

No: 218/CV-CTX-TKTCT

Re: Explanation of the profit after tax difference
compared to the same period last year

Hanoi, October 30, 2025

To: Hanoi Stock Exchange

1. Company Name: Vietnam Construction and Trading Investment Joint Stock Corporation
Stock Code: CTX
Head Office Address: 2nd Floor, HH2 Building, Duong Dinh Nghe Street, Cau Giay Ward, Hanoi.
Phone: (024) 6281.2000 - Fax: (024) 3782.0176 - Email: info@ctx.vn
2. Authorized person for information disclosure: Mr. Tran Anh Hai
3. Content of the disclosed information:
Profit after corporate income tax on the parent company's business results report and the consolidated business results report for the third quarter of 2025 changed by 10% or more compared to the same period last year, mainly because during the period, the enterprise recorded revenue from the transfer of the investment project to build a complex of commercial centers, apartments and offices on land lot A1-2 (Project A1), leading to a sudden increase in revenue and profit after tax in the reporting period, specifically:
 - On the parent company's financial report: sales revenue in the period increased by 166,860% and profit after tax increased by 8,694% compared to the same period last year.
 - On the Consolidated Financial Statement: Sales revenue in the period increased by 15,521.9% and profit after tax increased by 9,649.6% over the same period last year.
4. This information was published on the corporation's official website on 30/10/2025, at the link: <https://www.ctx.vn/>
We commit that the above disclosed information is truthful and take full responsibility under the law for the content disclosed.

Recipients:

- As addressed above;
- Archive: Office, Corporate Secretary.

**AUTHORIZED PERSON FOR INFORMATION DISCLOSURE****MR. TRAN ANH HAI**