CDC CONSTRUCTION JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 954/2026/CBTT-CDC

Ha Noi, 13/11/..., 2026

EXPLANATION OF PROFIT VARIANCE

- Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020, guiding information disclosure on the securities market;
- Based on the business results of CDC Construction Joint Stock Company for the first six months of 2026.

CDC Construction Joint Stock Company hereby provides an explanation of the changes in its business results for the first six months of 2026 compared to the same period of the previous year as follows:

The main reasons for the decrease in profit after tax for the first six months of 2026 compared to the same period of the previous year are as follows:

Unit: VND million

Item	Quarter 6M/2026	Quarter 6M/2025	Variance	% Increase/(Decrease)
Profit after Personal Income Tax	17.981.750.648	20.645.348.917	- 2.663.598.269	- 12,90%

(1) Revenue for the first six months of 2026 (the current year) amounted to VND 1,078 billion, representing a decrease of 5.69% compared to the same period in 2025 (the previous year.

(2) Financial income for the first six months of 2026 amounted to VND 26 billion, representing an increase of 121.27% compared to the same period of the previous year. However, financial expenses for the first six months of 2026 stood at VND 32.41 billion, also increasing compared to the same period of the previous year. As a result, financial activities for the first six months of 2026 recorded a net loss of VND 6.4 billion, whereas the profit from this activity in the same period of the previous year was VND 1.39 billion.

(3) General and administrative expenses for the first six months of 2026 amounted to VND 26.81 billion, representing an increase of 11.3% compared to the same period of the previous year.

The above is the explanation for the profit fluctuations in the financial statements for the first six months of 2026 compared to the same period in 2025.

Sincerely./.

CDC CONSTRUCTION JOINT STOCK COMPANY

M.S.D.N: 0105283073 - C.T.C.P
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P. HÀ ĐÔNG - TP. HÀ NỘI

TỔNG GIÁM ĐỐC

Đặng Thanh Trang