

Number: 01/GT - BCSX

Regarding explanation of auditor's opinion

Dear : State Securities Commission

Hanoi Stock Exchange

- Company name: **Ha Tay Trading Joint Stock Company**
- Stock code: **HTT**
- Head office: **HTT TOWER Building, No. 89 Phung Hung Street, Phuc La Ward, Ha Dong District, Hanoi**
- Phone: **(024) 33547252**

Pursuant to Clause 4, Article 11 of Circular 155/2015/TT-BTC of the Ministry of Finance guiding on information disclosure on the stock market

According to the Audited Report No. B0624084/MOOREAISHN-TC dated March 29, 2025 issued by Moore Aisc Auditing and Informatics Services LLC Branch, the auditor's opinion on the 2024 Financial Statements of Ha Tay Trading Joint Stock Company is to refuse to give an opinion regarding the following issues:

'As stated in Note IX.4 of the Notes to the Financial Statements: As of December 31, 2024, the Company's accumulated loss was VND 85,808,422,730, current liabilities exceeded current assets by VND 58,458,847,969. The Company is lacking working capital to pay due debts. The Company's overdue debts as of December 31, 2024 mainly include the outstanding debt to the State Budget of VND 14,074,231,109; Bank loan principal of VND 22,585,816,429; Estimated bank loan interest payable of VND 17,401,171,230 and other payable debts. These factors raise doubts about the Company's ability to continue operating. The Company's ability to continue as a going concern is dependent on the Company's ability to recover its debts, restructure its investments, complete and finalize its work in progress to recover cash, and receive financial support from its shareholders and creditors. We were unable to obtain appropriate audit evidence regarding these plans. Consequently, we were unable to determine whether the accompanying financial statements of the Company have been prepared on a going concern basis.

'As stated in Note V.04: As of December 31, 2024, the Company has receivables from a business cooperation contract with Chien Thang Forest Development Company Limited (now renamed Phong Minh Construction Company Limited) to coordinate forestry tree planting in the total amount of VND 39,847,490,000. At the time of the audit, the Company has not provided the progress of the project. We were unable to obtain appropriate audit evidence regarding the net realizable value of this receivable as of December 31, 2024, therefore, we were unable to determine whether any adjustments to these figures were necessary.

'As stated in Note V.11: As of December 31, 2024, the Company had a balance of unfinished production and business costs of the Trung Van new urban area expansion project of VND 79,453,592,845. At the time of the audit, the Company had not yet provided the project progress and the ability to finalize the project. We were unable to obtain appropriate audit evidence regarding the net realizable value of the above production and business costs as of December 31, 2024, therefore we were unable to determine whether it was necessary to adjust these figures.

'As of December 31, 2024, we have not yet received the full confirmation letter for the item Loans and financial leases with the amount of: VND 13,872,286,000, the item Accounts receivable from customers with the amount of: VND 6,352,040,481, the item Payable to suppliers with the amount of: VND 1,399,347,408, the item Other payables with the amount of VND 8,319,006,197. In addition, we have not yet received the full confirmation letter for these debt items as of January 1, 2024. Therefore, we do not have sufficient basis to express our opinion on those items in the financial statements ending on the same day.



Ha Tay Trading Joint Stock Company would like to explain the Auditing Company's refusal to give an opinion on the 2024 Financial Statements as follows:

- In 2024, the Company has fully paid the principal debt and the remaining amount is late tax payment, and the debt at credit institutions has secured assets, so the possibility of the Company defaulting on payment is not there. Because the Company's main activity is investing in real estate projects that are being stalled because some projects have not completed the legal procedures of the project, leading to capital not being circulated.

Therefore, our company's production and business activities are completely normal.

- By the time of preparing the 2024 financial report, our company had sent a debt confirmation letter to customers and asked them to confirm and respond to the debt within a certain period of time. If the customer does not respond, it means that they agree with the debt amount in the confirmation letter sent. For credit institutions, we have also sent a confirmation letter, but if credit institutions want the company to commit to a roadmap for debt payment, the Bank will confirm. And all loans from the Bank are secured by real estate. Regarding the implementation of the forestry tree planting project, we have also been confirmed by the Forest Protection and Development Fund on the progress of afforestation. Regarding the Trung Van new urban area expansion project, we are still completing the project's legal procedures.

The entire content of the 2024 Financial Report has been posted on the company's website: <http://thuongmaihtay.vn>.

We hereby commit that the information published above is true and take full legal responsibility for the content of the published information.

COMPANY

Recipient:

- As above
- Save VT



Hanoi, March 29, 2025

HA TAY TRADING JOINT STOCK

TỔNG GIÁM ĐỐC
Đào Văn Chiến