

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

No. ~~22~~/DIC-HA

Hoi An, July 18, 2025

Re: Explanation of Profit Variance in the
Consolidated Financial Statements for Q2/2025
Exceeding 10% Compared to Q2/2024

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 Q2/2025 of Development Investment Construction Hoi An Joint Stock Company;

The after-tax profit indicators for Q2/2025 have fluctuated by more than 10% compared to Q2/2024, specifically as follows:

Unit: VND

Indicator	Q2/2025	Q2/2024	Increase/Decrease (+/-), VND
1. Revenue	9.702.768.990	10.582.648.810	-879.879.820
2. Cost of Goods sold	6.480.455.833	8.665.399.945	-2.184.944.112
3. Profit before Tax	388.563.531	57.346.573	331.216.958
4. Profit after Tax	289.188.886	57.346.573	231.842.313

In Q2/2024 and Q2/2025, revenue was primarily recognized from construction activities, resulting in an insignificant variance between the two periods. However, in Q1/2025, a portion of the project cost of goods sold (COGS) had already been allocated in advance, leading to a significant reduction in COGS in Q2/2025 compared to Q1/2025. As a result, although revenue remained relatively consistent, profit in Q2/2025 increased significantly compared to Q2/2024.

The above explanation clarifies the reasons for the profit variance exceeding 10% in Q2/2025 compared to the same period last year./.

Recipients :

- As above;
- Filed in Admin.

CHAIRMAN OF THE BOARD



Trần Đình Lợi