

HANOI TRADING CORPORATION
-JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 71 /TCT-B. TCKT

About: Explanation of separate financial
statements and audited consolidated financial
statements in 2024

Hanoi, date 31 month 3 year 2025

To: STATE SECURITIES COMMISSION
HANOI STOCK EXCHANGE

I. Introduction of information disclosure organization:

1. Company name: Hanoi Trading Corporation – Joint Stock Company
2. Securities code: HTM
3. Head office address: 38-40 Le Thai To, Hang Trong Ward, Hoan Kiem District, Hanoi
4. Phone: 0243 9285938. Website: www.haprogroup.vn

II. Information Disclosure

Explanation No. 1: Regarding the accumulated profit after tax according to the information disclosure data in the fourth quarter of 2024, there is a change of more than 5% according to the accumulated data on the audited consolidated financial statements of 2024 and the business results after corporate income tax on the separate financial statements and the audited consolidated financial statements of 2024 are lost, detailed as the following data:

Indicator	Pre-audit data	Audited figures	Difference	
			Amount	Ratio
Profit after corporate income tax on consolidated audited financial statements of the Corporation	(24,575,874,053)	(27,413,920,589)	(2,838,046,536)	Increase Loss

Hanoi Trading Corporation – Joint Stock Company would like to explain the main reason as follows:

The after-tax profit on the consolidated audited financial statements of the Corporation increases in loss compared to the data on the pre-audited financial statements due to the additional provision for financial investments being devalued.

Profit after corporate income tax on separate and consolidated audited financial statements was lost due to the negative impacts of the Covid 19 pandemic, the main business activities of the Corporation have not been restored. Export activities have stalled due to political instability and epidemics; retail, service business and commercial

infrastructure exploitation have not recovered from the pandemic. The member companies are similarly affected, so the Corporation does not have the same dividend source of investments as in previous years.

Explanation No. 2: On qualified opinions, we would like to explain as follows:

- Regarding to the qualified opinion related to the fact that the documents have not been fully collected, there is not enough basis to assess the reasonableness of the recognition of the revenue from business cooperation, we would like to explain as follows: At the time of issuance of audited financial statements, the Corporation and partners had not completed some detailed settlement contents on labor to perform some work items of Quarter IV/2024 under the contract, so the auditor has stated in the auditor's opinion for the Corporation to complete.

- Regarding the qualified opinion related to the fact that the financial statements of capital contribution receiving companies have not been collected, we would like to explain as follows: Due to the percentage of capital ownership of the Corporation at Cointra Investment Construction Investment Trading Joint Stock Company and the Joint Venture of Nga Tu So Shopping Center with the non-dominant ratio, the Corporation does not have time to collect the audited financial statements at these companies.

We hereby certify that the information disclosed above is true and we shall take full legal responsibility for the content of the disclosed information.

Our sincerely./.

Recipients:

- As stated above.
 - Chairman of the Directors of the Corporation.
 - Members of the Board of Directors of the Corporation.
 - Board of Supervisors of the Corporation.
 - Executive Board of the Corporation.
 - Filed: Office, Finance and Accounting Department.
- (for reporting)

General Director



Đương Thị Lam