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Gia Lai, October 30, 2026

Re: Explanation of Business

Results for the Third Quarter of 2026

To: State Securities Commission of Vietnam

Ho Chi Minh City Stock Exchange (HOSE)

Phu Tai Joint Stock Company hereby provides an explanation of the reasons for its business results in the third quarter of 2026 compared with the corresponding period of 2025, as follows:

- 1. The indicators reflecting the business performance in the third quarter of 2026 are as follows:**

Unit of measurement: VND million

	Q3 2026	Q3 2025	Difference	
			+/-	%
Separate Financial Statements				
Revenue	540,977	380,735	160,241	42.09%
Gross profit	108,671	92,149	16,522	17.93%
Profit before tax	36,252	52,698	(16,447)	(31.21%)
Profit after tax	29,307	42,075	(12,768)	(30.35%)
Consolidated Financial Statements				
Consolidated revenue	2,178,700	1,707,535	471,166	27.59%
Gross profit	416,142	361,393	54,749	15.15%
Consolidated profit before tax	162,825	171,718	(8,893)	(5.17%)
Consolidated profit after tax (PAT)	131,863	140,684	(8,822)	(6.27%)

- 2. Explanation of changes in business results for the third quarter of 2026 compared with the corresponding period of 2025:**

Revenue increased significantly compared with the corresponding period due to higher sales volume in the wood and stone segments and increased real estate activity. In addition, the pellet business began operating steadily and achieved its revenue target.

The decrease in profit compared with the corresponding period was attributable to the following:

- Seasonal factors and product mix, together with higher fuel prices, resulted in increased transportation costs and affected raw materials.

- The pellet business had only recently commenced operations and therefore had not yet achieved its expected profit, although its sales reached the established target.

- Finance costs for projects in the preparation phase affected the profit margin compared with the corresponding period.

Accordingly, the Company has prepared this report to inform the State Securities Commission (SSC) and the Ho Chi Minh City Stock Exchange (HOSE) of the Q3 2026 business results compared with the corresponding period of 2025.

Recipients:

- As above
- Filed with the Finance and Accounting Department,
- Information Disclosure Officer, and Records Office

GENERAL DIRECTOR



NGUYỄN SỸ HÒE