

**DEVELOPMENT
INVESTMENT
CONSTRUCTION
JOINT STOCK COMPANY**

No. *27*/DIC-HA

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hoi An, August *14th*, 2025

Re: Explanation on Profit in the Consolidated Audited
Financial Statements for the First Six Months of 2025
Showing a Difference of Over 10% Compared to Profit in

To: Hanoi Stock Exchange

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

Pursuant to the consolidated audited financial statements for the first six months of 2025 and the consolidated audited financial statements for the first six months of 2024 of Development Investment Construction Hoi An Joint Stock Company;

The Company recorded changes in profit indicators for the first six months of 2025 exceeding 10% compared to the same period in 2024, specifically as follows:

Unit: VND

Items	1H 2025	1H 2024	Increase/(Decrease)
1. Revenue	220.268.982.844	12.862.800.258	207.406.182.586
2. Cost of goods sold	187.255.767.477	10.827.927.773	176.427.839.704
3.Profit Before Tax	21.636.749.060	-1.101.772.063	22.738.521.123
4.Profit After Tax	16.133.566.739	-1.101.772.063	17.235.338.802

For the first six months of 2025, the Company continued the implementation of the “Residential Area Housing Construction Investment Project combined with Urban Renovation in Lam Sa – Tu Le – Xuan Hoa Quarter, Cam Pho Ward, and Bau Dung Quarter, Thanh Ha Ward, Hoi An City.” This has been one of the key factors significantly impacting the Company’s operating performance. Consequently, revenue increased compared to the same period last year, leading to an increase in profit for the first half of 2025 compared to the first half of 2024.

The above constitutes the Company’s explanation regarding the change of more than 10% in profit in the audited financial statements for the first six months of 2025 compared to the audited financial statements for the first six months of 2024./.

Recipients :

- As above;
- Filed in Adm. Dept.

CHAIRMAN OF THE BOARD



Trần Đình Lợi

**DEVELOPMENT
INVESTMENT
CONSTRUCTION
JOINT STOCK COMPANY**

No. 28./DIC-HA

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hoi An, August 14th, 2025

Re: Explanation on Profit After Tax in the Financial Statements for
the First Six Months of 2025 Changing from a Loss in the Same
Period of the Previous Year to a Profit in the Current Period

To: Hanoi Stock Exchange

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

Pursuant to the consolidated financial statements for the first six months of 2025 of Development Investment Construction Hoi An Joint Stock Company;

The indicators of profit after tax for the first six months of 2025 compared to the first six months of 2024 are as follows:

Unit: VND

Item	1H 2025	1H 2024	Increase, (Decrease) (+,-) (VND)
Profit After Tax	16.133.566.739	-1.101.772.063	17.235.338.802

Development Investment Construction Hoi An Joint Stock Company would like to provide the following explanation:


In the first six months of 2025, the Company continued to implement the “Residential Area Housing Construction Investment Project combined with Urban Renovation in Lam Sa – Tu Le – Xuan Hoa Quarter, Cam Pho Ward, and Bau Dung Quarter, Thanh Ha Ward, Hoi An City.” This has been one of the major factors significantly affecting the Company’s business performance.

As a result, profit after tax for the first six months of 2025 turned positive, changing from a loss in the 6-month financial statements of 2024 to a profit in the 6-month financial statements of 2025.

The above constitutes the Company’s explanation regarding the change in profit after tax in the 6-month financial statements of 2025, which turned from a loss in the same period of the previous year to a profit in the current period./.

Recipients :

- As above;
- Filed in Adm. Dept.

CHAIRMAN OF THE BOARD

Trần Đình Lợi