

Number: 1408/GT-HTT

Regarding explanation of data discrepancies after audit

Dear : State Securities Commission

Hanoi Stock Exchange

- Company name: Ha Tay Trading Joint Stock Company
- Stock code: HTT
- Head office: HTT TOWER Building, No. 89 Phung Hung Street, Phuc La Ward,
Ha Dong District, Hanoi
- Phone: (024) 33547252

Pursuant to Clause 4, Article 11 of Circular 155/2015/TT-BTC of the Ministry of Finance guiding on information disclosure on the stock market, Ha Tay Trading Joint Stock Company would like to explain the difference in the audited data for the first 6 months of 2025 compared to the data reported by the company as follows:

Target	Pre-audit figures	Audited figures	Difference
1. Net revenue	3,767,651,849	3,755,047,765	(12,604,084)
2. Cost of goods sold	2,982,509,991	2,915,369,456	(67,140,535)
Gross profit	785,141,858	839,678,309	54,536,451
3. Financial revenue	22,462	19,175	(3,287)
4. Financial costs	1,525,763,099	2,120,139,030	594,375,931
5. Business management costs	2,346,561,884	2,507,138,040	160,576,156
Net profit from operating activities	(3,087,160,663)	(3,787,579,586)	(700,418,923)
6. Other income		500,000,000	500,000,000
7. Other costs	590,547,845	590,547,845	-
8. Other profits	(735,728,140)	(90,547,845)	645,180,295
Total accounting profit before tax	(3,677,708,508)	(3,878,127,431)	(200,418,923)
Accounting profit after tax	(3,677,708,508)	(3,878,127,431)	(200,418,923)

I. Reasons for the difference:

1. Audited net revenue for the first 6 months of 2025 decreased compared to the unit's figures: 12,604,084 VND due to: Adjusting rental revenue to unrealized revenue.
2. Cost of goods sold is lower than the unit's figures. : 67,140,535 reversal of inventory write-down provision.
3. The increase in post-audit financial costs compared to the number of units is: 594,375,931 VND is due to the additional calculation of the unit interest expense.
4. Increased post-audit management costs: 160,576,156 VND due to: Auditor's additional provision for overdue debts.
5. Other profits increased compared to the audited figures: VND 500,000,000 due to: Transferring the amount Surise advanced to 711

II. Explanation of loss:

Due to the difficult economic situation, many of the company's real estate properties cannot be leased while the company still has to depreciate assets, pay interest to credit institutions and make provisions for overdue debts.

On the other hand, due to the difficult economic situation, many customers cannot pay their debts to the company; the company has to set aside provisions....

For the above reasons, the company's production results in the first 6 months of 2025 were at a loss, although the company's business activities remained normal as in previous years.

The entire content of the Financial Report for the first 6 months of 2025 has been posted on the company's website: <http://thuongmaihatay.vn>.

We hereby commit that the information published above is true and take full legal responsibility for the content of the published information.

Hanoi, August 14, 2025

COMPANY

Recipient:

- As above

- Save VT



TỔNG GIÁM ĐỐC
Đào Văn Chiến