CHUONG DUONG CORPORATION

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THE SOCIALIST REPUBLIC OF VIETNAM
**Independence – Freedom – Happiness**

*Ho Chi Minh City, July 30th, 2025*

CÔNG TY CỔ PHẦN CHƯƠNG DƯƠNG

Số: 243 /CDC-TCKT

***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 Separate Financial Statements for Q2 2025 compared to Q2 2024, as follows:

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

| Iterm | Year 2025 (Quarter 2) | Year 2024 (Quarter 2) | difference | Rate increase / decrease |
|---|---|---|---|---|
| (1) | (2) | (3) | (4)=(2)-(3) | (5=4/3) |
| Profit after corporate income tax | 5,565,308,935 | 11,278,367,337 | -5,713,058,402 | -51% |

Explanation:

Profit after corporate income tax in Q2 2025 decreased by VND 5.713 billion, equivalent to a 51% drop compared to the same period last year, mainly due to the following reasons:

- The "Gross Profit" indicator declined by VND 18.809 billion, or 53%. This is because, during the first half of 2024, the Company completed the final settlement for five apartment blocks (A1, A2, B, C1, and C2) of the "Chuong Duong Home Social Housing Project", which contributed more than VND 32 billion in profit to CDC.
- In contrast, during the first half of 2025, CDC only began initial preparations for new construction projects and therefore has not generated any significant profit yet. Given this situation, CDC is making efforts to accelerate the preparation process and transition to the construction phase to create new revenue streams for the Company.

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

Respectfully,

**CHUONG DUONG CORPORATION**

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TỔNG GIÁM ĐỐC

*Văn Minh Hoàng*