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JOINT STOCK COMPANY
HA TAY TRADE

Number: 1507/GT-HTT

Regarding the explanation of losses in the Q2 2026 financial statements.

SOCIALIST REPUBLIC OF VIETNAM
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To: 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, District Ha Dong, 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 Trading Joint Stock Company Tay would like to provide the following explanation regarding the loss in the Q2 2026 financial statements:

Target	This quarter of this year	This time last year	Difference
1. Revenue from sales and provision of services (1)	1,688,271,363	2,320,250,602	(631,979,239)
2. Revenue deductions	-	-	-
3. Net revenue from sales and services (10 = 01 - 02)	1,688,271,363	2,320,250,602	(631,979,239)
4. Cost of goods sold	971,597,115	2,218,877,367	(1,247,280,252)
5. Gross profit from sales and services (20=10-11)	716,674,248	101,373,235	615,301,013
6. Profit/loss from the sale and liquidation of investment properties.	-		-
7. Financial operating revenue	17,059	11,317	5,742
8. Financial costs	861,195,236	794,882,099	66,313,137
- Borrowing costs	861,195,236	794,882,099	66,313,137
9. Cost of goods sold	-	-	-

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10. Business management costs	1,423,108,262	1,107,294,235	315,814,027
11. Net profit from business operations {30=20+21+22-(23+25+26)}	(1,567,612,191)	(1,800,791,782)	233,179,591
12. Other income	-	-	-
13. Other expenses	(222,040,408)	334,199,455	(556,239,863)
14. Other profit (40=31-32)	222,040,408	(334,199,455)	556,239,863
15. Total accounting profit before tax (50 = 30 + 40)	(1,345,571,783)	(2,134,991,237)	789,419,454
16. Current Corporate Income Tax Expense	-	-	-
17. Deferred Corporate Income Tax Expense	-	-	-
18. Profit after corporate income tax (60 = 50 - 51 - 52)	(1,345,571,783)	(2,134,991,237)	789,419,454

Explanation:

With the rapid growth of e-commerce, many customers are shifting from shopping in physical stores to online shopping. This reduces the demand for commercial space. Therefore, the company's real estate assets cannot be leased out, while the company still has to depreciate these assets and accrue interest expenses payable to credit institutions.

The full content of the Q2 2026 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, July 15, 2026
HA TAY TRADING JOINT STOCK COMPANY

CÔNG TY CỔ PHẦN THƯƠNG MẠI HÀ TÂY
Q. HÀ ĐÔNG - TP. HÀ NỘI

CHỦ TỊCH HĐQT