XUAN MAI INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

No: 475 /2026/CV/XMC-TCKT

Subject: Explanation of the Net Loss After Tax in the Third Quarter 2026 Consolidated 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 13:59:51 +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 Consolidated 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. 455/2026/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 2.2 billion. The main reason is as follows:

Net revenue in Q3/2026 reached VND 415.2 billion, while gross profit amounted to VND 39.2 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!

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

GENERAL DIRECTOR

M.S.D.N: 0500443976 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG XUÂN MAI
THÀNH PHỐ HÀ NỘI

Nguyen Minh Duc

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CONSOLIDATED INCOME STATEMENT

From 01/01/2026 to 30/9/2026

Unit: VND

ITEMS	Code	Notes	Quarter 3		Cumulative from the beginning of the year to the end of current 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**	VII.1	**415.212.167.980**	**622.888.697.431**	**1.557.124.710.213**	**1.452.753.735.343**
2. Revenue Deductions	02	VII.2	-	-	-	-
3. Net revenue from sale of goods and rendering of services	**10**		**415.212.167.980**	**622.888.697.431**	**1.557.124.710.213**	**1.452.753.735.343**
4. Cost of goods sold	11	VII.3	375.962.629.803	562.501.785.559	1.452.626.916.573	1.325.719.163.461
5. Gross profit from sale of goods and rendering of services	**20**		**39.249.538.177**	**60.386.911.872**	**104.497.793.640**	**127.034.571.882**
6. Gain/(Loss) from Disposal of Investment Property	21					
7. Financial Income	22	VII.4	3.660.540.514	1.530.492.787	25.643.100.922	6.579.571.248
8. Financial expenses	23	VII.5	23.347.425.641	17.638.742.448	47.639.300.479	47.708.989.388
- In which: Interest expenses	*24*		23.296.246.438	17.592.732.283	47.583.322.534	44.610.664.011
9. Selling expenses	25	VII.8b	1.587.952.119	687.751.990	2.734.682.823	2.043.110.547
10. General and administration expenses	26	VII.8a	19.157.501.320	35.504.698.198	53.907.748.469	68.060.648.720
11. Profit or loss in associate, joint venture	27		123.499.116	- 46.010.165	410.956.763	(46.010.165)
12. Operating profit/ (loss)	**30**		**(1.059.301.273)**	**8.040.201.858**	**26.270.119.554**	**15.755.384.310**
13. Other income	31	VII.6	1.615.377.646	271.260.358	2.544.551.395	931.393.671
14. Other income	32	VII.7	604.829.290	194.292.523	3.501.040.405	1.285.382.429
15. Other profit/ (loss)	**40**		**1.010.548.356**	**76.967.835**	**(956.489.010)**	**(353.988.758)**
16. Profit before tax	**50**		**(48.752.917)**	**8.117.169.693**	**25.313.630.544**	**15.401.395.552**
17. Current Corporate Income Tax expense	51	VII.10	2.059.301.949	882.149.584	4.958.084.884	2.930.319.759
18. Deferred Income Tax expense	52		113.009.493	-	339.943.058	117.140.309
19. Profit after tax	**60**		**(2.221.064.359)**	**7.235.020.109**	**20.015.602.602**	**12.353.935.484**
20. Net profit after tax of parent entity	61		(2.585.340.345)	6.617.376.794	18.726.802.003	11.201.687.431
21. Net profit after tax of non-controlling shareholders	62		364.275.986	617.643.315	1.288.800.599	1.152.248.053

Ha Noi, 30/10/2026

Prepared by	Chief Accountant	Legal Representative
Do Vu Mai Nhung	Dang Hong Linh	Nguyen Minh Duc