

**JOINT STOCK COMPANY
DUA FAT GROUP**

**SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness**

Number: 200426.03/CV/ĐF

Hanoi, April 20, 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 results reports for Quarter 1 of 2026 and Quarter 1 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 Q1.2026	INDEPENDENT FS Q1.2025
1	Individual Financial Statements	(45.636.275.025)	(117.017.907.060)

- For Individual Financial Statements:
 - In Q1 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. Total income in the period decreased by VND 55,416,021,558, equivalent to a decrease of 74.02% over the same period in 2025, while total expenses decreased by VND 126,797,653,593, equivalent to a decrease of 66.08%, leading to a profit in the financial statements in the first quarter of



this year increased by VND 71,381,632,035 over the same period last year, equivalent to an increase of 61%.

The above is an explanation of the difference in profit after CIT between the independent financial statements of the 1st quarter of this year compared to the same period in 2025. Dua Fat Group Joint Stock Company would like to report for your Agency to know.

Sincerely greetings./.

Recipients:

- As above;
- Save VT.

**CHAIRMAN OF THE BOARD OF
DIRECTORS**



LE DUY HUNG

