

Number: 55 /TPHN - KT

Ha Noi, January 29, 2026

Re: Explanation of reasons for changes in net profit after  
tax in separate financial statements and consolidated  
financial statements for the fourth quarter of 2025

To: - STATE SECURITIES COMMISSION  
- HANOI STOCK EXCHANGE

- Company name: HANOI FOODSTUFF JOINT STOCK COMPANY  
- Head office address: No. 24-26 Tran Nhat Duat Street, Dong Xuan Ward, Hoan Kiem District,  
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 fourth Quarter of 2025 as follows:

Target	Quarter IV year 2025	Quarter IV year 2024	Difference 2025/2024	% increase (decrease)
Profit after corporate income tax in separate financial statements	881,656,929	(7,899,198,276)	8,780,855,205	Turning from a loss to a profit.
Profit after corporate income tax in consolidated financial statements	1,458,458,255	(7,469,849,915)	8,928,308,170	Turning from a loss to a profit.

The Company's after-tax profit in the separate financial statement for Q4 2025 was positive due to increased service revenue and reduced land lease costs in 2025.

The Company's after-tax profit in the consolidated financial statement for Q4 2025 was positive due to reduced land lease costs in 2025 and increased service revenue of the parent company.

The company's after-tax profit in the separate financial statements for Q4 2025 and the consolidated financial statements for Q4 2025 showed a profit compared to the same period in 2024 due to reduced land lease costs in 2025, increased service revenue, and no longer incurring losses from wholesale business operations.

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.



Nguyễn Thái Dung