

THANG LOI COFFEE JOINT
STOCK COMPANY

No.: 103/CV-CTCP

*"Re: Explanation of profit after tax on
the financial statements in the second
quarter of 2026 changed by more than
10% over the same period last year"*

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Dak Lak, July 20, 2026

To: - State Securities Commission of Vietnam;
Hanoi Stock Exchange

I. INTRODUCTION ABOUT INFORMATION DISCLOSURE ORGANIZATION

1. Name of organization: **THANG LOI COFFEE JOINT STOCK COMPANY**
2. Stock Code: **CFV**
3. Address: Km 17, National Highway 26, Ea Knuoc Commune, Dak Lak Province
4. Phone number: 0262.3514362 Fax: 0262.3514365

II. DISCLOSURE OF INFORMATION:

Thang Loi Coffee Joint Stock Company would like to explain that the profit after tax on the financial statements in the second quarter of 2026 changed by more than 10% over the same period last year, specifically:

ITEM	Code	Note	The second quarter of 2026	The second quarter of 2025	Difference	Ration
			VND	VND	VND	%
Revenue from sales of goods and rendering of services	1	6.01	139.892.501.559	191.544.093.555	(51.651.591.996)	(27)
Net revenues from sales and services rendered	10		139.892.501.559	191.544.093.555	(51.651.591.996)	(27)
Costs of goods sold	11	6.02	132.984.851.608	176.819.874.425	(43.835.022.817)	(25)
Gross revenues from sales of goods and rendering of services	20		6.907.649.951	14.724.219.130	(7.816.569.179)	(53)
Revenue from financial activities	21	6.03	3.098.203.164	3.275.071.875	(176.868.711)	(5)
Financial expenses	22	6.04	3.345.486.473	7.597.339.846	(4.251.853.373)	(56)
Selling expenses	25	6.05	2.269.947.205	2.589.071.415	(319.124.210)	(12)
General administration expenses	26	6.06	3.017.117.847	2.496.717.497	520.400.350	21
Net profit from operating activities	30		1.373.301.590	5.316.162.247	(3.942.860.657)	(74)
Other income	31	6.07	448.178.492	849.400.992	(401.222.500)	(47)
Other expenses	32	6.08	333.790.414	5.384.365.917	(5.050.575.503)	(94)
Other profits	40		114.388.078	(4.534.964.925)	4.649.353.003	(103)
Total accounting profit before tax	50		1.487.689.668	781.197.322	706.492.346	90
Current corporate income tax expenses	51	6.09	274.334.152	197.924.371	76.409.781	39
Profit after CIT	60		1.213.355.516	583.272.951	630.082.565	108

According to the second quarter of 2026 financial report, after-tax profit reached VND 1,213 million, an increase of VND 630 million (108%) compared to the previous year.

The main reasons for this fluctuation are as follows:

Sales revenue and service provision in the second quarter of 2026 reached VND 139,893 million, a decrease of VND 51,652 million (27%) compared to the same period last year. Although export volume remained the same, revenue decreased sharply. The main reason is the significant decrease in domestic and international coffee prices in the second quarter of 2026 compared to the same period last year. The average price of green coffee beans in the second quarter of 2026 was VND 90,000/kg compared to the average price of VND 130,000/kg in the same period last year (a decrease of VND 40,000/kg).

Consequently, gross profit from sales and services reached VND 6,908 million, a decrease of VND 7,817 million (down 53%).

Financial expenses decreased significantly (down VND 4,252 million, equivalent to a 56% decrease) due to less fluctuation in foreign exchange rates.

Based on the above factors, pre-tax profit in the second quarter of 2026 increased by VND 706 million (90% increase) compared to the same period last year; after fulfilling corporate income tax obligations, after-tax profit increased by VND 630 million (108% increase).

The above is the Company's explanatory report regarding the change of more than 10% in after-tax profit in the second quarter of 2026 financial statement compared to the same period last year. The Company commits that the information disclosed above is true and accurate and assumes full legal responsibility for the content of the information published.

Best regards,/.

Recipients:

- As above
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Representative of the organization
Legal Representative/Disclosure Officer
(Signature, full name, position, seal)



Đỗ Hoàng Phúc