason: The growth rate of cost of sales exceeded that of net sales, as shown in the table above.

7. The website's address of the disclosure: diaoc11.com.vn

We hereby certify that the information provided is true and correct and we will bear the full responsibility to the law. lll

Recipients:

- As stated above;
- Kept.

**LEGAL REPRESENTATIVE**  
**(PERSON AUTHORIZED TO DISCLOSE**  
**INFORMATION)**

**TỔNG GIÁM ĐỐC**



*Phạm Văn Đan Duy*