

**XUAN MAI INVESTMENT AND
CONSTRUCTION JOINT STOCK
COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ha Noi, January 30, 2026

No: 71 /2026/CV/XMC-TCKT
Subject: Explanation of the Difference in After-
Tax Profit in the Separate Financial Statements
Q4 2025 Compared to Q4 2024

**REPORT ON CORPORATE GOVERNANCE
YEAR 2025**

**To: - The State Securities Commission of Vietnam;
- Hanoi Stock Exchange;
- The Shareholders.**

- Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Minister of Finance, providing guidance on information disclosure in the securities market;
- Pursuant to the separate financial statements for Q4 2025 of Xuan Mai Investment and Construction Joint Stock Company, prepared on January 30, 2026.

Xuan Mai Investment and Construction Joint Stock Company provides the following explanations regarding certain contents in the separate financial:

The after-tax profit in the reporting period changing by 10% or more compared to the same period of the previous year:

The after-tax profit for Q4 2025 was VND 9.8 billion, compared to VND 0.5 billion in the same period of the previous year, representing an increase VND 9.3 billion, equivalent to a 1,779.8% increase. The main reasons for the increased compared to the same period last year are as follows:

- (i) Financial income in Q4 2025 increased by VND 122 billion, equivalent to a 4,694.2% surge compared to the same period in 2024;
- (ii) Financial expenses decreased by VND 32 billion, equivalent to a 111.6% reduction compared to the same period in 2024;
- (iii) General and administration expenses increased by VND 159.6 billion, equivalent to a 968.3% surge compared to the same period in 2024.

These factors combined resulted in a VND 9.3 billion increase compared to the same period of the previous year.

The above is the explanatory statement regarding certain contents in the separate financial statements for Q4 2025 of Xuan Mai Investment and Construction Joint Stock Company. Xuan Mai Investment and Construction Joint Stock Company respectfully reports this to the State Securities Commission, the Hanoi Stock Exchange, and all esteemed shareholders for their information.

Recipients:

- As addressed;
- Chairman of the BOD (for report);
- Archives: NSHC, TCKT.

CHIEF EXECUTIVE OFFICER

Nguyen Minh Duc