

Number: 1704 / GT -HTT

*Regarding the explanation of losses in the Q1 2026 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 Q1 2026 financial statements as follows:

<b>Target</b>	<b>This quarter of this year</b>	<b>This time last year</b>	<b>Difference</b>
<b>1. Revenue from sales and services</b>	<b>1,353,735,791</b>	<b>1,447,401,247</b>	<b>(93,665,456)</b>
<b>2. Revenue deductions</b>	<b>But</b>	<b>But</b>	<b>But</b>
<b>3. Net revenue from sales and services (10 = 01 - 02)</b>	<b>1,353,735,791</b>	<b>1,447,401,247</b>	<b>(93,665,456)</b>
<b>4. Cost of goods sold</b>	<b>802,082,234</b>	<b>763,632,624</b>	<b>38,449,610</b>
<b>5. Gross profit from sales and services (20=10-11)</b>	<b>551,653,557</b>	<b>683,768,623</b>	<b>(132,115,066)</b>
<b>6. Financial operating revenue</b>	<b>15,711</b>	<b>11,145</b>	<b>4,566</b>
<b>7. Financial costs</b>	<b>861,195,236</b>	<b>730,881,000</b>	<b>130,314,236</b>
<b>- Including: Interest expense</b>	<b>861,195,236</b>	<b>730,881,000</b>	<b>130,314,236</b>
<b>8. Profit and loss share in joint ventures and associated companies.</b>			<b>But</b>
<b>9. Cost of goods sold</b>			<b>But</b>

10. Business management costs	1,035,076,212	1,239,267,649	(204,191,437)
11. Net profit from business operations {30=20+(21-22) + 24 - (25+26)}	(1,344,602,180)	(1,286,368,881)	(58,233,299)
12. Other income			But
13. Other expenses	242,483,497	256,348,390	(13,864,893)
14. Other profit (40=31-32)	(242,483,497)	(256,348,390)	13,864,893
15. Total accounting profit before tax (50 = 30 + 40)	(1,587,085,677)	(1,542,717,271)	(44,368,406)
16. Current Corporate Income Tax Expense			But
17. Deferred Corporate Income Tax Expense			But
18. Profit after corporate income tax (60 = 50 - 51 - 52)	(1,587,085,677)	(1,542,717,271)	(44,368,406)

**Explanation:**

With the rapid growth of e-commerce, many customers are shifting from shopping in physical stores to online shopping. This reduces the demand for commercial space. Therefore, the company's real estate assets cannot be leased out, while the company still has to depreciate these assets and accrue interest expenses payable to credit institutions.

the Q1 2026 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, April 17, 2026

**HA TAY TRADING JOINT STOCK  
COMPANY**



**DAO VAN CHIEN**

