

Number: 1601/GT-HTT

Regarding the explanation of losses in the Q4 2025 financial statements.

Dear : State Securities Commission

Hanoi Stock Exchange

- Company name: Ha Tay Trading Joint Stock Company
- Stock code: HTT
- Headquarters: HTT TOWER building, 89 Phung Hung Street, Phuc La Ward, Ha Dong District, Hanoi
- Phone: (024) 33547252

Based on Clause 4, Article 11 of Circular 155/2015/TT-BTC of the Ministry of Finance guiding the disclosure of information on the securities market, Ha Tay Trading Joint Stock Company would like to explain the loss in the Q4 2025 financial statements as follows:

Target	This quarter of this year	This time last year	Differences exceeding 10%
1. Revenue from sales and services	1,945,336,595	1,387,000,262	558,336,333
2. Revenue deductions	But	But	But
3. Net revenue from sales and services (10 = 01 - 02)	1,945,336,595	1,387,000,262	558,336,333
4. Cost of goods sold	1,118,585,156	1,055,421,750	63,163,406
5. Gross profit from sales and services (20=10-11)	826,751,439	331,578,512	495,172,927
6. Financial operating revenue	15,537	1,179	14,358
7. Financial costs	1,646,170,000	217,130,476	1,429,039,524
- Including: Interest expense	1,646,170,000	217,130,476	1,429,039,524
8. Profit and loss share in joint ventures and associated companies.	But	But	But
9. Cost of goods sold	But	But	But
10. Business management costs	1,049,712,305	1,092,222,214	(42,509,909)
11. Net profit from business operations {30=20+(21-22) + 24 - (25+26)}	(1,869,115,329)	(977,772,999)	(891,342,330)
12. Other income	7,583,636,364	But	7,583,636,364
13. Other expenses	5,707,954,969	199,913,896	5,508,041,073
14. Other profit (40=31-32)	1,875,681,395	(199,913,896)	2,075,595,291
15. Total accounting profit before tax (50 = 30 + 40)	6,566,066	(1,177,686,895)	1,184,252,961
16. Current Corporate Income Tax Expense	But	But	But
17. Deferred Corporate Income Tax Expense	But	But	But
18. Profit after corporate income tax (60 = 50 - 51 - 52)	6,566,066	(1,177,686,895)	1,184,252,961

Explanation :

With the strong growth of e-commerce, many customers have shifted from shopping in physical stores to online shopping. This has reduced the demand for retail space. Therefore, the company's real estate assets cannot be leased out, while the company still has to depreciate assets and accrue interest expenses payable to credit institutions. However, this quarter the company generated additional income from the liquidation/sale of fixed assets. Therefore, the company's after-tax profit this quarter is higher than the same period last year.

The full content of the Q4 2025 Financial Report has been posted on the company's website: <http://thuongmaihatay.vn>.

We hereby declare that the information published above is true and accurate, and we assume full legal responsibility for its content.

Hanoi, January 16, 2026

HA TAY TRADING JOINT STOCK

COMPANY

Recipient:

- As above
- Save VT



TỔNG GIÁM ĐỐC
Đào Văn Chiến