

JOINT STOCK COMPANY**DUA FAT GROUP***No. 161026.03/CV/DF***SOCIALIST REPUBLIC OF VIETNAM****Independence – Freedom – Happiness***Hanoi, October 16, 2026*

*Explanation of the difference in profit after
CIT in the financial statements for this period
compared to the same period last year*

**To: - State Securities Commission
- Hanoi Stock Exchange (HNX)**

Dua Fat Group Joint Stock Company (Stock Code: DFF) would like to thank you for your support and facilitation in the past time.

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

Based on the Company's Independent Business Income Reports for Quarter 3 of 2026 and Quarter 3 of 2025.

Dua Fat Group Joint Stock Company would like to explain the difference in profit after CIT in the financial statements of this period compared to the same period last year, specifically as follows:

STT	CONTENTS	INDEPENDENT FS Q3.2026	INDEPENDENT FS Q3.2025
1	Individual Financial Statements	(155.699.199.792)	(368.021.688.438)

- For Individual Financial Statements:
 - In Q3 2026, due to the domestic economic situation continuing to face many difficulties and challenges, especially in the real estate industry, this directly and profoundly affects the production and business situation of our company. However, total income in the period increased by VND 29,812,694,372, equivalent to an increase of 57.17% over the same period in 2025, while total expenses decreased by VND 182,509,794,274, equivalent to a decrease of 43.44%, leading to a profit in the financial statements in the third quarter of this year increased by VND 212,322,488,646 over the same period last



year, equivalent to an increase of 57.69%.

The above is an explanation of the difference in profit after CIT between the independent financial statements in the 3rd quarter of this year compared to the same period in 2025. Dua Fat Group Joint Stock Company would like to report for your informed.

Sincerely greetings./.

Recipients:

- As above;
- Save VT.

**CÔNG TY CỔ
PHẦN TẬP
ĐOÀN ĐUA
FAT**

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**CHAIRMAN OF THE BOARD OF
DIRECTORS**



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