

Number: 1803/GT-HTT

Regarding the explanation of discrepancies in audited figures.

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 discrepancy between the audited financial statements for 2025 and the figures previously reported by the company as follows:

Target	Pre-audit figures	Post-audit figures	Difference
1. Net revenue	7,853,621,745	7,853,621,745	But
2. Cost of Goods Sold	5,950,285,240	5,227,586,537	722,698,703
Gross profit	1,903,336,505	2,626,035,208	(722,698,703)
3. Financial operating revenue	51,941	51,941	But
4. Financial costs	3,735,426,931	1,731,485,274	2,003,941,657
5. Business management costs	4,699,762,532	12,694,687,743	(7,994,925,211)
Net profit from business operations	(6,531,801,017)	(11,800,085,867)	5,268,284,850
6. Other income	7,596,356,364	5,615,934,043	1,980,422,321
7. Other expenses	6,790,360,814	1,505,676,832	5,284,683,982
8. Other profits	(5,725,805,467)	(7,689,828,656)	1,964,023,189
Total accounting profit before tax	(5,725,805,467)	(7,689,828,656)	1,964,023,189
Net profit after tax	(5,725,805,467)	(7,689,828,656)	1,964,023,189

I. Reasons for the difference:

1. Cost of goods sold is lower than the unit's figures. : 722,698,703 adjustments to depreciation costs of investment properties and sale of investment properties due to the entity accounting for the transaction twice .
3. Financial costs after auditing decreased compared to the number of units by: 2,003,941,657 VND This is due to the audit adjusting the principal loan amount upwards by the State Bank of Vietnam, as announced by the Bank.
4. Post-audit management expenses increased by VND 7,994,925,211 due to: The audit added provisions for overdue debts and allocated prepaid expenses.
5. Other income after audit decreased by VND 1,980,422,321 due to adjustments to other income and other expenses from the proceeds of the liquidation of investment properties.
6. Other expenses decreased: VND 5,284,683,982 due to adjustments to other income and other expenses from the liquidation of investment properties .

II. Explanation of the loss:

Due to the difficult economic situation, many of the company's properties cannot be leased out, while the company still has to deduct asset depreciation, pay interest expenses to credit institutions, and make provisions for overdue debts.

On the other hand, due to the difficult economic situation, many customers are unable to repay their debts to the company; the company has to set aside provisions....

For the reasons mentioned above, the company's production results in 2025 showed a loss, even though the company's business operations remained normal as in previous years.

The full content of the 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.

Recipient:

- As above
- Save VT

Hanoi, March 18, 2026

HA TAY TRADING JOINT STOCK COMPANY



TỔNG GIÁM ĐỐC
Đào Văn Chiến