

No: 49/2026/CV-FGL

Gia Lai, October 12, 2026

“Re: Explanation for Net Profit After Tax
turning from net loss in prior-year period
to net profit in current period”

**CÔNG TY CỔ
PHẦN CÀ PHÊ
GIA LAI**

Digitally signed by CÔNG TY CỔ PHẦN CÀ PHÊ
GIA LAI
DN: C=VN, S=GIA LAI, L=Pleiku, CN=CÔNG TY
CỔ PHẦN CÀ PHÊ GIA LAI,
OID.0.9.2342.19200300.100.1.1=MST:5900189678
Reason: I am the author of this document
Location: tchcgaiacomex
Date: 2026.10.12 15:35:56+07'00'
Foxit PDF Reader Version: 2025.1.0

Kind attention: HANOI STOCK EXCHANGE

In compliance with Point b, Clause 4, Article 14, Chapter III of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance providing guidelines on information disclosure on the securities market, Gia Lai Coffee Joint Stock Company hereby presents the explanation regarding the Combined Net Profit After Corporate Income Tax (NPAT) turning from a net loss to a net profit in the third quarter/2026 financial statements for the period ended September 30, 2026, compared to the third quarter /2025.

Unit: VND		
Items	The third quarter financial/2026	The third quarter financial/2026
Profit after corporate income tax	1,692,598,532	(2,793,384,487)

The Combined NPAT of Gia Lai Coffee Joint Stock Company for the third quarter ended September 30, 2026, shifted from a net loss in the third quarter /2025 to a net profit in the third quarter /2026 due to the following factors:

In the third quarter/2025 Comparison Base (Net Loss Drivers): In the first quarter/2025, the Company liquidated its entire inventory of green coffee beans from the previous crop year and recognized the corresponding revenue. Subsequently, during the second quarter/2025 and the third quarter /2025, no commercial revenue was generated from green coffee sales (the Company's primary revenue driver), as the annual green coffee harvesting cycle runs from October through December. Meanwhile, fixed General & Administrative (G&A) expenses totaling VND 1,779,179,274 alongside Finance Costs (interest expenses on borrowing contracts with individuals and enterprises) amounting to VND 1,500,850,600 were transferred to losses. Minor non-operating income streams were insufficient to offset these ongoing overheads.

In the third quarter /2026 Turnaround Drivers (Net Profit): In the third quarter/2026, the Company coordinated with Gia Lai provincial authorities to successfully dialogue with land-contracted households at the Chu Se Branch, completely resolving the prolonged land dispute and successfully securing farmout agreements for sustainable long-term production. As a result, the Company recovered defaulted farmout product receivables valued at VND 5,723,994,600. This substantial income stream served as the pivotal factor driving the strong profit turnaround in the third quarter /2026, fully absorbing all G&A and finance costs.

Gia Lai Coffee Joint Stock Company respectfully submits this official letter to the Hanoi Stock Exchange.

Recipients

- Board of Directors,
Supervisory Board;
- Finance Department
- Document archive.

GIA LAI COFFEE JOINT STOCK COMPANY



TỔNG GIÁM ĐỐC
Nguyễn Văn Quấn