

36 CORPORATION

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

No. ~~1194~~CV-TCKT

Re: *Explanation of the Year-On-Year
Difference in Profit After Tax in the Financial
Statements for the 3rd Quarter of 2025*

Hanoi, October 29, 2025

To:

- State Securities Commission of Vietnam;
- Hanoi Stock Exchange.

Pursuant to Paragraphs a, b, and c, Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, providing guidelines on information disclosure in the securities market, 36 Corporation (the "Corporation") hereby provides the following explanation about the data in the Financial Statements for the 3rd Quarter of 2025:

I. The profit after tax in the Statement of Profit and Loss has changed by 10% or more compared to the same period of the previous year.

1. Separate Financial Statements.

- Profit after tax for the 3rd quarter of 2025: VND 3,080,772,529
- Profit after tax for the 3rd quarter of 2024: VND 1,067,208,041

Increase: 188.68%

Reason: The above increase in the profit after tax is attributed to higher revenues from real estate businesses compared to the previous year.

2. Consolidated Financial Statements.

- Profit after tax for the 3rd quarter of 2025: VND 17,938,580,993
- Profit after tax for the 3rd quarter of 2024: VND 7,566,700,431

Increase: 137.07%

Reason: The above increase in the profit after tax is attributed to higher revenues from the sale of goods and the rendering of services compared to the previous year, concerning a subsidiary (36.71 BOT Company Limited).

36 Corporation hereby formally announces this information./.

Recipients:

- As addressed;
- Members of the Board of Directors;
- Board of Management;
- Audit Committee; Secretariat;
- Shareholder Relationship Board;
- Filing: Office, Organization.

Legal Representative

CHAIRMAN

OF THE BOARD OF DIRECTORS

