

*Subject: Explanation of the 10% difference in after-tax  
profit in the 2025 financial statements.*

Hanoi, March 20, 2026

**To : - The State Securities Commission  
- HANOI STOCK EXCHANGE**

Our company is: Hanoi Civil Construction Investment Joint Stock Company

Address: 292 Van Chuong Alley, Kham Thien Street, Van Mieu - Quoc Tu Giam  
Ward, Hanoi City.

Tax identification number: 0100105380

Representative: Mr. Pham Tien Diep                      Position: Company Director

*- Based on Circular No. 96/2020/TT-BTC dated November 16, 2020, of the  
Ministry of Finance guiding the periodic disclosure of information on the securities  
market, the regulations stipulate the explanation of data in cases where after-tax profit  
differs by 10% compared to the same period of the previous year.*

*- Based on the 2025 financial report dated March 18, 2026, of Hanoi Civil  
Construction Investment Joint Stock Company;*

Hanoi Civil Construction Investment Joint Stock Company explains the figures in  
the 2025 Business Performance Report as follows:

*Unit of measurement: Vietnamese Dong*

	Target	2025	2024	Increase (+) Decrease (-)	Percentage (%)
	A	(1)	(2)	(3) = (1) - (2)	(4)
1	Revenue from sales and services	162,955,563,896	155,896,493,884	7,059,070,012	5%
2	Revenue deductions	But	But	But	
3	Net revenue from sales and services (01-02)	162,955,563,896	155,896,493,884	7,059,070,012	5%
4	Cost of goods sold	112,468,451,336	124,687,007,933	(12,218,556,597)	-10%
5	Gross profit from sales and services (10-11)	50,487,112,560	31,209,485,951	19,277,626,609	62%
6	Financial operating revenue	395,882,827	1,792,814,114	1,396,931,287	-78%
7	Financial costs	1,150,683	But	1,150,683	100%
8	Cost of goods sold	But	But	But	

9	Business management costs	12,639,800,511	12,299,089,160	340,711,351	3%
10	<b>Profit from business operations (20+21-22-24-25)</b>	<b>38,242,044,193</b>	<b>20,703,210,905</b>	<b>17,538,833,288</b>	<b>85%</b>
11	Other income	12,099,611,477	16,610,868,885	(4,511,257,408)	-27%
12	Other expenses	9,408,802,015	10,464,798,990	(1,055,996,975)	-10%
13	<b>Other profits (31-32)</b>	<b>2,690,809,462</b>	<b>6,146,069,895</b>	<b>(3,455,260,433)</b>	<b>-56%</b>
14	<b>Total accounting profit before tax (30+40)</b>	<b>40,932,853,655</b>	<b>26,849,280,800</b>	<b>14,083,572,855</b>	<b>52%</b>
15	Corporate income tax expense	8,207,741,755	5,835,148,348	2,372,593,407	41%
16	<b>Net profit after corporate income tax (50-51)</b>	<b>32,725,111,900</b>	<b>21,014,132,452</b>	<b>11,710,979,448</b>	<b>56%</b>

The main reasons for the increase and decrease are explained as follows:

- In 2025, difficulties were resolved for state-funded projects, allowing relevant departments and agencies to finalize compensation payments, settle accounts, and recover capital. Additionally, the company's real estate business project in Hai Phong entered the sales phase in the fourth quarter. Therefore, revenue and profit increased compared to the same period last year.

- The decrease in other income and expenses in 2025 compared to 2024 is due to the fact that in 2024 the Company recovered funds from the liquidation of some outdated assets that were no longer suitable for production and business needs.

The above is the complete explanation from Hanoi Civil Construction Investment Joint Stock Company regarding the changes to the indicators in the 2025 Financial Statement.

Best regards!

**Recipient:**

- As per K/g

- Save VT, PTV, BPTK

**HANOI CIVIL CONSTRUCTION INVESTMENT JOINT STOCK COMPANY**



**COMPANY DIRECTOR**

**Pham Tien Diep**