

No: 1910/2026/CBTT-CTP

Hanoi, October 19, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS**To: Hanoi Stock Exchange**

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, providing guidance on information disclosure on the securities market, CTP Group Corporation hereby discloses its financial statements for the third quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Organization Information

- Stock code: CTP
- Address: 8th Floor, Simco Song Da Building, Van Phuc New Urban Area, Ha Dong Ward, Hanoi City
- Phone number: 0838533333
- Email: info.ctpcompany@gmail.com
- Website: <https://ctpgroupvietnam.com>

2. Disclosure content:

- Financial statements for the Quarter III of 2026

- ☒ Separate financial statements (the listed organization has no subsidiaries, or the superior accounting unit has subordinate units);
- ☐ Consolidated financial statements (the listed organization has subsidiaries);
- ☐ Combined financial statements (the listed organization has subordinate accounting units with independent accounting departments).

- Cases requiring an explanation of the reasons

- + Profit after corporate income tax as reported in the income statement for the reporting period changes by 10% or more compared with the same period of the previous year:

☒ Yes☐ No

Explanatory document, if applicable:

☒ Yes☐ No

- + Profit after tax for the reporting period is a loss, changes from a profit in the same period of the previous year to a loss in the current period, or vice versa:

☐ Yes

☒ No

Explanatory document, if applicable:

☐ Yes

☒ No

This information was disclosed on the Company's website on October 19, 2026, at the following link <https://ctpgroupvietnam.com/category/quan-he-co-dong/>

3. Report on Transactions Valued at 35% or More of Total Assets in 2026

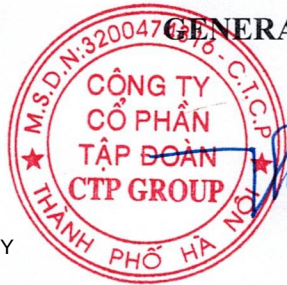
- Transaction details:.....
- Transaction value as a percentage of the enterprise's total assets (based on the 2025 financial statements):
- Transaction completion date:

We hereby undertake that the information disclosed above is true and accurate and accept full legal responsibility for the contents of this disclosure.

Attachments:

- Financial statements for the third quarter of 2026;
- Explanatory document No. 1910/2026/CV-CTP.

**LEGAL REPRESENTATIVE
GENERAL DIRECTOR**



**CÔNG TY
CỔ PHẦN
TẬP ĐOÀN
CTP
GROUP**

Digitally signed by CÔNG TY
CỔ PHẦN TẬP ĐOÀN CTP
GROUP
DN: C=VN, S=Hà Nội,
O=CÔNG TY CỔ PHẦN TẬP
ĐOÀN CTP GROUP,
CN=CÔNG TY CỔ PHẦN
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NGUYEN VIET THINH

Báo cáo tài chính
Financial Statement

Cho kỳ kế toán từ ngày 01/01/2026 đến ngày 30/9/2026
For the fiscal year ending on Sep 30, 2026

CÔNG TY CỔ PHẦN TẬP ĐOÀN CTP GROUP

CTP GROUP CORPORATION



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CTP GROUP CORPORATION

Balance sheet

For the fiscal year ending on Sep 30, 2026

This statement should be read together with the Notes to the Financial Statement

Items	Code	Note	30/09/2026 VND	01/01/2026 VND
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	100		83,898,570,721	14,898,553,227
I. Cash and cash exchangeable	110	IV.1	2,130,569,209	3,838,279,745
Cash	111		2,130,569,209	3,838,279,745
Cash exchangeable	112			-
III. Short-term receivables	130		43,053,564,884	8,430,146,530
Short-term Receivables from Customers	131	IV.2	37,105,585,015	
Prepayment to suppliers	132	IV.3	6,035,479,869	8,517,646,530
Other receivable	135		-	-
Provision for bad short-term receivables (*)	136		(87,500,000)	(87,500,000)
IV. Inventories	140	IV.4	38,636,844,374	2,630,126,952
Inventory	141		38,636,844,374	2,630,126,952
Provision for decline in inventory (*)	142		-	-
V. Provision for decline in inventory	160		77,592,254	-
Input VAT	162		77,592,254	
Taxes and Receivables from State Budget	163		-	-
B. LONG-TERM ASSETS (200 = 210+220+240+250+260)	200		113,648,036,560	139,000,000,000
I. Long-term receivables	210		-	-
II. Fixed assets	220		748,036,560	-
Tangible fixed assets	221		748,036,560	
- Cost	222		761,600,000	
- Accumulated depreciation	223		(13,563,440)	
IV. Long-term financial investments	250		-	-
V. Long-term financial investments	260	IV.5	112,900,000,000	139,000,000,000
Investments in Associates, Joint-Ventures	262		75,000,000,000	75,000,000,000
Other long-term investments	263		37,900,000,000	64,000,000,000
VI. Other long term assets	270		-	-
Long-term prepaid expenses	271		-	-
TOTAL ASSETS (270=100+200)	280		197,546,607,281	153,898,553,227

