BONG BACH TUYET JOINT STOCK COMPANY

No.: 10/2026/CV-BBT-KT

Re: Explanation of change in Q3 2026 separate profit after tax

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Ho Chi Minh City, 29 October 2026

To:

- State Securities Commission of Vietnam
- Hanoi Stock Exchange

Company: Bong Bach Tuyet Joint Stock Company
Ticker: BBT
Registered address: 550 Au Co Street, Bay Hien Ward, Ho Chi Minh City
Telephone: 028 37652516 - Fax: 028 37652515
Legal representative: Ngo Thi Thu Trang - Position: General Director
Enterprise Registration Certificate No: 0300715584, initially issued on 28 May 1998, with the 20th amendment registered on 09 September 2026.

Based on the Company's reviewed separate financial statements for Q3 2026 and its internally prepared separate financial statements for Q3 2025.

Bong Bach Tuyet Joint Stock Company hereby explains the year-on-year change of more than 10% in profit after tax for Q3 2026, in accordance with applicable information disclosure regulations, as follows:

No.	Item	Q3 2026 FS Reviewed	Q3 2025 FS Internally prepared	Difference (VND)	Change (%)
1	Profit after tax – separate FS	9.509.259.023	4.695.779.419	4.813.479.604	102.5%

EXPLANATION

According to the reviewed separate financial statements for Q3 2026, profit after corporate income tax was VND 9,509,259,023, an increase of VND 4,813,479,604, or 102.5%, from VND 4,695,779,419 in the same period of the previous year.

The principal factors contributing to this change were as follows:

1. Growth in revenue and gross profit

Net revenue reached VND 78.78 billion, up 22.0% year on year, while gross profit reached VND 30.25 billion, up 21.4%. Gross profit margin remained relatively stable at 38.4%, compared with 38.6% a year earlier.

2. Reduction in finance costs and selling expenses

Finance costs decreased by 43.7%, including a 48.1% reduction in interest expense. Selling expenses also fell by 10.0% year on year, supporting operating results.

3. Increase in operating profit

Although general and administrative expenses rose by 21.9%, higher gross profit and reductions in finance costs and selling expenses offset the increase. Operating profit reached VND 11.88 billion, up 112.1%.

4. Profit after tax growth driven mainly by core operations

Profit before tax reached VND 11.89 billion, up 99.9%, and profit after tax reached VND 9.51 billion, up 102.5% year on year. This improvement was mainly attributable to operating activities.

In summary, profit after tax in the separate financial statements for Q3 2026 increased by 102.5%, mainly due to growth in revenue and gross profit, together with lower finance costs and selling expenses.

The above constitutes the Company's explanation of the change in profit after tax in its separate financial statements for Q3 2026.

Thank you for your attention.

Distribution:
- *As addressed;*
- *Administration Department;*
- *Finance and Accounting Department.*

Ho Chi Minh City, 29 October 2026
LEGAL REPRESENTATIVE
(Signature, full name and seal)

M.S.D.N: 0300715584 - C.T.C.P. CÔNG TY CỔ PHẦN BÔNG BẠCH TUYẾT THÀNH PHỐ HỒ CHÍ MINH

NGO THI THU TRANG