

Number: *1FC* /TPHN - KT

Ha Noi, April 20, 2026

Re: Explanation of reasons for changes in net profit after tax in separate financial statements and consolidated financial statements for the first quarter of 2026

To: - STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE

- Company name: HANOI FOODSTUFF JOINT STOCK COMPANY
- Head office address: No. 24-26 Tran Nhat Duat Street, Hoan Kiem Ward, 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 first Quarter of 2026 as follows:

Target	Quarter I year 2026	Quarter I year 2025	Difference 2026/2025	% increase (decrease)
Profit after corporate income tax in separate financial statements	261.468.363	167.254.297	+94.214.066	56%
Profit after corporate income tax in consolidated financial statements	(1.709.156.252)	(3.099.095.211)	+1.389.938.959	Reduce losses

The Company's after-tax profit in the separate financial statement for the first quarter of 2026 was positive compared to the same period in 2025 due to increased revenue from service provision.

The Company's after-tax profit in the consolidated financial statement for the first quarter of 2026 showed a loss due to increased financial expenses. The Company's after-tax profit in the consolidated financial statement for the first quarter of 2026 showed a reduced loss compared to the same period in 2025 because the first quarter of 2025 incurred the cost of extending the land lease for the Bac Qua Commercial and Service Supermarket construction project (a subsidiary of the Company).

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.

CHAIRWOMAN *me*
CÔNG TY
CỔ PHẦN
THỰC PHẨM
HÀ NỘI
ĐƯƠNG THỊ LAM