BINH THANH IMPORT EXPORT PRODUCTION BUSINESS JOINT STOCK COMPANY
GILIMEX
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SOCIALIST REPUBLIC OF VIETNAM

INDEPENDENCE - FREEDOM - HAPPINESS
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Number: 3010/2026KT/CVGTQ - GIL

Re: Explanation of changes in profit after tax for the 3rd Quarter of 2026 compared to the same period last year

Ho Chi Minh City, Date 30 Month 10 Year 2026

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

In compliance with regulations on information disclosure on the stock market, Binh Thanh Import-Export Production and Trading Joint Stock Company (Gilimex) provides explanations for the changes in profit after tax in the separate and consolidated financial statements for the 3rd Quarter of 2026 compared to the same period last year as follows:

I. Business results

Unit: VND

No.	Item	Unit	Q3/2026	Q3/2025	Percentage increase (+), decrease (-)
I. Separate Financial Statements					
1	Revenue	VND	185,490,756,806	110,201,941,701	68.32%
2	Profit after tax	VND	37,416,489,029	(6,636,808,882)	From a loss to a profit
II. Consolidated Financial Statements					
1	Revenue	VND	329,432,832,167	198,146,057,575	66.26%
2	Profit after tax attributable to shareholders of the parent company	VND	23,705,012,600	(32,335,610,556)	From a loss to a profit

II. Explanation of the reasons for the changes

1. Separate Financial Statements:

In the 3rd quarter of 2026, the Company's net revenue reached VND 185,490,756,806, representing an increase of 68.32% compared to the same period last year. Profit after tax amounted to VND 37,416,489,029, compared to a loss of VND 6,636,808,882 in the same period last year, representing an increase in profit after tax of VND 44,053,297,911.

Main reasons:

+ Sales volume increased compared to the same period last year.

+ The sales product mix shifted toward a higher proportion of products with higher profit margins, contributing to improvements in gross profit margin and overall business performance.

2. Consolidated Financial Statements:

In the 3rd quarter of 2026, consolidated net revenue reached VND 329,432,832,167, an increase of 66.26% compared to the same period last year. Profit after tax attributable to shareholders of the parent company amounted to VND 23,705,012,600, compared to a loss of VND 32,335,610,556 in the same period last year, representing an increase in profit of VND 56,040,623,156.

Main reasons:

+ Production activities: sales volume increased, while products with higher profit margins accounted for a larger proportion of total sales.

+ Industrial park infrastructure leasing activities: during the period, the Company recognized profit from industrial park infrastructure leasing at its projects, contributing to the improvement in consolidated business results compared to the same period last year.

The above is the explanation of Binh Thanh Import-Export Production and Trading Joint Stock Company regarding the reasons for changes in profit after tax for the 3rd quarter of 2026 compared to the same period last year.

The Company respectfully submits this report and discloses the information in accordance with regulations.

Recipient:
+ As above
+ Filed: Administration, Accounting.

Binh Thanh Import Export Production Trading Joint Stock Company
Chairman of the Board

LE HUNG