THANG LOI COFFEE JOINT STOCK COMPANY	SOCIALIST REPUBLIC OF VIETNAM
No.: 120/CV-CTCP	**Independence – Freedom – Happiness**
"Re: Explanation of profit after tax on the Audited Semi-annual financial report 2026 changed by more than 10% over the same period last year"	*Dak Lak, August 08, 2026*

CÔNG TY CỔ PHẦN CÀ PHÊ THẮNG LỢI

Digitally signed by CÔNG TY CỔ PHẦN CÀ PHÊ THẮNG LỢI
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To: - State Securities Commission of Vietnam;
Hanoi Stock Exchange

I. INTRODUCTION ABOUT INFORMATION DISCLOSURE ORGANIZATION

1. Name of organization: **THANG LOI COFFEE JOINT STOCK COMPANY**
2. Stock Code: **CFV**
3. Address: Km 17, National Highway 26, Ea Knuec Commune, Dak Lak Province
4. Phone number: 0262.3514362 Fax: 0262.3514365

II. DISCLOSURE OF INFORMATION:

Thang Loi Coffee Joint Stock Company would like to explain that the profit after tax on Audited Semi-annual financial report 2026 changed by more than 10% over the same period last year, specifically:

ITEM	Code	Note	First 6 months of 2026	First 6 months of 2025	Difference	Ration
			VND	VND		%
Revenue from sales of goods and rendering of services	**1**	**6.01**	**256.790.007.013**	**281.619.188.468**	**(24.829.181.455)**	**(9)**
Revenue deductions	02		-	-	-	-
Net revenues from sales and services rendered	**10**		**256.790.007.013**	**281.619.188.468**	**(24.829.181.455)**	**(9)**
Costs of goods sold	11	6.02	243.059.951.644	263.934.957.856	(20.875.006.212)	(8)
Gross revenues from sales of goods and rendering of services	**20**		**13.730.055.369**	**17.684.230.612**	**(3.954.175.243)**	**(22)**
Revenue from financial activities	21	6.03	6.377.688.962	5.341.840.141	1.035.848.821	19
Financial expenses	22	6.04	7.622.083.524	8.957.875.487	(1.335.791.963)	(15)
In which: interest expenses	*23*		*4.363.685.628*	*3.455.465.263*	*908.220.365*	*26*
Selling expenses	25	6.05	4.157.406.044	4.251.147.025	(93.740.981)	(2)
General administration expenses	26	6.06	5.582.754.868	4.380.547.602	1.202.207.266	27
Net profit from operating	**30**		**2.745.499.895**	**5.436.500.639**	**(2.691.000.744)**	**(49)**
Other income	31	6.07	1.145.600.912	1.797.712.216	(652.111.304)	(36)
Other expenses	32	6.08	634.329.887	5.726.919.213	(5.092.589.326)	(89)
Other profits	**40**		**511.271.025**	**(3.929.206.997)**	**4.440.478.022**	**(113)**
Total accounting profit before	**50**		**3.256.770.920**	**1.507.293.642**	**1.749.477.278**	**116**
Current corporate income tax	51	6.09	628.150.402	343.143.635	285.006.767	83
Deferred corporate income tax	52		-	-	-	-
Profit after CIT	**60**		**2.628.620.518**	**1.164.150.007**	**1.464.470.511**	**126**

According to the reviewed semi-annual financial statements for 2026, profit after corporate income tax reached VND 2,629 million, an increase of VND 1,464 million (up 126%) compared to the same period last year.

The primary reasons for this fluctuation are as follows:

Revenue from sales and services for the first half of 2026 reached VND 256,790 million, a decrease of VND 24,829 million (down 9%) compared to the same period last year. Despite export volumes remaining unchanged, revenue dropped sharply. This was primarily due to a significant decline in both domestic and global coffee prices during the first half of 2026 compared to the same period last year; the average green coffee price was VND 90,000/kg in the first half of 2026, compared to VND 130,000/kg in the same period last year (a decrease of VND 40,000/kg).

Consequently, gross profit from sales and services stood at VND 13,730 million, a decrease of VND 3,954 million (down 22%).

Financial expenses decreased significantly (by VND 1,336 million, or 15%) due to minimal fluctuations in foreign exchange rates.

Driven by these factors, profit before tax for the first half of 2026 increased by VND 1,749 million (up 116%) compared to the same period last year; after fulfilling corporate income tax obligations, profit after tax increased by VND 1,464 million (up 126%).

This report explains the reasons for the change of more than 10% in profit after tax as presented in the reviewed semi-annual financial statements for 2026 compared to the same period last year. The Company affirms that the information disclosed herein is accurate and assumes full legal responsibility for the content of the disclosed information.

This is the Company's explanatory report regarding the variation of more than 10% in profit after tax as shown in the reviewed semi-annual financial statements compared to the same period of the previous year. The Company affirms that the information disclosed herein is accurate and assumes full legal responsibility for the content of the disclosed information.

Best regards,/.

Recipients:

- *As above*
- *Filing: Admin-Accounting*

Representative of the organization

Legal Representative/Disclosure Officer

(Signature, full name, position, seal)

M.S.D.N: 6000112456-C.T.C CÔNG TY CỔ PHẦN CÀ PHÊ THẮNG LỢI XÃ EA KNUỆC - T.ĐẮK LẮK

Đỗ Hoàng Phúc