CÔNG TY CỔ PHẦN ROX KEY HOLDINGS
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CÔNG TY CỔ PHẦN
ROX KEY HOLDINGS
ROX KEY HOLDINGS JOINT STOCK COMPANY

Số: 73 /2026/CV-ROXKEY
No.: 73 /2026/CV-ROXKEY

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hà Nội, ngày 30 tháng 10 năm 2026
Ha Noi, day 30 month 10 year 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ

PERIODIC INFORMATION DISCLOSURE

Kính gửi: - Ủy ban Chứng khoán Nhà nước;
- Sở giao dịch chứng khoán TP. HCM;

To: *- State Securities Commission of Vietnam*
- Hochiminh Stock Exchange

1. Tên tổ chức/ *Name of organization*: Công ty Cổ phần ROX Key Holdings/ *ROX Key Holdings Joint Stock Company*

Mã chứng khoán/ *Stock code*: TN1

Địa chỉ/ *Address*: Tầng 25, Tòa tháp A, 54A Nguyễn Chí Thanh, Phường Láng, Thành phố Hà Nội/ *25th floor, Tower A, 54A Nguyen Chi Thanh, Lang, Ha Noi.*

Điện thoại liên hệ/ *Tel.*: 024 7307 3099 Fax: Không có/ *Not available*

Email: vanphongtn1@roxkey.vn Website: https://roxkey.vn/

2. Nội dung thông tin công bố/ *Contents of disclosure*:

- Báo cáo tài chính riêng và hợp nhất Quý 3 năm 2026/ *Q3.2026 separate and consolidated financial statements*
- Công văn giải trình/ *Explanatory Dispatch.*

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 30/10/2026 tại đường dẫn https://roxkey.vn/quan-he-co-dong/ *This information was published on the company's website on 30/10/2026 (date), as in the link https://roxkey.vn/quan-he-co-dong.*

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/ *We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Tài liệu đính kèm:
- BCTC riêng Q3. 2026;
- BCTC hợp nhất Q3.2026;
- Công văn giải trình số 74./2026/CV-ROXKEY

Attached documents:
- Q3.2026 separate financial statement;
- Q3.2026 consolidated financial statement;
- Explanatory Dispatch No. 74./2026/CV-ROXKEY

ĐẠI DIỆN TỔ CHỨC
NGƯỜI ĐƯỢC ỦY QUYỀN CÔNG BỐ THÔNG TIN
ORGANIZATION REPRESENTATIVE
PERSON AUTHORIZED TO DISCLOSE INFORMATION
(Signature, full name, position, and seal)



VŨ THỊ THU HÀ

ROX KEY HOLDINGS JOINT STOCK COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No. 74 /2026/CV-ROXKEY

Hanoi, 30 October 2026

Explanation of the after-tax profit variance in the third quarter 2026 financial statements

To:
- **State Securities Commission of Vietnam**
- **Ho Chi Minh City Stock Exchange**

- *Based on the current legal regulations of Vietnam;*
- *Based on Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the securities market;*
- *Based on the Separate and Consolidated Financial Statements for Q3 2026*

First, ROX Key Holdings Joint Stock Company (the "Company") would like to extend its sincere greetings to the State Securities Commission and the Ho Chi Minh City Stock Exchange.

Through this document, ROX Key Holdings Joint Stock Company would like to provide a detailed explanation of the after-tax profit variance in the separate and consolidated financial statements for Q3 2026 as follows:

1. In the separate financial statements for Q3 2026

Currency: VND

Item	Q3 2026	Q3 2025	Difference	
			Value	%
Net revenue	18,446,947,698	4,347,079,844	14,099,867,854	324.4%
Net profit/(loss) after tax	33,413,994,513	4,984,705,223	28,429,289,290	570.3%

Profit after corporate income tax for the third quarter of 2026 compared to the profit after tax for the third quarter of 2025 increased VND 28.43 billion. Representing an increase of 570.3%.

