

**JOINT STOCK COMPANY
RACING FAT GROUP**

No. 250728.02/CV/ĐF

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

Hanoi, July 28, 2025

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

**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 2 of 2025 and Quarter 2 of 2024.

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 | BCTC SELF-ESTABLISHED Q2.2025 | BCTC SELF- ESTABLISHED Q2.2024 |
|-----|--------------------------------------|----------------------------------|-----------------------------------|
| 1 | Individual Financial Statements | (203.040.723.580) | (113.176.832.281) |
| 2 | Consolidated Financial Statements | (203.447.922.526) | (113.178.678.341) |

- **For Individual Financial Statements:**

- In the first 2 quarters of 2025, due to the domestic economic situation continuing to face many difficulties and challenges, especially the real estate industry, this directly and deeply affects the production and business situation of our company. Total income in the period increased by 215,844,565,056 VND, equivalent to an increase of 554% over the same period in 2024, while total expenses increased by 305,708,456,355 VND,



equivalent to an increase of 201%... leading to a decrease in profit at the Q2 business statement of this year by VND 89,863,891,299 over the same period last year, equivalent to a decrease of 79%.

- 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 2nd 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;
- Luu VT.

**CHAIRMAN OF THE BOARD OF
DIRECTORS**



LE DUY HUNG

