CTP GROUP CORPORATION

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

No.: 2007/2026/CV-CTP

Explanation of Changes in Profit After Tax in Q2/2026

Hanoi, July 20, 2026

To: **The State Securities Commission;**
Hanoi Stock Exchange.

Pursuant to Circular No. 96/2020/TT-BTC signed on November 16, 2020, by the Ministry of Finance on Information Disclosure in the Securities Market.

CTP Group Corporation (trading code: CTP) respectfully submits this explanation to the Honorable Commission and the Exchange regarding the matter that "**Profit after tax in Q2 2026 of the Company fluctuated by more than 10% compared to the same period in 2025**", as follows:

No.	Indicators	Q2/2025 (VND)	Q2/2026 (VND)	Year-on-year comparison	
				Year-on-year value difference (VND)	Rate (%)
1	Sales from goods and services sold	14,660,020,000	57,097,941,330	42,437,921,330	289.48%
2	Profit after income tax	227,879,216	188,212,985	-39,666,231	-17.41%

In the second quarter of 2026, the Company recorded a profit after tax of VND 188,212,985, representing a decrease of VND 39,666,231 compared to the same period last year (Q2/2025 profit was VND 227,879,216), which corresponds to a 17.41% decline. This business performance variance is due to the following reasons: In Q2/2026, following a restructuring process, the Company officially re-entered the agricultural business market, focusing on commodities such as coffee and pepper. Consequently, revenue increased by nearly VND 42.4 billion, a 289.48% increase year-on-year. However, as this was the initial phase of market re-entry, the Company had to gradually rebuild its purchasing system, develop supply sources, expand its customer base, and restore distribution channels amidst intensifying competition. Additionally, the upward trend in raw material prices, transportation, and logistics costs compressed profit margins, causing business efficiency to not grow proportionally with revenue growth. Furthermore, in Q2/2025, the Company recorded profits from financial investment activities, whereas in Q2/2026, profits were primarily driven by core business operations with no financial investment income generated, leading to a 17.41% year-on-year decrease in net profit.

The Company would like to report for the Committee and the Department's information.

Thank you very much./.

To:

- *As above;*
- *Document archiving.*

LEGAL REPRESENTATIVE
CHIEF EXECUTIVE OFFICER

M.S.D.N: 3200474316 C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN CTP GROUP
THÀNH PHỐ HÀ NỘI

NGUYEN VIET THINH

CÔNG TY CỔ PHẦN TẬP ĐOÀN CTP GROUP

Digitally signed by CÔNG TY CỔ PHẦN TẬP ĐOÀN CTP GROUP
DN: C=VN, S=Hà Nội, O=CÔNG TY CỔ PHẦN TẬP ĐOÀN CTP GROUP, CN=CÔNG TY CỔ PHẦN TẬP ĐOÀN CTP GROUP, OID.0.9.2342.19200300.100.1.1=MST: 3200474316
Reason: I am the author of this document
Location:
Date: 2026-07-20 15:40:53