CTP GROUP CORPORATION

Balance sheet

For the fiscal year ending on Sep 30, 2026

This statement should be read together with the Notes to the Financial Statement

Items	Code	Note	30/9/2026 VND	01/01/2026 VND
C LIABILITIES (300=310+330)	300		47,631,059,152	5,310,214,086
I. Current liabilities	310		47,057,059,152	5,310,214,086
1. Payables to seller: short-term	311	IV.6	41,575,388,934	103,700,000
2. Taxes and Obligations to State Budget	314	IV.7	958,464,228	769,548,511
3. Payables to employees	315		82,939,653	-
4. Other short-term payables	320	IV.8	11,634,160	8,333,398
5. Reward and Welfare Fund	323		4,428,632,177	4,428,632,177
II. Long-term liabilities	330		574,000,000	-
1. Borrowings and finance lease liabilities	339		574,000,000	-
B. OWNER'S EQUITY	400		149,915,548,129	148,588,339,141
I. Owner's equity	410	IV.9	149,915,548,129	148,588,339,141
1. Owner's equity invested capital	411		120,999,920,000	120,999,920,000
- Ordinary stock with voting right	411a		120,999,920,000	120,999,920,000
2. Development Investment Fund	418		4,428,632,177	4,428,632,177
3. Other Funds	419		-	-
4. Undistributed Profit	420		24,486,995,952	23,159,786,964
- Accumulated Undistributed Profit by The End of The Previous Period	420a		23,159,786,964	23,088,514,314
- Undistributed Profit of the Current Period	420b		1,327,208,988	71,272,650
TOTAL RESOURCES (440=300+400)	440		197,546,607,281	153,898,553,227

Đào

Phùng Thị Đào
Preparer

Đào

Phùng Thị Đào
Chief Accountant



Nguyễn Viết Thịnh
General Director

Ha Noi City, October 15, 2026

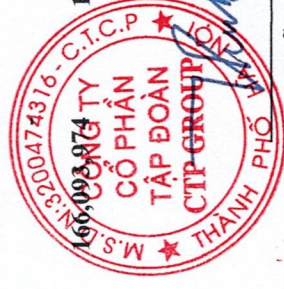
CTP GROUP CORPORATION

STATEMENT OF INCOME

For the fiscal year ending on Sep 30, 2026

This statement should be read together with the Notes to the Financial Statement

Items	Code	Note	Current year VND	Previous year VND	Accumulated from the beginning of the year (Current year)	Accumulated from the beginning of the year (Previous year) VND
1. Sales from goods and services sold	01		12,650,240,885	15,300,675,000	81,174,183,868	41,009,852,900
2. Sales deduction	02		-	-	-	0
3. Net sales from goods and services sold (10=01-02)	10	V.1	12,650,240,885	15,300,675,000	81,174,183,868	41,009,852,900
4. Cost of goods sold	11	V.2	12,468,726,950	15,076,487,500	80,585,408,745	40,505,649,459
5. Gross profit from goods and services sold (20=10-11)	20		181,513,935	224,187,500	588,775,123	504,203,441
6. Revenue from financial activities	21		-	-	-	-
7. Expenses from financial activities	22	V.3	1,600,007,770	182,735,931	1,600,035,497	678,690,819
- In there: Loan interest expense	23		-	-	-	-
8. Sales expenses	25		-	-	-	-
9. Administration expenses	26		291,401,019	144,834,957	520,765,812	507,634,566
10. Net profit from business activities (30 = 20 + (21 - 22) - (24 + 25))	30		1,490,120,686	262,088,474	1,668,044,808	675,259,694
11. Other incomes	31		-	-	-	-
12. Other expenses	32		4,894,458	43,576,805	7,226,858	43,576,805
13. Other profits (40=31-32)	40		(4,894,458)	(43,576,805)	(7,226,858)	(43,576,805)
14. Total accounting profit before tax (50 = 30 + 40)	50		1,485,226,228	218,511,669	1,660,817,950	631,682,889
15. Current income tax expense	51	V.4	297,045,246	52,417,695	333,608,962	135,051,939
16. Deferred Income Tax	52		-	-	-	-
17. Profit after income tax (60=50-51-52)	60		1,188,180,982	166,093,974	1,327,208,988	496,630,950



