

**DUA FAT GROUP
JOINT STOCK COMPANY**

**SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness**

Number: 190126.03/CV/DF

Hanoi, January 19, 2026

*Regarding the explanation of the difference
in after-tax profit in the current income
statement compared to the same period last
year.*

**Dear: - State Securities Commission
- Hanoi Stock Exchange (HNX)**

Dua Fat Group Joint Stock Company (Stock code: DFF) would like to express its sincere gratitude for the support and assistance provided by your organization over the past period.

Based on Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on the disclosure of information in the securities market.

Based on the Company's self-prepared business performance reports for Q4 2025 and Q4 2024.

Dua Fat Group Joint Stock Company would like to explain the difference in after-tax profit in this period's financial statement compared to the same period last year, specifically as follows:

No.	CONTENT	Self-prepared financial statements for Q4 2025	Self-prepared financial statements for Q4 2024
1	Separate Financial Statements	(48,794,954,843)	(214,198,248,121)

- For Separate Financial Statements:
 - In the fourth quarter of 2025, due to the continued difficulties and challenges facing the domestic economy, especially in the real estate sector, this directly and profoundly affected our company's business operations. Total revenue for the period decreased by VND 128,229,117,789, a decrease of 66.84% compared to the same period in 2024, while total expenses decreased by VND 294,486,961,424, a decrease of 72.37%. As a result,



profit in the Q4 financial statement this year increased by VND 165,403,293,278 compared to the same period last year, equivalent to an increase of 77.22%.

The above is an explanation of the difference in after-tax profit between the self-prepared financial statements for the fourth quarter of this year and the same period in 2024. Dua Fat Group Joint Stock Company hereby reports this for your information.

Sincerely yours./.

Recipient:

- As above;
- Save VT.

**CHAIRMAN OF THE BOARD OF
DIRECTORS**



LE DUY HUNG

