

Number: 419 /TPHN - KT

Ha Noi, March 30, 2026

Re: Explain the exceptional audit opinion, reasons and entries that change the profit after tax index before and after auditing in the separate financial statements and consolidated financial statements in 2025

To: - STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE

- Company name: HANOI FOODSTUFF JOINT STOCK COMPANY
- Head office address: No. 24-26 Tran Nhat Duat Street, Dong Xuan Ward, Hoan Kiem District, Hanoi City.
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- Information disclosure content: Hanoi Food Joint Stock Company would like to explain the audit opinion, reasons and accounting entries that change the profit after corporate income tax before and after auditing in the Separate Financial Statements and Consolidated Financial Statements for 2025 as follows:

1. Explanation of the reasons for the increase or decrease in profit after tax:

Target	Year 2025	Year 2024	Difference 2025/2024	% increase (decrease)
Profit after corporate income tax in separate financial statements	(30,913,504,536)	(10,824,778,425)	(20,088,726,111)	Increase loss
Profit after corporate income tax in consolidated financial statements	(34,403,946,568)	(19,298,493,698)	(15,105,452,870)	Increase loss

- The Company's after-tax profit in the separate financial statement for 2025 showed a loss compared to the same period in 2024 due to the Company's provision for financial investments, doubtful accounts receivable, and contract liquidation at the location at 112 Pho Hue Street.

- The Company's after-tax profit in the consolidated financial statement for 2025 showed a loss compared to the same period in 2024 due to increased land lease costs of Bac Qua Commercial and Service Joint Stock Company (a subsidiary of the Company) resulting from additional payments for the extension of the Bac Qua Commercial and Service Supermarket construction project; and due to a decrease in the parent company's profit.

2. Explanation of the audit opinion except:

- Regarding the debt owed by Bac Qua Trading and Service Joint Stock Company (a subsidiary of the Company) to Delta Civil and Industrial Construction Co., Ltd., the Company is recording it based on figures that have been reconciled and confirmed by both parties as of December 31, 2017; from 2018 to 2022, no debt was incurred. In 2023 and 2025, Bac Qua Trading and Service Joint Stock Company partially paid the debt to Delta Civil and Industrial Construction Co., Ltd., and as of December 31, 2025, the two parties have not yet reconfirmed the debt amount.

- Regarding the compensation expense of VND 12,706,000,000 incurred by the Company in liquidating the transfer contract at 112 Pho Hue Street, the partner has not yet provided documentation to prove this expense.

3. Adjusting entries that change net profit:

- Separate financial statements:

No.	In the 4th Quarter 2025		Financial Statements In the audited 2025 Financial Statementsn		% change	Reason for adjustment
	Code	Value (VND)	Code	Value (VND)		
1	60	(29,265,704,161)	60	(30,913,504,536)	5.63%	Additional provisions for financial investments; provisions for doubtful receivables.

- Consolidated financial statements:

No.	In the 4th Quarter 2025		Financial Statements In the audited 2025 Financial Statementsn		% change	Reason for adjustment
	Code	Value (VND)	Code	Value (VND)		
1	60	(32,394,469,792)	60	(34,403,946,568)	6.2%	Additional provisions for financial investments; provisions for doubtful receivables.

We guarantee that the information published above is true and we are fully responsible before the law for the content of the publication.

Sincerely thank you.

Recipients:

- As above;
- Filed: Clerical, Accounting.



DIRECTOR

Nguyen Thai Dung