

**THANG LOI COFFEE JOINT
STOCK COMPANY**

No.: 160/CV-CTCP

*“Re: Explanation of profit after tax on
the financial statements in the third
quarter of 2026 changed by more than
10% and turn from loss to profit over
the same period last year”*

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Dak Lak, october 20, 2026

**CÔNG TY CỔ
PHẦN CÀ
PHÊ THẮNG
LỢI**

Digitally signed by CÔNG TY CỔ PHẦN
CÀ PHÊ THẮNG LỢI
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**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 Knuéc 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 third quarter of 2026 changed by more than 10% and turn from loss to profit over the same period last year, specifically:

ITEM	Code	Note	The third quarter of 2026	The third quarter of 2025	Difference	Ration
			VND	VND	VND	%
Revenue from sales of goods and rendering of services	1	6.1	118,799,690,149	22,274,107,580	96,525,582,569	433
Net revenues from sales and services rendered	10		118,799,690,149	22,274,107,580	96,525,582,569	433
Costs of goods sold	11	6.2	114,730,647,014	23,012,010,108	91,718,636,906	399
Gross revenues from sales of goods and rendering of services	20		4,069,043,135	(737,902,528)	4,806,945,663	651
Revenue from financial activities	21	6.3	2,699,921,692	561,627,860	2,138,293,832	381
Financial expenses	22	6.4	2,631,067,988	286,095,892	2,344,972,096	820
Selling expenses	25	6.5	2,079,511,491	843,987,968	1,235,523,523	146
General administration expenses	26	6.6	3,154,564,108	1,602,243,392	1,552,320,716	97
Net profit from operating activities	30		(1,096,178,760)	(2,908,601,920)	1,812,423,160	62
Other income	31	6.7	1,452,979,875	382,013,203	1,070,966,672	280
Other expenses	32	6.8	254,260,775	179,750,942	74,509,833	41
Other profits	40		1,198,719,100	202,262,261	996,456,839	493
Total accounting profit before tax	50		102,540,340	(2,706,339,659)	2,808,879,999	104
Current corporate income tax expenses	51	6.9	20,508,068	-	20,508,068	
Profit after CIT	60		82,032,272	(2,706,339,659)	2,788,371,931	103

According to the third quarter of 2026 financial report, after-tax profit reached VND 82 million, equivalent to an increase of VND 2,788 million (a 103% improvement compared to the loss) compared to the previous year.

The main reasons for this fluctuation are as follows:

Sales revenue and service provision in the third quarter of 2026 reached VND 188,800 million, a decrease of VND 96,526 million (increase 433%) compared to the same period last year.

The main reason is that the company put into operation additional factories and invested in new machinery systems, thereby increasing production volume and export revenue.

As a result, gross profit from sales and service provision reached VND 4,069 million, an increase of VND 4,807 million (increase 651%).

Financial expenses in the third quarter of 2026 amounted to VND 2,631 million, an increase of VND 2,344 million (increase 820%), due to increased borrowing to generate cash flow for purchasing goods and exports, corresponding to increased sales revenue.

The above is the Company's explanatory report regarding the change of more than 10% in after-tax profit in the third 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)



CHỦ TỊCH HĐQT
Đỗ Hoàng Phúc