JOINT STOCK COMPANY **SOCIALIST REPUBLIC OF VIETNAM**
HA TAY TRADE **Independence - Freedom - Happiness**

Number: 02/GT - BCSX
Regarding the explanation of the auditor's opinion.

Dear **: State Securities Commission**

Hanoi Stock Exchange

- Company name: **Ha Tay Trading Joint Stock Company**
- Stock code: HTT
- Headquarters: HTT TOWER building, 89 Phung Hung Street, Phuc La Ward, Ha Dong District, Hanoi
- Phone: (024) 33547252

Based on Clause 4, Article 11 of Circular 155/2015/TT-BTC of the Ministry of Finance guiding the disclosure of information on the securities market.

According to the audited report issued by the Moore Aisc Auditing and Information Technology Services Company Limited, the auditors issued a disclaimer of opinion on the 2026 semi-annual financial statements of Ha Tay Trading Joint Stock Company regarding the following matters:

As presented in Note 05, Section X of the Financial Statement Notes: As of June 30, 2026, the Company's accumulated losses amounted to VND 100,289,755,824, and short-term liabilities exceeded short-term assets by VND 44,692,278,260. The Company is experiencing a shortage of working capital to pay its due debts. The Company's overdue debts as of June 30, 2026, mainly consist of outstanding debts to the State budget of VND 12,653,845,616 and other debts of VND 61,462,907,851. These factors raise doubts about the Company's ability to continue operating. The Company's ability to continue operating depends on plans to recover outstanding debts, restructure investments, complete and settle unfinished projects to recover funds, and secure financial support from shareholders and creditors. We were unable to obtain appropriate evidence regarding these operational plans. Therefore, we cannot determine whether the accompanying financial statements, prepared on the assumption of a going concern, are appropriate.

- As stated in Note V.04: As of June 30, 2026, the Company had a receivable from a business cooperation contract with Chien Thang Forest Development Co., Ltd. (now renamed Phong Minh Construction Co., Ltd.) for the joint planting of forestry trees, totaling VND 39,847,490,000. At the time of the audit, the Company had not provided a project implementation schedule. We were unable to obtain appropriate audit evidence regarding the net realizable value of this receivable as of June 30, 2026; therefore, we could not determine whether adjustments to these figures were necessary.

- As stated in Note V.11: As of June 30, 2026, the Company had a balance of work-in-progress production costs for the Trung Van New Urban Area Expansion project of VND 79,453,592,845. At the time of the audit, the Company had not provided the project's progress and its ability to finalize the project accounts. We were unable to obtain appropriate audit evidence regarding the net realizable value of the aforementioned production costs as of June 30, 2026; therefore, we could not determine whether adjustments to these figures were necessary.

Ha Tay Trading Joint Stock Company would like to explain the auditor's refusal to provide an opinion on the financial statements for the first six months of 2026 as follows:

- In 2025, the company fully paid the principal debt and a portion of the late payment penalties. Currently, the remaining amount is the late payment penalty for taxes, which the company continues to pay regularly every month. Regarding outstanding debts to credit institutions, the company has secured assets, so the possibility of default is nonexistent. However, the company's main activity, investing in real estate projects, is currently stalled due to some projects not having completed the necessary legal procedures, resulting in a lack of capital flow.

Therefore, our company's business operations are completely normal.

- Regarding the implementation of the coordinated forestry planting project, we have also received confirmation from the Protective Forest Management Board and the Forest Protection and Development Fund regarding the progress of reforestation. As for the Trung Van New Urban Area Expansion project, we are still finalizing, reviewing, and adjusting the plan to ensure its feasibility.

The full content of the 2026 semi-annual financial report has been posted on the company's website: http://thuongmaihatay.vn .

We hereby declare that the information published above is true and accurate, and we assume full legal responsibility for its content.

Recipient:

- As above
- Save VT

Hanoi, August 14 , 2026

HA TAY TRADING JOINT STOCK COMPANY

CHỦ TỊCH HĐQT

CÔNG TY CỔ PHẦN THƯƠNG MẠI HÀ TÂY

ĐÀO VĂN CHIẾN