HANOI TRADE JOINT STOCK CORPORATION

No.: 360/TCT-B.TCKT

Re: Explanation for the change of more than 10% in Q3 2026 after-tax profit on the Separate and Consolidated Financial Statements compared with Q3 2025.

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, 30 October 2026

TỔNG CÔNG TY THƯƠNG MẠI HÀ NỘI - CÔNG TY CỔ PHẦN
Digitally signed by TỔNG CÔNG TY THƯƠNG MẠI HÀ NỘI - CÔNG TY CỔ PHẦN
DN: C=VN, S=Hà Nội, L="Số 38 - 40, phố Lê Thái Tổ, Phường Hàng Trống, Quận Hoàn Kiếm", O=TỔNG CÔNG TY THƯƠNG MẠI HÀ NỘI - CÔNG TY CỔ PHẦN, CN=TỔNG CÔNG TY THƯƠNG MẠI HÀ NỘI - CÔNG TY CỔ PHẦN, OID.0.9.2342.19200300.100.1.1=MST:0100101273
Reason: I am the author of this document
Location: your signing location here
Date: 2026-10-30 18:14:27
Foxit PhantomPDF Version: 10.0.0

To: **STATE SECURITIES COMMISSION**
HANOI STOCK EXCHANGE

I. Information about the entity disclosing information:

1. Company name: HANOI TRADE JOINT STOCK CORPORATION
2. Securities code: HTM
3. Head office address: 38-40 Le Thai To, Hoan Kiem Ward, Hanoi
4. Phone: 0243 9285938. Website: www.haprogroup.vn

II. Disclosure contents:

Hanoi Trade Joint Stock Corporation (HTM) respectfully extends its greetings to the authorities. In compliance with the regulations on information disclosure in the securities market, the Corporation hereby provides an explanation for the fluctuation of more than 10% in after-tax profit as reported in the separate and consolidated financial statements for the third quarter of 2026 compared with the corresponding period of 2025 (both periods recorded losses; the loss for Q3 2026 decreased significantly), as follows:

Indicator	Q3/2026	Q3/2025	Difference	
			Amount	Ratio
After-tax profit on consolidated FS	(244.715.474)	(10.102.215.289)	9.857.499.815	loss down 97.6%
After-tax profit on separate FS	(1.750.416.582)	(4.399.411.825)	2.648.995.243	loss down 60.2%

Detailed explanation:

1. Separate Financial Statements

In the third quarter of 2026, the Corporation continued to focus on efficient business segments, maintain its traditional markets and actively expand its partner base. As a result, revenue improved compared with the same period and gross profit remained stable.

In addition, the Corporation continued to tightly control its expenses; financial expenses and other expenses for the period decreased compared with the same period, easing the pressure on operating results.

However, financial income for the period decreased compared with the same period of the previous year, while selling and administrative expenses remained high amid continued market difficulties. Therefore, the Corporation still recorded a loss for

Q3 2026, although the loss decreased significantly compared with the same period of 2025.

2. Consolidated Financial Statements

The Parent Company and its subsidiaries continued to implement comprehensive measures to promote business activities, expand market share and control costs. The results of associates improved compared with the same period, and certain allowances and other expenses incurred in the same period of the previous year did not recur in this period.

However, due to lower financial income and operating expenses remaining high amid ongoing market challenges, the consolidated after-tax result for Q3 2026 was still a loss, although the loss decreased significantly compared with the same period of 2025.

We hereby certify that the disclosed information is true and we assume full responsibility before the law for the accuracy and completeness of the disclosed contents.

Sincerely,

GENERAL DIRECTOR

TỔNG CÔNG TY THƯƠNG MẠI HÀ NỘI CÔNG TY CỔ PHẦN

Duong Thi Lam

Recipients:
- As above;
- Chairman of the Board of Directors;
- Members of the Board of Directors;
- Board of Supervisors;
- Executive Board;
- Filed: Office, Finance and Accounting Department.

(for reporting)