

**XUAN MAI INVESTMENT AND
CONSTRUCTION JOINT STOCK
COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ha Noi, April 30, 2026

No: 221 /2026/CV/XMC-TCKT
Subject: Explanation of Net Profit Difference
Separate Financial Statements
Q1/2026 vs. Q1/2025

REPORT ON CORPORATE GOVERNANCE
first quarter 2026

**To: - The State Securities Commission of Vietnam;
- Hanoi Stock Exchange;
- The Shareholders.**

- Based on Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Minister of Finance guiding the disclosure of information on the securities market.

- Based on the separate financial report for Q1/2026 of Xuan Mai Investment and Construction Joint Stock Company prepared on April 30, 2026.

Xuan Mai Investment and Construction Joint Stock Company explains some contents in the separate financial report for Q1/2026 as follows:

The after-tax profit in the reporting period changed by 10% or more compared to the same period last year: The after-tax profit for Q1/2026 is VND 2.05 billion compared to VND 6.12 billion in the same period last year, an increase of VND 8.17 billion (transition from loss to profit). The main reasons for the year-on-year increase are:

(i) Net revenue in Q1/2026 increased by VND 197 billion, a 72.6% increase, resulting in a VND 1.7 billion increase in gross profit compared to the same period in 2025;

(ii) Financial income in Q1/2026 increased by VND 16.5 billion, a 318.1% increase compared to the same period in 2025;

(iii) Financial expenses increased by VND 3.3 billion, a 27.6% increase compared to the same period in 2025;

(iv) Business management expenses increased by VND 5.9 billion, corresponding to a 72.9% increase compared to the same period in 2025.

These factors should lead to a net profit after tax increase of VND 8.17 billion compared to the same period in 2025.

The above is a document explaining some contents in the separate financial statements for the first quarter of 2026 of Xuan Mai Investment and Construction Joint Stock Company. Xuan Mai Investment and Construction Joint Stock Company respectfully reports this to the State Securities Commission, the Hanoi Stock Exchange, and all shareholders of the Company.

Thank you!

Recipients:

- As addressed;
- Chairman of the BOD (for report);
- Archives: VP, TC, KT.

CHIEF EXECUTIVE OFFICER



Nguyen Minh Duc