Đào

Đào

Phùng Thị Đào
Preparer

Phùng Thị Đào
Chief Accountant

Nguyễn Viết Thịnh
General Director

CTP GROUP CORPORATION
CASH FLOW STATEMENT(Indirect method cash flow)
For the fiscal year ending on Sep 30, 2026

This statement should be read together with the Notes to the Financial Statement

ARTICLE	Code	CURRENT YEAR VND	PREVIOUS YEAR VND
I. Cash flow from business activities			
1. Profit before taxes	01	1,660,817,950	631,682,889
2. Adjustments for			
- Depreciation of fixed asset and investment property	02	13,563,440	
- Provisions	03		
- Exchange rate differences from revaluation of monetary items denominated in foreign currencies	04		
- Profit and losses from investing activities	05	(1,600,000,000)	(678,690,819)
- Interest expense	06		
- Others	07		
3. Operating profit before changes in working capital	08	74,381,390	(47,007,930)
- Increase/decrease in accounts receivable	09	(32,957,787,337)	3,216,605,712
- Increase/decrease in inventory	10	(36,006,717,422)	13,165,876,621
- Increase/decrease in accounts payable (excluding payable loan interest and enterprise income tax)	11	41,413,236,104	4,887,216,529
- Increase/decrease in prepaid expenses	12		3,929,550
- Increase/ decrease in securities trading	13		
- Interest paid	14		
- Income tax paid	15	(143,258,768)	
Net cash flow from operating activities	20	(27,620,146,033)	21,226,620,482
II. Cash flow from financial activities			
1. Payment for purchasing, construct fixed assets and other long- term assets	21	(761,600,000)	
2. Receipts from the liquidation, assignment or sale of fixed assets and other long-term assets	22		
3. Payments to provide loans, to acquire debt instruments of other units	23		
4. Receipts from the recovery of loans provided, from the Re-sale of debt instruments of other units	24		37,000,000,000
5. Payments of investments in capital contributions to other units	25	(42,400,000,000)	(54,000,000,000)
6. Cash recovered from investments in capital contributions to other units	26	68,500,000,000	
7. Receipts from interests, dividends and earned profits	27	35,497	678,690,819
Net cash flow from investment activities	30	25,338,435,497	(16,321,309,181)
III. Cash flow from financial activities			
3. Receipts from borrowings	33	574,000,000	
4. Repayments of principals of borrowings	34		
5. Repayments of financial leasing debts	35		
Net cash flow from financial activities	40	574,000,000	
Net cash flow in the period (50 = 20+30+40)	50	(1,707,710,536)	4,905,311,301
Cash and cash equivalents at the beginning of period	60	3,838,279,745	7,278,245,943
The effect of changes in exchange rate	61		
Cash on hand and closing amount (70=50+60+61)	70	2,130,569,209	12,183,557,244

Đào

Phùng Thị Đào
Preparer

Đào

Phùng Thị Đào
Chief Accountant



Nguyễn Việt Thịnh
General Director

CTP GROUP CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the fiscal year ending on Sep 30, 2026

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

I. General Information

Form of capital ownership

CTP Group Corporation (formerly known as Thương Phú Coffee Joint Stock Company) was established and operates under business registration certificate number 3200474316, first registered on October 25, 2010, and registered for the 19th change on 04/02/2026 by Ha Noi Department of Finance.

The head office is located at 8th floor, Simco Song Da Building, Van Phuc new Urban Area, Ha Dong Ward, Ha Noi, Viet Nam

The registered capital of the Company is 120,999,920,000 VND, and the actual contributed capital as of March 31, 2026, is 120,999,920,000 VND, equivalent to 12,999,992 shares, with a par value of 10,000 VND per share.

