XUAN MAI INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

No: 474 /2026/CV/XMC-TCKT

Subject: Explanation of the Net Loss After Tax Reported in the Q3 2026 Separate Financial Statements

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ha Noi, November 12, 2026

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG XUÂN MAI

Digitally signed by CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG XUÂN MAI
Date: 2026.11.16 13:57:57 +07'00'

To: - The State Securities Commission of Vietnam;
- Hanoi Stock Exchange;
- The Shareholders.

- Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance on guidance on information disclosure in the securities market;

- Pursuant to the Separate Financial Statements of Xuan Mai Investment and Construction Joint Stock Company for the third quarter of 2026, prepared on October 30, 2026;

- Pursuant to Explanation Letter No. 452/2026/CV/XMC-TCKT dated October 30, 2026, issued by Xuan Mai Investment and Construction Joint Stock Company;

- Pursuant to Official Letter No. 3140/SGDHN-QLNY dated November 10, 2026, issued by the Hanoi Stock Exchange regarding the reminder of reporting obligations and the request for an explanation of signs of non-compliance with regulations on Q3/2026 financial statement reporting obligations (Round 2) to the Hanoi Stock Exchange;

Xuan Mai Investment and Construction Joint Stock Company hereby provides a supplementary explanation in response to the request of the Hanoi Stock Exchange, as follows:

The Company's profit after corporate income tax for the reporting period recorded a loss of VND 7.6 billion. The main reason is as follows:

Net revenue in Q3/2026 reached VND 318.1 billion, while gross profit amounted to VND 15.4 billion. Due to the decline in revenue compared to the same period of the previous year, the gross profit generated was insufficient to cover the fixed operating expenses, financial expenses and general and administrative expenses incurred during the period.

The above is the supplementary explanation provided by Xuan Mai Investment and Construction Joint Stock Company. The Company respectfully submits this explanation to the State Securities Commission of Vietnam, the Hanoi Stock Exchange and all valued shareholders for their information.

Thank you!

GENERAL DIRECTOR

M.S.D.N: 0500443916 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG XUÂN MAI
THÀNH PHỐ HÀ NỘI

Nguyen Minh Duc

Recipients:
- As addressed;
- Chairman of the BOD (for report);
- Archives: VP, TC, KT.

INCOME STATEMENT

From 01/01/2026 to 30/09/2026

Unit: VND

ITEMS	Code	Notes	Quarter 3		Cumulative from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
1	2	3	4	5	6	7
1. Revenue from sale of goods and rendering of services	**01**	VI.01	**318.135.818.039**	**645.362.863.005**	**1.349.163.624.964**	**1.492.605.164.762**
2. Deductible items	02	VI.02	-	-	-	-
3. Net revenue from sale of goods and rendering of services (10= 01-02)	**10**	VI.03	**318.135.818.039**	**645.362.863.005**	**1.349.163.624.964**	**1.492.605.164.762**
4. Cost of goods sold	11	VI.04	302.701.874.941	607.172.984.544	1.315.892.046.453	1.426.854.611.513
5. Gross profit from sale of goods and rendering of services (20=10 - 11)	20		**15.433.943.098**	**38.189.878.461**	**33.271.578.511**	**65.750.553.249**
6. Financial income	21	VI.05	2.606.584.150	1.326.569.645	28.163.145.244	11.177.572.581
7. Financial expenses	22	VI.06	19.164.015.263	12.027.408.446	37.922.553.650	32.480.903.612
- In which: Interest expenses	*23*		*25.187.497.104*	*13.123.854.283*	*46.472.695.942*	*31.063.973.395*
8. Selling expenses	25		59.815.512	59.815.512	382.217.454	209.846.536
9. General and administration expenses	26		6.962.297.086	23.928.957.736	17.326.476.638	35.761.206.946
10 Operating profit: {30 = 20 + (21 - 22) - (25 + 26)}	30		**(8.145.600.613)**	**3.500.266.412**	**5.803.476.013**	**8.476.168.736**
11. Other income	31		506.388.688	59.776.967	1.311.159.794	706.712.785
12. Other expenses	32		22.817.460	21.026.478	1.768.866.269	863.282.524
13. Other profit (40 = 31 - 32)	40		**483.571.228**	**38.750.489**	**(457.706.475)**	**(156.569.739)**
14. Profit before tax (50 = 30 + 40)	50		**(7.662.029.385)**	**3.539.016.901**	**5.345.769.538**	**8.319.598.997**
15. Current Corporate Income Tax expense	51	VI.07	-	190.230.748	-	895.859.067
16. Deferred Corporate Income Tax expense	52	VI.08	-	-	-	-
17. Net profit after tax (60=50 - 51 - 52)	60		**(7.662.029.385)**	**3.348.786.153**	**5.345.769.538**	**7.423.739.930**
18. Basic Earnings Per Share (*)	70		(107)	47	75	104
19. Diluted Earnings Per Share (*)	71					

Ha Noi, 30/10/2026

Prepared by	Chief Accountant	General Director
Vu Thi Nga	Dang Hong Linh	Nguyen Minh Duc