DUC TRUNG INVESTMENT JOINT STOCK COMPANY	THE SOCIALIST REPUBLIC OF VIET NAM **Independence – Freedom - Happiness**
No: 08../2025/CV-DTI	Ho Chi Minh City, 28 January 2025

Re:Explain the difference in profit after corporate incomes tax compared to the same period last year on separate financial statements for the year ended 31 December 2024

To: STATE SECURITIES COMMISSION OF VIET NAM
HANOI STOCK EXCHANGE

Dear State Securities Commiission of Vietnam and Hanoi Stock Exchange.

Duc Trung Investment Joint Stock Company send to State securities commiission of Vietnam and Hanoi Stock exchanghe this dispatch to explain the difference in profit after corporate incomes tax compared to the same period last year on separate financial statements for the year ended 31 December 2024 after audit of the company as follows:

Unit: VND

No	Item	For the year ended 31 December 2024 after audit	For the year ended 31 December 2023 after audit	Variance	% Increase/ Decrease
1	Profits after corporate income tax	175.798.178	58.155.503	117.642.675	202%

In 2024, the real estate market has not yet improved, the company's Board of Directors focuses on expanding business activities to bring in large revenue. During the year, the company also optimized costs, so profits increased higher than in 2023.

Duc Trung Investment Joint Stock Company explained so that State securities commiission of Vietnam and Hanoi Stock exchanghe could know about the discrepant data for the year ended 31 December 2024 after audit.

Best regards!

Recipients:

- As above;

- Archived..

CHAIRMAN OF THE BOARD

M.S.D.N:0301466299 - C.T.C.P. CÔNG TY CỔ PHẦN ĐẦU TƯ ĐỨC TRUNG QUẬN 3 - TP. HỒ CHÍ MINH

CHỦ TỊCH HĐQT
Trần Đăng Quân