

**CONSULTANCY DESIGN AND URBAN
DEVELOPMENT. JSC**

No 10-02/2026/CDO/CV

(Explanation of the causes of fluctuations in
profit after tax in the consolidated financial
statements for Q3.2026 compared to Q3.2025)

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Hanoi, October 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 Consolidated Financial Statements for Quarter 3 of 2026 of Consutancy Design and Urban Development Joint Stock Company.

The Company hereby provides an explanation for the fluctuation in profit after corporate income tax for the third quarter of 2026 compared with the same period in 2025, in which the consolidated financial statements reflect a change from profit to loss, as follows:

Target	The third quarter of 2025	The third quarter of 2026	Variation
Revenue	6.398.062.401	6.662.236.903	4.13%
Cost of goods sold	5.342.382.111	5.941.340.677	11.21%
Profit after corporate income tax	896.217.276	-2.711.892.331	-403%

In the third quarter of 2026, the Company incurred a loss of VND 2.711.892.331, representing a 403% fluctuation from profit to loss compared with the same period in the third quarter of 2025, due to the following reasons:

- Revenue in the third quarter of 2026 increased by VND **264.174.502**, equivalent to 4.13%, compared with the same period in 2025 (representing a fluctuation equivalent to **29.48%** of the profit recorded in the third quarter of 2025).
- Cost of goods sold in the third quarter of 2026 increased by VND **598.958.566**, equivalent to **11.21%**, compared with the same period in 2025 (representing a fluctuation equivalent to **66.83%** of the profit recorded in the third quarter of 2025).
- In the third quarter of 2026, significant exchange rate fluctuations between USD/VND and USD/LAK resulted in a decrease in financial revenue of VND **847.683.439**, equivalent to **92.18%**, compared with the same period in 2025 (representing a fluctuation equivalent to **94.58%** of the profit recorded in the third quarter of 2025). Financial expenses, administrative expenses and other expenses increased by VND **2.425.642.104** compared with the same period in 2025 (representing a fluctuation equivalent to **270.65%** of the profit recorded in the third quarter of 2025).

These are the main reasons for the significant fluctuation in profit after tax compared to the same period last year.

This is the explanation of Consutancy Design and Urban Development Joint Stock Company regarding the fluctuation in business performance in the Company's consolidated financial statements.

Respectfully yours!

Recipients:

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

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