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

Number: 1408GT-HTT

Regarding the explanation of discrepancies in audited figures.

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, Ha Tay Trading Joint Stock Company would like to explain the discrepancy between the audited semi-annual financial report for 2026 and the figures previously reported by the company as follows:

Target	Pre-audit figures	Post-audit figures	Difference
1. Revenue from sales and provision of services (1)	3,042,007,154	3,042,007,154	But
2. Revenue deductions	But		But
3. Net revenue from sales and services (10 = 01 - 02)	3,042,007,154	3,042,007,154	But
4. Cost of goods sold	1,773,679,349	3,084,737,872	1,311,058,523
5. Gross profit from sales and services (20=10-11)	1,268,327,805	(42,730,718)	(1,311,058,523)
6. Profit/loss from the sale and liquidation of investment properties.			But
7. Financial operating revenue	32,770	32,770	But
8. Financial costs	1,722,390,472	1,722,390,472	But
- Borrowing costs	1,722,390,472	1,722,390,472	But
9. Cost of goods sold	But		But
10. Business management costs	2,458,184,474	5,005,976,215	2,547,791,741

11. Net profit from business operations {30=20+21+22-(23+25+26)}	**(2,912,214,371)**	**(6,771,064,635)**	**(3,858,850,264)**
12. Other income	**But**		**But**
13. Other expenses	**20,443,089**	**20,443,089**	**But**
14. Other profit (40=31-32)	**(20,443,089)**	**(20,443,089)**	**But**
15. Total accounting profit before tax (50 = 30 + 40)	**(2,932,657,460)**	**(6,791,507,724)**	**(3,858,850,264)**
16. Current Corporate Income Tax Expense	**But**		**But**
17. Deferred Corporate Income Tax Expense	**But**		**But**
18. Profit after corporate income tax (60 = 50 - 51 - 52)	**(2,932,657,460)**	**(6,791,507,724)**	**(3,858,850,264)**
19. Basic earnings per share(*)	**(100)**	**(340)**	**(240)**
20. Declining earnings per share(*)	**0**		**But**

I. Reasons for the difference:

1. Cost of goods sold has increased compared to the unit's figures. : **1,311,058,523** adjusted CCSC allocation costs .

2. Post-audit management expenses increased **by VND 2,547,791,741** due to: The audit added a provision for doubtful receivables.

II. Explanation of the loss:

Due to the difficult economic situation, many of the company's properties cannot be leased out, while the company still has to deduct asset depreciation, pay interest expenses to credit institutions, and make provisions for overdue debts.

On the other hand, due to the difficult economic situation, many customers are unable to repay their debts to the company; the company has to set aside provisions….

For the reasons mentioned above, the company's production results for the first six months of 2026 showed a loss, even though the company's business operations remained normal as in previous years.

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