

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

No. 12/DIC-HA

Hoi An, April 18, 2025

Re: Explanation of Profit Variance in the
Consolidated Financial Statements for Q1/2025
Exceeding 10% Compared to Q1/2024

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 Q1/2025 of Development Investment Construction Hoi An Joint Stock Company;

The after-tax profit indicators for Q1/2025 have fluctuated by more than 10% compared to Q1/2024, specifically as follows:

Unit: VND

Indicator	Q1/2025	Q1/2024	Increase/Decrease (+/-), VND
1. Revenue	210.566.213.854	2.280.151.448	208.286.062.406
2. Cost of Goods sold	180.775.311.644	2.162.527.828	178.612.783.816
3. Profit before Tax	20.158.751.765	-1:159.118.636	21.317.870.401
4. Profit after Tax	15.692.693.765	-1.159.118.636	16.851.812.401

As of the first quarter of 2025, the Residential Housing Development Project integrated with Urban Renovation in the Lam Sa – Tu Le – Xuan Hoa area continued to be implemented and exploited. Consequently, revenue recognized in Q1/2025 increased compared to Q1/2024.

For this reason, profit in Q1/2025 recorded a significant increase compared to Q1/2024.

The above constitutes the explanation for the change exceeding 10% in the Company's Q1/2025 profit compared to the same period of the previous year./.

Recipients :

- As above;
- Filed in Admin.

CHAIRMAN OF THE BOARD



Trần Đình Lợi

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

No. 33./DIC-HA

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hoi An, April 18, 2025

Re: Explanation of After-Tax Profit in Q1/2025
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 Q1/2025 of Development Investment Construction Hoi An Joint Stock Company;

The after-tax profit indicators for Q1/2025 compared to Q1/2024 are as follows:

Unit: VND

Indicator	Q1/2025	Q1/2024	Increase/Decrease (+/-), VND
Revenue	210.566.213.854	2.280.151.448	208.286.062.406
Cost of Goods sold	180.775.311.644	2.162.527.828	178.612.783.816
After-tax Profit	15.692.693.765	-1.159.118.636	16.851.812.401

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

As of the first quarter of 2025, revenue from the Residential Housing Development Project integrated with Urban Renovation in the Lam Sa – Tu Le – Xuan Hoa area, which the Company is currently implementing, recorded a significant increase. In comparison, the project generated no revenue in Q1/2024. Accordingly, the rise in revenue in Q1/2025 led to a substantial increase in profit compared to Q1/2024, resulting in a turnaround from a loss in the same period last year to a profit in the current quarter.

The above is the explanation for the shift from a net loss in the Q1/2024 financial statements to a net profit in the Q1/2025 financial statements of the Company./.

Recipients :

- As above;
- Filed in Admin.

CHAIRMAN OF THE BOARD



Trần Đình Lợi