

**DUA FAT GROUP JOINT STOCK  
COMPANY**

*No. 030225.02/CV/ĐF*

*Explanation of the difference in profit after  
CIT in this period compared to the same  
period last year*

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

*Hanoi, February 3, 2025*

**To: - State Securities Commission  
- Hanoi Stock Exchange (HNX)**

Dua Fat Group Joint Stock Company (Stock Code: DFF) would like to thank you for your support and facilitation in recent years.

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance on information disclosure on the securities market.

Based on the Company's independent business results reports for Quarter 4 of 2024 and Quarter 4 of 2023.

Dua Fat Group Joint Stock Company would like to explain the difference in profit after CIT in this period compared to the same period last year, specifically as follows:

STT	CONTENT	SELF-ESTABLISHED Q4.2024	SELF-ESTABLISHED Q4.2023
1	Individual Financial Statements	(214.198.248.121)	(83.431.956.830)
2	Consolidated Financial Statements	(214.198.247.455)	(83.432.879.979)

- For Individual Financial Statements:
  - In the first three quarters of 2024, due to the domestic economic situation continuing to face many difficulties and challenges, especially the real estate industry, this directly and profoundly affects the production and business activities of our company. Total income in the period increased by 34,545,385,851 VND, equivalent to an increase of 42% over the same period in 2023, while total expenses increased by 187,335,606,873 VND, equivalent



to an increase of 86%... leading to a decrease in profit at the Business Quarter 4 of this year by VND 130,766,291,291 over the same period last year, equivalent to a decrease of 157%.

- For the Consolidated Financial Statements, the reason for the difference is that: Profit after tax on the individual financial statements is differentiated as above, leading to the difference on the consolidated financial statements.

The above is an explanation of the difference in profit after CIT between the independent financial statements in the 4th quarter of this year compared to the same period in 2024. Dua Fat Group Joint Stock Company would like to report for your information.

Sincerely, greetings./.

**Recipient:**

- Ditto;
- Save Clerical.

**CHAIRMAN OF THE BOARD OF  
DIRECTORS**



**LE DUY HUNG**

