

**HANOI ELECTRICAL
MATERIALS AND
TRANSFORMER
MANUFACTURING JSC**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No. : 32- 2026 / CV - BTH

Re: Explanation of the profit difference after tax of the 2026 mid-year financial statements has been reviewed to increase by more than 10% over the same period in 2025.

Hanoi, August 14, 2026

**To: STATE SECURITIES COMMISSION
HANOI STOCK EXCHANGE**

Pursuant to Circular 96/TT-BTC dated 16/11/2020 of the Ministry of Finance guiding the disclosure of information on the securities market;

Based on the reviewed semi-annual financial statements in 2026, there are indicators of profit after tax with a difference of more than 10% over the same period in 2025 of Hanoi Transformer Manufacturing and Electrical Materials Joint Stock Company (stock code BTH) as follows:

Criteria	2025 (VND)	2026 (VND)	The difference increases and decreases in 2026 compared to 2025 (+/-)	
			Amount (VND)	%
Semi-annual profit after tax	20.944.717.857	79.982.867.979	+59.038.150.122	+281,87%

Profit after tax on the reviewed mid-year 2026 business results report compared to the same period in 2025 increased by 281.87% due to:

- + In the first 6 months of 2025, the Company has handed over and recorded the revenue of 04 apartments and collected a little revenue from investment real estate management and leasing services, so the revenue is worth about 17.5 billion.
- + In the first 6 months of 2026, the Company has handed over and recorded revenue of 02 townhouses and because the selling price of the adjacent apartment is many times higher than the selling price of the apartment, and at the same time, the revenue from investment real estate management and leasing services has also improved because it has gradually been put into stable operation, so the revenue reached a value of about 85.5 billion.
- + The corresponding cost price in the first 6 months of 2025 compared to the first 6 months of 2026 also increased from 7.48 billion to 18.36 billion.
- + On the other hand, revenue from financial activities in the first 6 months of 2025 compared to the first 6 months of 2026 decreased from VND 22.88 billion to VND



16.81 billion due to more idle money sent to banks in the first 6 months of 2025 than in the first 6 months of 2026.

+ Financial expenses in the first 6 months of 2025 compared to the first 6 months of 2026 decreased from VND 3.5 billion to VND 0.4 billion due to the Company's rarely use bank loans.

+ Business management expenses in the first 6 months of 2025 compared to the first 6 months of 2026 also decreased from VND 2.47 billion to VND 1.57 billion.

+ In particular, selling expenses in the first 6 months of 2025 compared to the first 6 months of 2026 decreased from 0.5 billion to -17.88 billion VND due to the Company's reimbursement of the warranty provision for products and goods of townhouses due to the expiration of the warranty period as prescribed.

It is for the reasons mentioned above that the profit after tax on the 2026 mid-year business results report has been reviewed compared to the same period in 2025 increased by 281.87%

We would like to explain to the State Securities Commission and the Hanoi Stock Exchange.

Thank you very much./.



**LEGAL REPRESENTATIVE
GENERAL DIRECTOR**



Recipients:

- As above;
- Save VT

TỔNG GIÁM ĐỐC
Chach Anh Đức