

TTBGROUP JOINT STOCK COMPANY
No.:28/2026/CV-TTB

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ref: Explanation regarding the restricted trading status of shares

Thai Nguyen, January 30, 2026

To: Hanoi Stock Exchange (HNX)

TTBGROUP Joint Stock Company (TTB) sends our respectful greetings and sincere thanks to the Hanoi Stock Exchange for your support of our Company during the past period.

On January 18, 2026, TTB received Document No. 15/QD-SGDHN dated January 9, 2026, from the Hanoi Stock Exchange regarding the maintenance of restricted trading status for TTB shares of TTBGROUP Joint Stock Company.

By way of this official letter, TTB would like to provide the following explanation:

On December 31, 2025, TTB disclosed the 2024 Audited Financial Statements, in which the auditing organization issued a disclaimer of opinion. The basis for this disclaimer was that the auditing organization was unable to witness the inventory count of cash, inventory, and long-term work-in-progress costs for projects not yet handed over as of December 31, 2023, and December 31, 2024. Since the auditing organization had not been appointed at those times, they were unable to collect sufficient appropriate audit evidence to serve as a basis for an audit opinion.

Regarding the 2025 Semi-Annual Financial Statements: The Company is currently coordinating with the auditing unit to complete the relevant tasks to finalize the report as soon as possible. Immediately upon issuance, the Company will perform the information disclosure and submit it to the Exchange at the earliest opportunity.

Remediation Plan: TTB is making every effort to complete the 2025 Semi-Annual Financial Statements as soon as possible, followed by the 2025 Annual Financial Statements. TTB will perform the information disclosure and submit these to the Exchange in accordance with regulations.

TTB hereby submits this explanation to the Hanoi Stock Exchange and respectfully requests your consideration and support.

Respectfull

Recipients:

- As addressed above;
- Archived.

**GENERAL DIRECTOR** ✓

Phung Van Thai