XUAN MAI INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

No: 394 /2026/CV/XMC-TCKT

Subject: Explanation of the Difference in Consolidated Profit After Tax in the Reviewed Consolidated Financial Statements for the First Six Months of 2026 Compared to the First Six Months of 2025

THE SOCIALIST REPUBLIC OF VIETNAM
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Ha Noi, August 29, 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 Reviewed Interim Consolidated Financial Statements for the six-month accounting period ended June 30, 2026;

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

Profit after corporate income tax increased by 10% or more compared to the same period of the previous year: Profit after corporate income tax for the first six months of 2026 was VND 22.2 billion, compared to VND 5.1 billion in the same period of 2025, representing an increase of VND 17.1 billion, equivalent to an increase of 234.4%. The main reasons for the increase compared to the same period of the previous year are as follows:

(i) Net revenue for the first six months of 2026 increased by VND 312.04 billion, equivalent to an increase of 37.6%, resulting in an increase in gross profit of VND 313.4 billion compared to the same period of 2025;

(ii) Finance income for the first six months of 2026 increased by VND 16.9 billion, equivalent to an increase of 235.3% compared to the same period of 2025;

(iii) Finance costs decreased by VND 5.7 billion, equivalent to a decrease of 19.2% compared to the same period of 2025;

(iv) General and administrative expenses increased by VND 2.1 billion, equivalent to an increase of 6.7% compared to the same period of 2025;

These factors resulted in an increase in profit after corporate income tax of VND 17.1 billion compared to the same period of 2025.

The foregoing is the explanation of certain matters presented in the Interim Consolidated Financial Statements for the first six months 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.

CHIEF EXECUTIVE OFFICER

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