XUAN MAI INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

No: 452 /2026/CV/XMC-TCKT
Subject: Explanation of Net Profit Difference Separate Financial Statements Q3/2026 vs. Q3/2025

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ha Noi, October 30, 2026

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG XUÂN MAI

Digitally signed by CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG XUÂN MAI
Date: 2026.10.30 14:06:47 +07'00'

REPORT ON CORPORATE GOVERNANCE

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

- Based on Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Minister of Finance guiding the disclosure of information on the securities market.

- Based on the separate financial statements for Q3/2026 of Xuan Mai Investment and Construction Joint Stock Company, prepared on October 30, 2026.

Xuan Mai Investment and Construction Joint Stock Company explains the fluctuations in after-tax profit in the separate financial statements for Q3/2026 as follows:

After-tax profit in Q3/2026 decreased by VND 11.01 billion compared to the same period in 2025 (Q3 2025 reached VND 3.34 billion). The main reasons for the fluctuations are as follows:

(i) Net revenue in Q3/2026 reached VND 318.1 billion, a decrease of VND 327.2 billion (corresponding to 50.7%), while the cost of goods sold in Q3/2026 decreased by VND 304.4 billion (corresponding to 50.1%), leading to a decrease in gross profit of VND 22.75 billion compared to the same period in 2025.

(ii) Financial income in Q3/2026 increased by VND 2.6 billion, corresponding to a 96.5% increase compared to the same period in 2025;

(iii) Financial expenses increased by VND 19.16 billion, corresponding to a 59.3% increase compared to the same period in 2025;

(iv) General and administrative expenses decreased by VND 16.96 billion, a decrease of 70.9% compared to the same period in 2025.

These factors should lead to a decrease in after-tax profit on the separate financial statements for Q3/2026 compared to Q3/2025.

Xuan Mai Investment and Construction Joint Stock Company respectfully reports this to the State Securities Commission, the Hanoi Stock Exchange, and all shareholders of the Company.

Thank you!

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

CHIEF EXECUTIVE OFFICER

M.S.D.N: 0[illegible] - C.T.C.P. CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG XUÂN MAI THÀNH PHỐ HÀ NỘI

Nguyen Minh Duc