

**HANOI HOUSING DEVELOPMENT AND  
INVESTMENT JOINT STOCK COMPANY NO 6**

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

No.: 01.TC/ TCKT - CT6


Hanoi, April 25, 2025

*Explanation of the Separate Financial Statements for  
the First Quarter of 2025*

**EXPLANATION OF THE SEPARATE FINANCIAL STATEMENTS  
FOR THE FIRST QUARTER OF 2025**

**To: The State Securities Commission  
Hanoi Stock Exchange**

Pursuant to Clause 11, Article 4 of Circular No. 96/2020/TT-BTC issued by the Ministry of Finance on November 16, 2020, providing guidance on information disclosure in the securities market, Hanoi Housing Development and Investment Joint Stock Company No. 6 respectfully submits the following explanation: The profit after tax in the separate business performance report for the first quarter of 2025 has changed compared to the same period of the previous year, as follows:



No.	Items	Q1/2025 (VND)	Q1/2024 (VND)	Difference (VND)	% Increase/Decrease
1	The profit after tax in the Separate financial statements	283,129,529	158,328,089	124,801,440	78.82%

Explanation of the Difference:

**\* The profit after tax in the Company's separate financial statements for the first quarter of 2025 increased by VND 0.124 billion, equivalent to a 78.82% rise compared to the first quarter of 2024, mainly due to the following reasons:**

- Gross profit from sales and services increased by VND 1.919 billion due to: Revenue and cost of goods sold arising during the quarter, resulting in a higher gross profit compared to the same period of the previous year.

- Net profit from business activities decreased by VND 0.429 billion, equivalent to a 457.79% decrease compared to the previous year, due to:

+ Financial income decreased by VND 3.477 billion, equivalent to a 99.97% decrease, because no dividend income from subsidiaries was recorded during the quarter.

+ Financial expenses increased by VND 0.957 billion as the Company utilized loan capital to invest in several upcoming projects, resulting in higher financial costs compared to the same period of the previous year.

+ General and administrative expenses decreased by VND 2.086 billion, equivalent to a 58.51% decrease, as the Company restructured its workforce and reduced office-related expenses, leading to lower administrative costs compared to the same period last year.

- Other profit increased by VND 0.554 billion, equivalent to a 219.81% increase, as other income rose due to the recovery of a portion of previously provisioned bad debts.

Through this document, the Company hereby provides its explanation regarding the differences in profit after tax in the separate financial statements for the first quarter of 2025 compared to the same period of the previous year.

Sincerely./.

*Recipients:*

- As above;
- Archive: Supervisory Board, Finance and Accounting Department.

**HANOI HOUSING DEVELOPMENT AND  
INVESTMENT JOINT STOCK COMPANY NO 6**



**TỔNG GIÁM ĐỐC**  
*Bế Ngọc Long*