

THANG LOI COFFEE JOINT STOCK
COMPANY

No.: 55/CV-CTCP

"Re: Explanation of profit after tax on the financial statements in the first quarter of 2026 changed by more than 10% over the same period last year"

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Dak Lak, April 20, 2026

To: - State Securities Commission of Vietnam;
Hanoi Stock Exchange

I. INTRODUCTION ABOUT INFORMATION DISCLOSURE ORGANIZATION

1. Name of organization: **THANG LOI COFFEE JOINT STOCK COMPANY**
2. Stock Code: **CFV**
3. Address: Km 17, National Highway 26, Ea Knuéc Commune, Dak Lak Province
4. Phone number: 0262.3514362 Fax: 0262.3514365

II. DISCLOSURE OF INFORMATION:

Thang Loi Coffee Joint Stock Company would like to explain that the profit after tax on the financial statements in the first quarter of 2026 changed by more than 10% over the same period last year, specifically:

ITEM	Code	Note	The first quarter of 2026	The first quarter of 2025	Difference	Ration
			VND	VND	VND	%
Revenue from sales of goods and rendering of services	1	6.01	116,897,505,454	90,075,094,913	26,822,410,541	30
Net revenues from sales and services rendered	10		116,897,505,454	90,075,094,913	26,822,410,541	30
Costs of goods sold	11	6.02	109,554,108,126	87,115,083,431	22,439,024,695	26
Gross revenues from sales of goods and rendering of services	20		7,343,397,328	2,960,011,482	4,383,385,846	148
Revenue from financial activities	21	6.03	1,974,299,701	2,066,768,266	(92,468,565)	(4)
Financial expenses	22	6.04	3,718,682,834	1,403,454,734	2,315,228,100	165
Selling expenses	25	6.05	1,887,458,839	1,619,505,610	267,953,229	17
General administration expenses	26	6.06	2,388,232,519	1,837,450,622	550,781,897	30
Net profit from operating activities	30		1,323,322,837	166,368,782	1,156,954,055	695
Other income	31	6.07	697,422,420	948,311,224	(250,888,804)	(26)
Other expenses	32	6.08	300,539,473	342,553,296	(42,013,823)	(12)
Other profits	40		396,882,947	605,757,928	(208,874,981)	(34)
Total accounting profit before tax	50		1,720,205,784	772,126,710	948,079,074	123
Current corporate income tax expenses	51	6.09	344,041,157	154,425,342	189,615,815	123
Profit after CIT	60		1,376,164,627	617,701,368	758,463,259	123

According to the first quarter of 2026 financial report, after-tax profit reached VND 1,376 million, an increase of VND 758 million (123%) compared to the previous year. The main reasons for this fluctuation are as follows:

Sales revenue and service provision in the first quarter of 2026 reached VND 116,898 million, an increase of VND 26,822 million (30%) compared to the same period last year. This is mainly due to the company putting into operation additional factories and investing in new machinery systems, thereby increasing production and export revenue.

Despite strong fluctuations in domestic and international coffee prices, the company proactively implemented a purchase-first-export policy to optimize cost of goods sold and improve business efficiency. As a result, gross profit from sales and services reached VND 7,343 million, an increase of VND 4,383 million (148%), while the gross profit margin improved significantly compared to the same period last year.

Financial expenses increased sharply (up VND 2,315 million, equivalent to a 165% increase) due to the need for loans to finance production expansion and the impact of foreign exchange rate fluctuations in the context of a volatile global economic situation (geopolitical conflicts, inflation).

Based on these factors, pre-tax profit in the first quarter of 2026 increased by VND 948 million (123%) compared to the same period last year; after fulfilling corporate income tax obligations, after-tax profit increased by VND 758 million (123%).

The above is the Company's explanatory report regarding the change of more than 10% in after-tax profit in the first quarter of 2026 financial statement compared to the same period last year. The Company commits that the information disclosed above is true and accurate and assumes full legal responsibility for the content of the information published.

Above is the Company's explanation on the change in profit after tax in the financial statements for the first quarter of 2026 changed by more than 10% over the same period last year. The Company commits that the information disclosed above is true and takes full legal responsibility for the content of the disclosed information.

Best regards,/.

Recipients:

- As above
- Filing: Archived-TV

Representative of the organization
Legal Representative/Disclosure Officer
(Signature, full name, position, seal)



CHỦ TỊCH HĐQT
Đỗ Hoàng Phúc