REASON

No.	Item	Increase/Decrease Q3 2026 compared Q3 2025	Reason
1	Net revenue	Increase VND 14.10 billion	Revenue from management consulting services provided to subsidiaries increased due to higher demand from the subsidiaries.
2	Cost of services rendered	Increase VND 12.16 billion	Cost of sales increased in line with revenue.
3	Financial income	Increase VND 30.28 billion	Increase due to gains from the sale of trading securities in the third quarter of 2026.
4	Financial expense	Increase VND 3.30 billion	Due to the reversal of financial investment provisions in the previous period.
5	General and administrative expenses	Increase VND 0.49 billion	Due to the Company's management expense requirements.
6	Other profit	Increase VND 0.00001 billion	Due to no other expenses or other income being incurred in the third quarter of 2026.
7	**Increase/Decrease in Net profit after-tax**	**Increase VND 28.43 billion**	

2. In the consolidated financial statements Q3 2026

Currency: VND

Item	Q3 2026	Q3 2025	Difference	
			Value	%
Net revenue	333,410,643,307	250,596,017,840	82,814,625,467	33.0%
Net profit after tax	69,313,643,064	44,604,331,530	24,709,311,534	55.4%

Profit after corporate income tax for the third quarter of 2026 compared to the profit after tax for the third quarter of 2025 increased VND 24.71 billion. Representing an increase of 55.4%.

REASON

No.	Item	Increase/Decrease Q3 2026 compared Q3 2025	Reason
1	Net revenue	Increase VND 82.81 billion	Increase due to the addition of several new operations management projects in the third quarter of 2026 compared with the same period of the previous year, as well as revenue generated by a subsidiary acquired at the end of the third quarter of 2025.
2	Cost of goods sold	Increase VND 62.82 billion	Cost of sales increased in line with the increase in revenue.
3	Gross profit	Increase VND 20.00 billion	The increase in profit was mainly attributable to profits from new operations management projects in the third quarter of 2026 compared with the same period of the previous year, as well as profits generated by a subsidiary acquired at the end of the third quarter of 2025.
4	Financial income	Increase VND 30.31 billion	Increase mainly due to gains from the sale of trading securities.
5	Financial expense	Decrease VND 12.69 billion	Decrease mainly because expenses arising from the revaluation of an investment at fair value were recognised in the third quarter of 2025.
6	Selling expenses	Decrease VND 0.16 billion	Decrease in line with the Company's marketing needs.
7	General and administrative expenses	Increase VND 18.56 billion	Due to an increase in management expenses incurred for new operations management projects in the third quarter of 2026 compared with the same period of the previous year, as well as management expenses of a subsidiary acquired at the end of the third quarter of 2025.
8	Share of joint ventures and associates' profit or loss	Decrease VND 19.23 billion	Due to a decline in the operating results of associates compared with the same period of the previous year.
9	Other profit/(loss)	Decrease VND 1.24 billion	Decrease due to an increase in other expenses and a decrease in other income compared with the same period of the previous year.
10	Current corporate income tax expense	Decrease VND 2.06 billion	Changed in line with fluctuations in the taxable profits of the Company and its subsidiaries during the period compared with the third quarter of 2025.
11	Deferred corporate income tax expense	Increase VND 1.47 billion	Due to adjustments made in the Company's consolidated financial statements.
12	**Increase/Decrease in Net profit after tax**	**Increase VND 24.71 billion**	

Above is the detailed explanation of the after-tax profit variance in the separate and consolidated financial statements for Q3 2026 of the Company.

We hereby affirm that the explanation provided above is true and accurate, and we take full responsibility under the law for the content of this explanation in this document.

Sincerely!

ON BEHALF OF ROX KEY HOLDINGS JOINT STOCK COMPANY
Legal representative

M.S.D.N: 0106673358 - C.T.C.P - CÔNG TY CỔ PHẦN ROX KEY HOLDINGS - THÀNH PHỐ HÀ NỘI

Nguyen Van Hiep