

**HANOI TRANSFORMER AND
ELECTRICAL MATERIALS
MANUFACTURING JOINT STOCK
COMPANY**

SOCIALIST REPUBLIC OF VIETNAMNAM
Independence - Freedom - Happiness

Number: 140425/CTBT

Re: explanation of 10% difference in net
profit compared and change from loss to
profit to the same period last year

Hanoi, April 14, 2025

To: - State Securities Commission,
 - Hanoi Stock Exchange,
 - Dear shareholders.

Pursuant to the provisions of Section 4a, Article 14 of Circular 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance on the explanation of "*Profit after corporate income tax in the Business Performance Report of the published period changes by 10% or more compared to the report of the same period last year*". Hanoi Transformer and Electrical Materials Manufacturing Joint Stock Company would like to explain the profit difference in the first quarter of 2025 compared to the first quarter of 2024 as follows:

Unit: VND

Target	Quarter 1 2025	Quarter 1 2024	Difference Q1/2025 vs Q1/2024
1. Net revenue	12 034 877 335	33 769 660	12 001 107 675
2. Cost of goods sold	6 474 823 939		6 474 823 939
3. Gross profit	5 560 053 396	33 769 660	5 526 283 736
4. Financial revenue	11 720 491 964	2 374 569 088	9 345 922 876
5. Financial costs	2 344 043 805	2 768 431 532	-424 387 727
6. Selling expenses	484 099 906		484 099 906
7. Business management costs	1 110 599 712	1 124 738 936	-14 139 224
8. Net profit from operating activities	13 341 801 937	-1 484 831 720	14 826 633 657
9. Other income	2,000,000	331 624 557	-329 624 557
10. Other costs		3 135 006	-3 135 006
11. Other profits	2,000,000	328 489 551	-326 489 551
12. Total accounting profit before tax	13 343 801 937	-1 156 342 169	14 500 144 106
13. Profit after tax	10 675 041 550	-1 156 342 169	11 831 383 719

Main reasons:

In the first quarter of 2025, the Company handed over and recorded the revenue for corporate income tax calculation of 03 apartments, while in the first quarter of 2024, it was in the construction investment phase and had not recorded revenue, so in the first

quarter of 2025, revenue, cost of goods sold and gross profit increased sharply compared to the first quarter of 2024. As of March 31, 2025, the Company recorded the business results of 326/334 apartments and 8/25 town houses.

- Revenue from financial activities increased sharply due to large cash flow from home sales and the Company is depositing in banks.

- The above main reasons lead to a significant increase in after-tax profit in the first quarter of 2025 compared to the first quarter of 2024,

- Business results changed from loss to profit because: Net revenue and financial revenue in the first quarter of 2024 were not enough to cover business expenses, so the business results were a loss. Net revenue, gross profit and financial revenue in the first quarter of 2024 increased many times, while business expenses were only equivalent to the first quarter of 2024, so the business results in the first quarter of 2025 were a profit.

The Company respectfully reports to Shareholders, the State Securities Commission, and the Hanoi Stock Exchange./.

LEGAL REPRESENTATIVE

General Director

Recipient:

- As above;
- Save: VP, TV.



TỔNG GIÁM ĐỐC
Chạch Anh Đức