HANOI FOODSTUFF JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Number: 448 /TPHN - KT

Re: Explanation of reasons for changes in net profit after tax in separate financial statements and consolidated financial statements for the third quarter of 2026

Ha Noi, October 27, 2026

To: - STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE

- Company name: HANOI FOODSTUFF JOINT STOCK COMPANY
- Head office address: No. 24-26 Tran Nhat Duat Street, Hoan Kiem Ward, Hanoi City.
- Phone: 024 38253825 Fax: 024 38282601

- Information disclosure content: Hanoi FoodStuff Joint Stock Company would like to explain the reason for the change in Profit after Corporate Income Tax of more than 10% in the Separate Financial Statement and Consolidated Financial Statement of the third quarter of 2026 as follows:

Target	Quarter III year 2026	Quarter III year 2025	Difference 2026/2025	% increase (decrease)
Profit after corporate income tax in separate financial statements	(2,839,307,948)	(30,147,361,090)	27,308,053,142	Reduce losses
Profit after corporate income tax in consolidated financial statements	(1,088,325,915)	(27,038,607,393)	25,950,281,478	Reduce losses

The Company's profit after tax in the separate financial statements for the third quarter of 2026 shows a loss, driven by an increase in land rental expenses.

The Company's profit after tax in the consolidated financial statements for the third quarter of 2026 also shows a loss, due to an increase in land rental expenses.

The losses reported in the Company's separate and consolidated financial statements for the third quarter of 2026 are lower than those recorded in the same period of 2025, as the 2025 figures included costs related to the termination of a contract for the premises at 112 Pho Hue.

We commit that the information disclosed above is true and are fully responsible before the law for the content of the disclosure.

Sincerely thank you.

Recipients:
- As above;
- Filed: Clerical, Accounting.

DIRECTOR

CÔNG TY CỔ PHẦN THỰC PHẨM HÀ NỘI

Chu Viet Cuong

Signature Not Verified
Ký bởi: CÔNG TY CỔ PHẦN THỰC PHẨM HÀ NỘI
Ký ngày: 28/10/2026 14:58:37