

Số: 35 /2026/CV-KT

Hai Phong, October 15, 2026

"Re: : Explanation for the difference of more
than 10% of NPAT in the same period last
year

**Dear: - STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE**

Transportation and Trading Services Joint Stock Company (Stock code: TJC) would like to explain the reason why business results in the third quarter of 2026 differ by more than 10% compared to the same period last year as follows:

In the year 2026, the Company's main business activity is still office leasing with an occupancy rate of 99% of the total rental area. Total sales revenue and service provision in this period reached VND 1,07 billion, up 4,8% over revenue from office leasing operations in the same period last year because the office rental rates for some clients will be adjusted upwards in 2026 according to their signed contracts. Cost of goods sold in this period was VND 545 million, down 2,3% compared to the same period last year due to the company's efforts to cut costs. Business management expenses in this period were VND 517 million, down 50% compared to the same period last year. This is mainly due to the company's downsizing, resulting in reduced labor costs. Financial revenue this period reached VND 1,2 billion, down 36% to the same period last year as the Company paid a cash dividend for 2025 in May 2026 at a rate of 90% per share—amounting to a total of VND 77.4 billion—it reduced its term deposits at the bank. Due to the above reasons, at the end of the third quarter of year 2026, the Company's total accounting profit after tax reached VND 895 million, down 13,8% compared to the same period year 2025.

Sincerely report!

Place of receipt

- as regards
- Save and publish information

LEGAL REPRESENTATIVE



GIÁM ĐỐC
Trần Mạnh Cường