

No.: 047C / TCKT - CT6

*Explanation of the Consolidated
Financial Statements for the Second
Quarter of 2025*

Hanoi, July 28, 2025

**EXPLANATION OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE SECOND QUARTER OF 2025**

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

Pursuant to Clause 11, Article 4 of Circular No. 96/2020/TT-BTC issued by the Ministry of Finance on November 16, 2020, providing guidance on information disclosure in the securities market, Hanoi Housing Development and Investment Joint Stock Company No. 6 respectfully submits the following explanation: The profit after tax in the consolidated business performance report for the second quarter of 2025 has changed compared to the same period of the previous year, as follows:

No.	Items	Q2/2025 (VND)	Q2/2024 (VND)	Difference (VND)	% Increase/ Decrease
1	The profit after tax in the Separate financial statements	289,897,432	492,454,760	-202,467,328	-41.11 %

Explanation of the Difference:

*** Profit after corporate income tax in the Company's consolidated financial statements for the second quarter of 2025 decreased by VND 0.202 billion, equivalent to a 41.11% decrease compared to the second quarter of 2024, mainly due to the following reasons:**

- Gross profit from sales of goods and provision of services decreased by VND 4.45 billion, equivalent to a 54.31% decrease, because: The Company and its subsidiaries were in the preparation phase for new projects, with no revenue generated during the quarter, leading to a decrease in profit compared to the same period last year.

- Net profit from operating activities increased by VND 0.597 billion, equivalent to a 123.48% increase compared to the same period last year, due to:

+ Financial income increased by VND 0.985 billion, equivalent to a 42.41% increase, because: During the quarter, interest income from loans to organizations and individuals decreased; however, financial income overall increased. Financial expenses increased by VND 1.786 billion, equivalent to a 6,515.71% increase, because: The Company and its subsidiaries restructured their finances and used borrowed capital to invest in several projects, leading to an increase in financial expenses compared to the same period last year

+ Selling expenses decreased by VND 4.113 billion, equivalent to a 100% decrease, because: The Company and its subsidiaries incurred no selling expenses as the real estate project had been finalized, settled, and sold in 2024

+ Administrative expenses decreased by VND 1.736 billion, equivalent to a 25.31% decrease, because: The Company restructured its personnel and office expenses, resulting in a reduction in administrative expenses incurred during the quarter compared to the same period last year

- Other profit decreased by VND 0.855 billion, equivalent to a 65.83% decrease, because: Other expenses decreased but other income also declined, resulting in a decrease in other profit compared to the same period last year.

- Current corporate income tax decreased by VND 0.055 billion, equivalent to a 17.05% decrease, because: Profit before tax decreased compared to the same period last year.

Through this document, our Company hereby explains the reasons for the difference in profit after corporate income tax presented in the Consolidated Statement of Profit and Loss for the second quarter of 2025 compared to the same period last 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