

**JOINT STOCK COMPANY
DUA FAT GROUP**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Number: 301025.03/CV/DF

Hanoi, October 30, 2025

*Explanation of the difference in profit after
CIT in the financial statements for 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 the past time.

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

Based on the Company's Independent Business Results Reports for Quarter 3 of 2025 and Quarter 3 of 2024.

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

STT	CONTENT	INDEPENDENT FS Q3.2025	INDEPENDENT FS Q3.2024
1	Individual Financial Statements	(368.021.688.438)	(52.971.181.655)
2	Consolidated Financial Statements	(368.021.688.438)	(52.971.181.466)

- For Individual Financial Statements:
 - In the 3rd quarter of 2025, due to the domestic economic situation continuing to face many difficulties and challenges, especially in the real estate industry, this directly and profoundly affects the production and business activities of our company. Total income in the period increased by VND 23,400,109,027, equivalent to an increase of 81.39% over



the same period in 2024, while total expenses increased by VND 338,450,615,810, equivalent to an increase of 414.15%... leading to a decrease in profit in the 3rd quarter of this year by VND 315,050,506,783 compared to the same period last year, equivalent to a decrease of 595%.

- For the Consolidated Financial Statements, the reason for the difference is because:
The profit after tax on the individual financial statements is different 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 of the 3rd quarter of this year compared to the same period in 2024. Dua Fat Group Joint Stock Company would like to report for your Agency to know.

Sincerely greetings./.

Recipients:

- Ditto;
- Save VT.

**CHAIRMAN OF THE BOARD OF
DIRECTORS**



LE DUY HUNG

