



Số: 02./2025/C.V.-C.21.....

Re: Explanation of Net profit after tax variation of 10% or more compared to the same period last year in the Q4/2024 Financial Report and the transition from loss to profit in the current period

Ho Chi Minh City, Feb 03, 2025

**To: - STATE SECURITIES COMMITTEE
- HANOI STOCK EXCHANGE**

In compliance with the information disclosure obligations of a listed company as stipulated in Circular No. 96/2020/TT-BTC dated November 16, 2020, providing guidance on information disclosure in the securities market, Century 21 Joint Stock Company hereby explains the discrepancy in Net profit after tax in Q4/2024 compared to Q4/2023, and the transition from a net loss in Q4/2023 to a net profit in Q4/2024 in the company's financial report as follows

Item	Q4/2024	Q4/2023	Variance	
			Value	%
Total Revenue	120.474.724.473	9.450.050.267	111.024.674.206	1174,86%
Total Expenses	80.751.810.600	35.978.998.135	44.772.812.465	124,44%
Pre-tax Profit	39.722.913.873	(26.528.947.868)	66.251.861.741	249,73%
Net profit after tax	33.675.492.656	(21.695.205.876)	55.370.698.532	255,22%

+ Net revenue in Q4/2024 decreased by 0,070 billion VND (equivalent to 0,76%) compared to Q4/2023, while cost of goods sold increased by 0,218 billion VND (equivalent to 10,55%). General and administrative expenses decreased by 1,821 billion VND (equivalent to 100,57%), and selling expenses decreased by 0,045 billion VND (equivalent to 100%) compared to Q4/2023

+ Financial revenue in Q4/2024 increased by 84,884 billion VND (equivalent to 32.980,71%), while financial expenses increased by 46,422 billion VND (equivalent to 145,33%) compared to Q4/2023

+ Other income in Q4/2024 increased by 26,211 billion VND, while other expenses decreased by 0,001 billion VND (equivalent to 1,06%) compared to Q4/2023

Due to the above factors, Net profit after tax in Q4/2024 increased by 255,22% compared to Q4/2023, and the company transitioned from a net loss in Q4/2023 to a net profit in Q4/2024.

Sincerely.

Recipients:

- + As above;
- + Archived

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