

**TTBGROUP JOINT STOCK
COMPANY**

No.: 110/2026/CV-TTB

(Ref: Explanation for the delay in
disclosing the Audited Financial
Statements of 2025)

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom – Happiness

Thai Nguyen, April 24, 2026

To: Hanoi Stock Exchange (HNX)

Pursuant to Official Dispatch No. 918/SGDHN-QLNY dated April 9, 2026, issued by the Hanoi Stock Exchange, TTBGROUP Joint Stock Company (hereinafter referred to as "TTB") would like to provide an explanation regarding the delay in Information Disclosure (ID) as follows:

1. Reasons for the delay in information disclosure:

- During the audit process of the 2025 Financial Statements, the Company proactively coordinated and provided all necessary records and vouchers to the auditing firm. However, in 2025, Thai Nguyen province (where the Company's headquarters and archives are located) suffered severe destruction from Typhoon Matmo and the accompanying historic floods. Due to the specific terrain and the complex nature of the natural disaster, the Company's workspace and archives were deeply submerged for an extended period. This caused significant damage to many original documents, creating obstacles for the audit team in accessing and verifying physical audit evidence.

- This objective event led to a delay in the completion of the audit report compared to the initial schedule, preventing the Company from disclosing information within the timeframe prescribed by Circular 96/2020/TT-BTC

2. Remedial measures and commitments:

- Regarding Information Disclosure: Immediately upon receiving the finalized Financial Statements from the auditing firm, TTB will perform the ID process on the Company's website and the HNX system in accordance with regulations.

- Commitment: TTB seriously learns from this experience in finalizing Financial Statements and will strictly monitor progress to ensure that all future information disclosure obligations are fulfilled completely and on time.

3. Recommendations: We respectfully request the Hanoi Stock Exchange to consider the force majeure conditions caused by natural disasters that the Company encountered in Thai Nguyen. We hope the Exchange will refrain from applying severe disciplinary measures, thereby creating favorable conditions for the Company to stabilize its business operations.

Respectfully./.

Recipients:

- *As above;*
- *Archived: Office.*

GENERAL DIRECTOR



The stamp is circular and red. It contains the text 'CONG TY CỔ PHẦN TTB GROUP' around the top edge and 'M.S.D.N: 4600359768 - C.T.C.P.' around the bottom edge. In the center, there is a stylized red logo of a lotus flower with the letters 'TTB' and 'GROUP' below it. A handwritten signature in black ink is written across the stamp.

PHUNG VAN THAI