

Re: Explains the difference in after-tax profit of
3rd Quarter of 2026

Ho Chi Minh City, 20 Oct, 2026

Dear: State Securities Commission
Hanoi Stock Exchange

Pursuant to the provisions of Circular 96/2020/TT-BTC on information disclosure, Tan Phu Vietnam Joint Stock Company explains the difference in after-tax profit of 3rd Quarter of 2026 and Nine months of 2026 as follows

Unit: Million VND

Items	Q3.26	Q3.25	Difference between Q3.26/Q3.25	% Difference	9 months 2026	9 months 2025	Difference between 9 months 2026/2025	% Difference
Revenue from sale of goods and rendering of services	987,104,638	742,440,649	244,663,990	33%	2,658,594,489	2,371,441,933	287,152,556	12%
Deductions	15,900,072	4,566,831	11,333,240	248%	49,724,972	21,726,156	27,998,816	129%
Net revenue from sale of goods and rendering of services	971,204,567	737,873,817	233,330,749	32%	2,608,869,517	2,349,715,777	259,153,740	11%
Costs of goods sold and services rendered	800,949,328	583,041,242	217,908,086	37%	2,185,812,528	1,953,253,680	232,558,848	12%
Gross profit from sale of goods and rendering of services	170,255,239	154,832,575	15,422,663	10%	423,056,988	396,462,097	26,594,891	7%
Finance income	23,047,503	11,254,810	11,792,693	105%	59,146,980	32,556,778	26,590,202	82%
Finance expenses	40,179,259	31,022,425	9,156,834	30%	116,224,057	94,441,909	21,782,148	23%
- In which: Interest expenses	37,907,215	28,435,224	9,471,991	33%	107,280,306	87,648,074	19,632,232	22%
Selling expenses	81,498,314	65,112,530	16,385,784	25%	220,983,155	178,500,298	42,482,856	24%
General and administrative expenses	21,814,605	21,915,909	(101,304)	0%	67,099,363	65,476,277	1,623,086	2%
Operating profit/(loss)	49,810,564	48,036,522	1,774,042	4%	77,897,394	90,600,390	(12,702,996)	-14%
Other profit/(loss)	(10,266,318)	1,367,328	(11,633,646)		(6,272,420)	130,256	(6,402,676)	-4915%
Net profit before tax	39,544,245	49,403,850	(9,859,605)	-20%	71,624,974	90,730,646	(19,105,672)	-21%
Current corporate income tax expense	8,189,117	9,585,769	(1,396,653)	-15%	14,853,328	19,825,637	(4,972,309)	-25%
Net profit/(loss) after tax	31,355,129	39,818,081	(8,462,952)	-21%	56,771,646	70,905,010	(14,133,363)	-20%

1. The Company's profit after corporate income tax for Q3 2026 was VND 31.3 billion, a decrease of VND 8.4 billion (approximately 21%) compared with the same period in 2025. The main reasons were as follows:

- Other profit decreased by VND 11.6 billion, mainly in connection with the review and reallocation of resources to support production and business operations across the factories.

2. The Company's cumulative profit after corporate income tax for the first nine months of 2026 was VND 56 billion, a decrease of VND 14.1 billion (approximately 20%) compared with the same period in the previous year, mainly due to the following:

- During the first nine months of 2026, selling expenses increased by VND 42 billion (24%), compared with the same period in 2025, reflecting higher expenditure required to support business operations and market expansion.

- Other profit decreased by VND 6.4 billion due to the Company's reorganisation of production and business operations across its factories.

We hereby certify that the information disclosed above is true and take full legal responsibility for the content of this disclosure.

Recipient

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