Main business lines

The company operates mainly in the field of commerce

Field of activity

- Planting rubber trees.
- Growing coffee plants
- Planting perennial trees.
- Complete the construction project.
- Selling motorcycles and scooters.
- Automobile and other motor vehicle dealers.
- Wholesale food
- Poultry farming
- Timber exploitation
- Marine fisheries exploitation
- Crude oil extraction
- Iron ore mining
- Educational support services
- Computer programming
- Advertisement
- Salt mining
- Tea production
- Wine production
- Complete the textile product.
- Printing
- Road freight transport
- Boats, sports canoes, and recreational activities.
- Repairing electrical equipment.
- Electricity production
- Recycling scrap materials
- Building a house for living.

II. Accounting policies applied at the enterprise

CTP GROUP CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the fiscal year ending on Sep 30, 2026

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

The Company maintains its accounting records in VND.

Year accounting year

The enterprise accounting period starts on January 1, and ends on the 31st of December.

Accounting regime applicable

The Company applies Enterprise Accounting System issued under Decision No .200/2014/QĐ-BTC dated 22 December 2014 amended and supplemented in accordance with Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Minister of Finance.

Declaration of compliance with accounting standards and accounting system

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current Accounting Standards and Accounting System.

III. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these financial statements, are as follows:

Estimates

The preparation of financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the fiscal year. Although these accounting estimates are based on the management's best knowledge, actual results may differ from those estimates.

CTP GROUP CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the fiscal year ending on Sep 30, 2026

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the weighted average method. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The cost of inventory is calculated by weighted average method.

Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Undistributed profit after tax is the profit of business operations after deduction (-) regulated items due to applying a change in accounting retrospectively or to make a retrospective restatement to correct materiality in previous years.

Revenue

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

The amount of revenue can be measured reliably;

It is probable that the economic benefits associated with the transaction will flow to the Company;

The percentage of completion of the transaction at the balance sheet date can be measured reliably; and

The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

CTP GROUP CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the fiscal year ending on Sep 30, 2026

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

IV. Additional information on the items of the interim Balance Sheet

1. Cash and cash exchangeable

	9/30/2026	01/01/2026
	VND	VND
Cash on hand - VND	658,799,931	3,529,340,104
Demand deposits in banks	1,471,769,278	308,939,641
Cash equivalents - Bank deposits with original maturities of no more than 03 months		-
Total	2,130,569,209	3,838,279,745

2. Short-term Receivables from Customers

	9/30/2026	01/01/2026
	VND	VND
CÔNG TY TNHH SẢN XUẤT THƯƠNG MẠI NÔNG SẢN THÀNH TÀI	3,107,965,560	-
PHUOC HUE AGRICULTURAL PRODUCTS XNK COMPANY LIMITED	20,774,857,430	-
SONG DUNG AGRICULTURAL IMPORT EXPORT COMPANY LIMITED	10,362,486,700	-
Other	2,860,275,325	-
Total	37,105,585,015	-

3. Prepayment to suppliers

	9/30/2026	01/01/2026
	VND	VND
TIN PHAT CONSTRUCTION INVESTMENT AND TRADING JOINT STOCK COM	5,928,146,535	8,430,146,530
Other Suppliers	107,333,334	87,500,000
Total	6,035,479,869	8,517,646,530

4. Inventory

	9/30/2026	01/01/2026
	VND	VND
Short-term work in progress	2,081,827,465	2,630,126,952
Finished goods		
Merchandises	36,555,016,909	
Provision for decline in inventory		
Total	38,636,844,374	2,630,126,952

5. Long-term financial investments

	9/30/2026	01/01/2026
	VND	VND
Other long-term investments (**)	37,900,000,000	64,000,000,000
Investments in Associates, Joint-Ventures (*)	75,000,000,000	75,000,000,000
	112,900,000,000	139,000,000,000

(*) Invest 25% Hien Luong Tourism Development And Investment Company Limited 75,000,000,000 VND
Tax number: 5400497804 ADD: Tiểu khu Liên Phường, Xã Đa Bắc, Phú Thọ

(**) Invest 10% CÔNG TY TNHH RỒNG BAZZAN 8,000,000,000 đồng
Tax number: 6001707610 ADD: số 283 Y Ngõng, Phường Tân Thành, TP Buôn Ma Thuột, Tỉnh Đắk Lắk, Việt Nam

(**) Invest 10% CÔNG TY CỔ PHẦN MDHOMES 29,900,000,000 đồng
Tax number: 0319499739 ADD: 159 Võ Văn Tần, Phường Xuân Hòa, TP. Hồ Chí Minh

