



No: 04./2025./C.V.-C.21...

V/v Explanation of Net profit after tax variation of 10% or more compared to the same period last year in the consolidated 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 consolidated financial report as follows:

Item	Q4/2024	Q4/2023	Variance	
			Value	%
Total Revenue	46.617.165.425	22.942.755.446	23.674.409.979	103,19%
Total Expenses	31.043.986.091	31.741.290.850	(697.304.759)	(2,20%)
Pre-tax Profit	15.573.179.334	(8.798.535.404)	24.371.714.738	277,00%
Net profit after tax	11.443.026.868	(4.941.190.141)	16.384.217.009	331,58%

+ Revenue in Q4/2024 decreased by 2,779 billion VND (equivalent to 12,35%) compared to Q4/2023, while cost of goods sold decreased by 0,828 billion VND (equivalent to 10,79%). Selling expenses decreased by 0,299 billion VND (equivalent to 23,43%), and general and administrative expenses decreased by 2,879 billion VND (equivalent to 51,98%) compared to Q4/2023.

+ Financial revenue in Q4/2024 increased by 0,110 billion VND (equivalent to 25,48%), while financial expenses increased by 22,967 billion VND (equivalent to 978,77%) compared to Q4/2023

+ Loss from joint ventures and associates decreased by 19,673 billion VND (equivalent to 133,23%) compared to Q4/2023

+ Other income in Q4/2024 increased by 26,343 billion VND (equivalent to 2.195.270,10%), while other expenses increased by 0,015 billion VND (equivalent to 10,46%) compared to Q4/2023

Due to the above factors, post-tax profit in Q4/2024 increased by 331,58% 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

CENTURY 21 JOINT STOCK COMPANY



Tổng Giám đốc

Đỗ Thị Kim Oanh