

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

No. 10-01/2026/CDO/CV

*(Explanation of the reasons for the fluctuations in net
profit after tax on the separate financial statements for
Q3 2026 compared to the same period in Q3 2025)*

SOCIALIST REPUBLIC OF VIETNAM

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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 Separate Financial Statements for Quarter 3/2026 of Joint Stock Company for Urban Design Consulting and Development.

The Company hereby provides the following explanation for the change in profit after corporate income tax for Q3 2026 in the separate financial statements, which shifted from a profit in the corresponding period to a loss:

Target	The third quarter of 2025	The third quarter of 2026	Variation
Profit after corporate income tax	637.022.977	(1.130.028.911)	-277%

In Q3 2026, the Company recorded a net loss of VND **1.130.028.911**. Profit after corporate income tax decreased by 277% compared with Q2 2025, resulting in a change from a profit to a loss.

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 significant fluctuation in the USD/VND exchange rate between Q3 2026 and Q3 2025 had a material impact on the Company's operating results. Financial income arising from the revaluation of foreign currency-denominated monetary items decreased by VND **919.553.302** compared with Q3 2025, representing a negative impact equivalent to 144.35% of the profit recorded in Q3 2025. Meanwhile, financial expenses arising from the revaluation of foreign currency-denominated monetary items increased by VND **778.833.312**, representing an impact equivalent to 122.26% of the profit recorded in Q3 2025.

In addition, operating expenses incurred during the period amounted to VND **351.201.123**, primarily comprising operating expenses, salaries and wages, depreciation of fixed assets, and other operating expenses. These expenses decreased by VND **68.665.274** compared with Q3 2025, representing a positive impact equivalent to 10.78% of the profit recorded in Q3 2025.

As a result of the above factors, the profit after corporate income tax of Urban Planning Design and Development Joint Stock Company for Q3 2026 decreased significantly compared with Q3 2025, resulting in a change from a profit to a loss, equivalent to a 277% decline

This is the explanation provided by Consutancy 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 Departmet

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VẤN THIẾT
KẾ VÀ PHÁT
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THỊ**

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