

**CONSULTANCY DESIGN AND URBAN
DEVELOPMENT JOINT STOCK COMPANY**

No. 04-01/2026/CDO/CV

*(Explanation of the reasons for the fluctuations in net
profit after tax on the separate financial statements for
Q1 2026 compared to the same period in Q1 2025)*

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Hanoi, April 21th, 2026

To: - State Securities Commission

- Hanoi Stock Exchange

- Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance providing guidance on information disclosure on the securities market.
- Pursuant to the Separate Financial Statements for Quarter 1/2026 of Joint Stock Company for Urban Design Consulting and Development.

The company provides an explanation for the change in profit after corporate income tax in Q1 2026 on the separate financial statements, which shifted from a loss to a profit, as follows:

Target	The first quarter of 2025	The first quarter of 2026	Variation
Profit after corporate income tax	(653.507.140)	65.463.647	110%

In Q1 2026, the company recorded a profit of 65.463.647 VND, representing a 110% improvement compared to Q1 2025, shifting from a loss to a profit.

Reason:

The Company is currently focusing on the implementation of a project in Laos; therefore, the hotel business operations have been transferred to a subsidiary. As a result, the Company did not generate any revenue from production and business activities during the period.

The fluctuations in the USD/VND exchange rate between Q1 2026 and Q1 2025 had a significant impact. Financial income arising from the revaluation of foreign currency-denominated principal increased by VND 499,809,990 compared to Q1 2025 (equivalent to 76.48% of Q1 2025 profit). Financial expenses from the revaluation of foreign currency-denominated principal decreased by VND 366,367,072 (equivalent to 56.06% of Q1 2025 profit).

Meanwhile, expenses incurred during the period amounted to VND 434,349,977, including operating costs, salaries, depreciation of fixed assets, and other expenses, representing an increase of VND 147,206,275 compared to Q1 2025 (equivalent to 22.53% of Q1 2025 profit).

The above factors resulted in the after-tax profit of Urban Planning Design and Development Consultancy Joint Stock Company in Q1 2026 improving by 110% compared to Q1 2025, shifting from a loss to a profit.

This is the explanation provided by Consultancy Design and Urban Development Joint Stock Company regarding the fluctuation in business performance in the Company's separate financial statements.

Respectfully yours!

Recipients:

- As above;
- To be filed: Administration, Accounting Department

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GIÁM ĐỐC

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