

Số: 33 /2026/CV-KT

Hai Phong, August 14, 2026

"Re: : *Explanation for the difference of more than 10% of NPAT in the same period last year*

**Dear: - STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE**

Transportation and Trading Services Joint Stock Company (Stock code: TJC) would like to explain the reason why business results in six months of 2026 differ by more than 10% compared to the same period last year as follows:

In the year 2026, the Company's main business activity is still office leasing with an occupancy rate of 99% of the total rental area. Total sales revenue and service provision in this period reached VND 1,95 billion, up 3,2% over revenue from office leasing operations in the same period last year because the office rental rates for some clients will be adjusted upwards in 2026 according to their signed contracts. Cost of goods sold in this period was VND 985 million, up 3,4% over the same period last year. Business management expenses in this period were VND 1,28 billion, down 42% compared to the same period last year, This is mainly due to the company's downsizing (the total number of employees in six months of 2025 was 12, and in six months of 2026 it will be 6), resulting in reduced labor costs. Financial revenue this period reached VND 3,32 billion, down 7,9% to the same period last year as the Company paid a cash dividend for 2025 in May 2026 at a rate of 90% per share—amounting to a total of VND 77.4 billion—it reduced its term deposits at the bank. Due to the above reasons, at the end of six months of year 2026, the Company's total accounting profit after tax reached VND 2,4 billion, up 29,5% over the same period year 2025.

Sincerely report!

Place of receipt

- as regards
- Save and publish information

LEGAL REPRESENTATIVE



GIÁM ĐỐC

Trần Mạnh Cường