

**DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY**      **SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**

No. : 05/DIC-HA

Hoi An, January <sup>th</sup> 17 2025

Re: Explanation of Profit Variance in the Consolidated Financial Statements for Q4/2024 Exceeding 10% Compared to Q4/2023

**To: Hanoi Stock Exchange**

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

Pursuant to the Consolidated Financial Statements for Q4/2024 of Development Investment Construction Hoi An Joint Stock Company;

The after-tax profit indicators for Q4/2024 have fluctuated by more than 10% compared to Q4/2023, specifically as follows:

Unit: VND

Indicator	Q4/2024	Q4/2023	Increase/Decrease (+/-), VND
<b>1. Revenue</b>	14.846.900.101	7.940.387.863	6.906.512.238
<b>2. Cost of Goods sold</b>	10.335.710.489	17.661.864.942	-7.326.154.453
<b>3. Profit before Tax</b>	647.538.430	-14.541.947.304	15.189.485.734
<b>4. Profit after Tax</b>	518.030.744	-11.209.210.608	11.727.241.352


At the end of Q4/2023, the People's Committee of Quang Nam Province imposed an additional land use levies, which resulted in the company recognizing an increase in the Cost of Goods sold corresponding to Revenue recorded in Q3/2023. This adjustment negatively impacted Q4/2023 profit, leading to a reported loss.

In Q4/2024, revenue increased compared to Q4/2023, leading to a significant rise in profit for Q4/2024 compared to Q3/2024..

The above explanation clarifies the reasons for the profit variance exceeding 10% in Q4/2024 compared to the same period last year.

**Recipients :**

- As above;
- Filed in Admin.

**CHAIRMAN OF THE BOARD**  
  
**TRAN DINH LOI**

**DEVELOPMENT INVESTMENT SOCIALIST REPUBLIC OF VIETNAM**  
**CONSTRUCTION HOI AN** Independence - Freedom - Happiness  
**JOINT STOCK COMPANY**

No. 06./DIC-HA

Hoi An, January 17<sup>th</sup> 2025

Re: Explanation of After-Tax Profit in Q4/2024  
Financial Statements Changing from Loss in the  
Same Period Last Year to Profit in the Current

**To: Hanoi Stock Exchange**

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

Pursuant to the Consolidated Financial Statements for Q4/2024 of Development Investment Construction Hoi An Joint Stock Company;

The after-tax profit indicators for Q4/2024 compared to Q4/2023 are as follows:

Unit: VND

Indicator	Q4/2024	Q4/2023	Increase/Decrease (+/-), VND
Revenue	14.846.900.101	7.940.387.863	6.906.512.238
Cost of Goods sold	10.335.710.489	17.661.864.942	-7.326.154.453
After-tax Profit	518.030.744	-11.209.210.608	11.727.241.352

*Development Investment Construction Hoi An Joint Stock Company hereby provides the following explanation:*


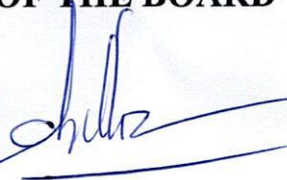
At the end of Q4/2023, the People's Committee of Quang Nam Province imposed an additional land use levies, which resulted in the company recognizing an increase in the cost of goods sold for revenue previously recorded in Q3/2023. This adjustment negatively impacted Q4/2023 profit, leading to a reported loss.

In Q4/2024, revenue increased compared to Q4/2023, leading to a significant rise in profit for Q4/2024 compared to Q3/2024, thereby shifting from a loss in the previous period to a profit in the current period.

The above explanation clarifies the reasons for the transition from a loss in Q4/2023 to a profit in Q4/2024 as reported in the company's financial statements./.

**Recipients :**

- As above;
- Filed in Admin.

**CHAIRMAN OF THE BOARD**  
  
  
**TRAN DINH LOI**