

No.: 20.8 / TCKT - CT6

Hanoi, Aug 20th, 2025

*Explanation of the Audited Consolidated
Financial Statements for the first six
months of 2025 compared with 2024.*

**EXPLANATION OF THE AUDITED CONSOLIDATED FINANCIAL
STATEMENTS FOR THE FIRST SIX MONTHS OF 2025 COMPARED
WITH 2024**

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

Pursuant to Clause 11, Article 4 of Circular No. 96/2020/TT-BTC of the Ministry of Finance dated November 16, 2020, providing guidance on information disclosure on the securities market. Hanoi Housing Development and Investment Joint Stock Company No.6 would like to provide the following explanation: Profit after Corporate Income Tax in the Consolidated Statement of Comprehensive Income for the first six months of 2025 (audited) has changed compared with the same period of the previous year as follows:

Unit: VND

No.	Items	First 6 months of 2025 (VND)	First 6 months of 2024 (VND)	Difference (VND)	% Increase/ Decrease
1	The profit after tax in the Consolidated financial statements	1,419,907,247	4,867,363,792	3,447,456,545	-70.83%

Explanation of the Difference:

*** The profit after Corporate Income Tax on the Company's consolidated financial statements for the first six months of 2025 (audited) decreased by VND 3.447 billion compared with the same period of the previous year, equivalent to a decrease of 70.83%, mainly due to the following reasons:**

- Gross profit from sales and services decreased by VND 15.230 billion, equivalent to a decrease of 70.73%, mainly due to revenue and cost of goods sold from real estate and construction activities compared with the same period of the previous year.

- Net profit from business activities decreased by VND 5.017 billion compared with the same period of the previous year, equivalent to a decrease of 91.09%, due to:

+ Financial income decreased by VND 1.5 billion, equivalent to a decrease of 26.72%, as in the first six months of 2025, subsidiaries experienced a decline in interest income from lending to organizations, Financial expenses increased by VND 2.768 billion, equivalent to an increase of 4,350.74%, as the Company used borrowed capital to invest in certain new projects, such as the Bo Xuyen – Hung Yen high-rise apartment project, which caused financial expenses to increase compared with the same period of the previous year.

+ Selling expenses decreased by VND 9.053 billion, equivalent to a decrease of 100%, as the Company no longer generated revenue from real estate sales activities, resulting in lower selling expenses compared with the same period of the previous year.

+ General and administrative expenses decreased by VND 4.539 billion, equivalent to a decrease of 35.92%, as the Company restructured its personnel and office expenses from the Parent Company to subsidiaries, leading to a reduction in administrative expenses in the first six months of 2025 compared with the same period of the previous year.

- Other profit decreased by VND 0.593 billion, equivalent to a decrease of 35.29%, due to: Other income decreased by VND 6.399 billion, equivalent to a decrease of 82.54%. Other expenses decreased by VND 5.8 billion, equivalent to a decrease of 95.64%, this resulted in lower other profit compared with the same period of the previous year

- Current Corporate Income Tax expense decreased by VND 2.163 billion, equivalent to a decrease of 93.13%, due to the decline in profit compared with the same period of the previous year.

Through this document, our Company hereby provides an explanation regarding the variance in profit after Corporate Income Tax in the Consolidated Statement of Comprehensive Income for the first six months of 2025 (audited), compared with 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

No.: 20.8A/ TCKT - CT6

*Explanation of the Semi-Annual 2025 Financial
Statements after Audit compared with before
Audit.*

Hanoi, Aug 20th, 2025

**EXPLANATION OF THE SEMI-ANNUAL 2025 FINANCIAL
STATEMENTS AFTER AUDIT COMPARED WITH BEFORE AUDIT**

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

Pursuant to Clause 11, Article 4 of Circular No. 96/2020/TT-BTC of the Ministry of Finance dated November 16, 2020, providing guidance on information disclosure on the securities market. Hanoi Housing Development and Investment Joint Stock Company No.6 would like to provide the following explanation: Profit after Corporate Income Tax in the Consolidated Statement of Comprehensive Income for the first half of 2025 after audit has changed compared with before audit as follows:

Unit: VND

No.	Items	First six months of 2025 – After Audit (VND)	First six months of 2025 – Before Audit (VND)	Difference (VND)	% Increase/ Decrease
1	The profit after tax in the Consolidated financial statements	1,419,907,247	377,985,484	1,041,921,763	375.65%

Explanation of the Difference:

*** The profit after Corporate Income Tax on the Company's consolidated financial statements for the first six months of 2025 increased by VND 1.041 billion, equivalent to 375.65%, between post-audit and pre-audit results, mainly due to the following reasons:**

- Gross profit from sales and services: no difference
- Net profit from business activities: increased by VND 0.894 billion, equivalent to 121.5%, as the Company recognized profit from an Associate during the period.
- Other profit: no difference.

- Current Corporate Income Tax expense: decreased by VND 0.146 billion, equivalent to an increase of 52.05%, as the auditor reassessed the amount of Corporate Income Tax payable.

Through this document, our Company hereby provides an explanation regarding the variance in profit after Corporate Income Tax in the Consolidated Statement of Comprehensive Income for the first six months of 2025 after audit compared with the pre-audit Consolidated Statement of Comprehensive income.

Sincerely./.

Recipients:

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

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



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