

Số: 39B /CDC-TCKT

Ho Chi Minh City, January 30th, 2026

To: - Vietnam State Securities Commission
- Vietnam Exchange/ Hochiminh Stock Exchange

- *On the basis of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance "Instructions on information disclosure on the stock market.*

Chuong Duong Corporation would like to submit an explanation to the State Securities Commission of Vietnam and the Ho Chi Minh City Stock Exchange regarding the fluctuation in after-tax profit presented in the Consolidated Financial Statements for Q4.2025 compared to Q4.2024, as follows:

Indicator: After-tax profit in the Consolidated Financial Statements – Chuong Duong Corporation (CDC):

Item	Year 2025 (Quarter 4)	Year 2024 (Quarter 4)	difference	Rate increase / decrease
(1)	(2)	(3)	(4)=(2)-(3)	(5=4/3)
Profit after corporate income tax	10.252.967.475	22.598.243.712	-12.345.276.237	-55%

Explanation:

Net Profit After Tax in Q4/2025 decreased sharply by VND 12.345 billion (a 55% drop) compared to the same period last year, mainly due to the following reasons:

- Significant Revenue Decline:** Revenue fell by VND 198 billion (down 45% year-on-year). Although the cost of sales decreased along with revenue, **Gross Profit** only reached VND 4.7 billion, a 61.7% decrease from VND 12.3 billion in the previous year.
- Surge in Financial Income:** Financial income jumped to VND 38.5 billion, 2.2 times higher than the VND 17.2 billion in Q4/2024. This income helped cover the company's entire financial expenses.
- Increase in G&A Expenses:** General and Administrative (G&A) expenses rose sharply to VND 9.4 billion, 3.5 times higher than the VND 2.7 billion in Q4/2024. This is because, in the construction industry, expenses are often recorded and concentrated at the end of the year.

Recognizing these issues, the Board of Management is focusing on the following solutions:

- **Capital Restructuring:** Proactively looking for loans with better interest rates to reduce the pressure of interest costs in 2026.

- **Boosting Core Business:** Concentrating resources to speed up construction at key projects and newly won contracts to increase revenue from the construction segment.
- **Cost Management:** Reviewing all expenses to identify which are strategic investments (such as software or high-quality staff) and which are operational waste, in order to find the right solutions.
- **Re-evaluating Associates:** Being ready to cut losses or divest from associates that do not provide sustainable profits to focus resources on the Parent Company.

Chuong Duong Corporation hereby submits this explanation and affirms that the disclosed information is accurate and takes full responsibility for the contents disclosed.

Respectfully,

CHUONG DUONG CORPORATION



TỔNG GIÁM ĐỐC
Văn Minh Hoàng