6. Payables to seller: short-term

	9/30/2026	01/01/2026
	VND	VND
CÔNG TY CỔ PHẦN ĐẠI PHÁT VINA	38,358,304,834	
Other Seller	3,217,084,100	103,700,000
	41,575,388,934	103,700,000

7. Taxes and Obligations to State Budget

	9/30/2026	01/01/2026
	VND	VND
Vat Payable	624,855,266	625,489,743
Corporate income tax	333,608,962	143,258,768
Personal income tax		800,000
	958,464,228	769,548,511

8. Other short-term payables

	9/30/2026	01/01/2026
	VND	VND
Other short-term payables	11,634,160	8,333,398
	11,634,160	8,333,398

CTP GROUP CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the fiscal year ending on Sep 30, 2026

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

9. OWNER'S EQUITY

	Contributed legal capital	Undistributed earnings	Other short-term payables	Total
	VND	VND	VND	VND
As at 01/01/2025	120,999,920,000	23,159,786,964	4,428,632,177	148,588,339,141
Current year increase in capi	-	-	-	-
Profit/loss of the current yea	-	1,327,208,988	-	1,327,208,988
As at 31/03/2025	120,999,920,000	24,486,995,952	4,428,632,177	149,915,548,129

	9/30/2026		
Details of owner's invested capital	VND	Share	%
	120,999,920,000	12,099,992	100%
	120,999,920,000	12,099,992	100%

10,000 VND/share.

V. Additional information on the items of the income statement

1. Sales from goods and services sold

	Current year	Previous year
	VND	VND
Sale		
Sale	12,650,240,885	15,300,675,000
	12,650,240,885	15,300,675,000
Sales deduction	-	-
Net sales from goods and services sold	12,650,240,885	15,300,675,000

2. Cost of goods sold

	Current year	Previous year
	VND	VND
Cost of goods sold	12,468,726,950	15,076,487,500
	12,468,726,950	15,076,487,500

3. Expenses from financial activities

	Current year	Previous year
	VND	VND
Expenses from financial activities	1,600,007,770	182,735,931
	1,600,007,770	182,735,931

4. Current income tax expense

	Current year	Previous year
	VND	VND
Total accounting profit before tax	1,660,817,950	631,682,889
Non-deductible expenses	7,226,858	-
Total accounting profit before tax	1,668,044,808	631,682,889
Corporate income tax	333,608,962	135,051,939
	333,608,962	135,051,939

VI. Other Information

1. events occurring after the end of the period

No events or matters have occurred that affect the information presented in the financial statements and could significantly impact the company's business operations.

Preparer

Chief Accountant

TP Hà Nội, ngày 15 tháng 10 năm 2026

General Director

Phùng Thị Đào

Phùng Thị Đào



Nguyễn Viết Thịnh

CTP GROUP CORPORATION

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THE SOCIALIST REPUBLIC OF VIETNAM**Independence – Freedom – Happiness**

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No: 1910/2026/CV-CTP

Hanoi, October 19, 2026

To

- **The State Securities Commission of Vietnam**
- **Hanoi Stock Exchange**

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, providing guidance on information disclosure on the securities market.

CTP Group Corporation (Stock Ticker: CTP, hereinafter referred to as the “Company”) hereby provides an explanation for the fluctuation in profit after tax as reported in the Company's financial statements for the third quarter of 2026, as follows:

Đơn vị tính: đồng

No.	Item	Q3 2026	Q3 2025	Difference	
				Value	Change (%)
1	Profit after tax	1.188.180.982	166.093.974	1.022.087.008	615,27%

In the third quarter of 2026, the Company recorded profit after tax of VND 1.19 billion, representing an increase of VND 1.02 billion compared with the same period in 2025, equivalent to an increase of approximately 615%. This fluctuation in business performance was attributable to the following: In the third quarter of 2026, the Company recorded financial income of VND 1.6 billion, which made a significant contribution to its business results for the period. This income arose from the transfer of shares by the Company.

The Company hereby submits this report for the information of the State Securities Commission of Vietnam and the Hanoi Stock Exchange.

Thank you for your attention and consideration

Recipients:

- As addressed above,;
- Filed at the Company's archives.

**CÔNG TY
CỔ PHẦN
TẬP ĐOÀN
CTP
GROUP**

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GROUP
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ĐOÀN CTP GROUP,
CN=CÔNG TY CỔ PHẦN
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**LEGAL REPRESENTATIVE
GENERAL DIRECTOR**

NGUYEN VIET THINH