CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG XUÂN MAI
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XUAN MAI INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

No: 455 /2026/CV/XMC-TCKT

Subject: Explanation of the Changes in Profit After Tax in the Consolidated Financial Statements for the Third Quarter of 2026 Compared to the Third Quarter of 2025

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ha Noi, October 30, 2026

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

- Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance on guidance on information disclosure in the securities market;

- Pursuant to the Consolidated Financial Statements of Xuan Mai Investment and Construction Joint Stock Company for the third quarter of 2026, prepared on October 30, 2026;

Xuan Mai Investment and Construction Joint Stock Company hereby provides an explanation of certain matters presented in its Consolidated Financial Statements for the third quarter of 2026, as follows:

Profit after corporate income tax for the reporting period changed by 10% or more compared to the same period of the previous year: Profit after tax for the third quarter of 2026 was VND (2.21) billion, compared to VND 7.23 billion in the same period of the previous year, representing a decrease of VND 9.46 billion. The main reasons for this decrease compared to the same period of the previous year are as follows:

(i) Net revenue for the third quarter of 2026 decreased by VND 207.68 billion, equivalent to a decrease of 33.34%, resulting in a decrease in gross profit of VND 21.14 billion compared to the same period in 2025.

(ii) Financial income for the third quarter of 2026 increased by VND 2.13 billion, equivalent to an increase of 139.17% compared to the same period in 2025.

(iii) Financial expenses increased by VND 5.71 billion, equivalent to an increase of 32.36% compared to the same period in 2025.

(iv) General and administrative expenses decreased by VND 16.35 billion, equivalent to a decrease of 46.04% compared to the same period in 2025.

These factors resulted in a decrease in profit after tax of VND 9.46 billion compared to the same period in 2025.

The foregoing is the explanation of certain matters presented in the Consolidated Financial Statements for the third quarter of 2026 of Xuan Mai Investment and Construction Joint Stock Company. Xuan Mai Investment and Construction Joint Stock Company respectfully submits this explanation to the State Securities Commission of Vietnam, the Hanoi Stock Exchange, and all shareholders of the Company for their information.

Thank you!

Recipients:
- As addressed;
- Chairman of the BOD (for report);
- Archives: VP, TC, KT.

GENERAL DIRECTOR

M.S.D.N: 0500443916 - C.T.C.P
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