

No.: 03TC / TCKT - CT6

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

Hanoi, July 25, 2025

**EXPLANATION OF THE SEPARATE 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 separate 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	163,701,523	268,928,554	-105,227,031	-39.13%

Explanation of the Difference:

*** Profit after tax in the Company's separate financial statements for the second quarter of 2025 decreased by VND 0.105 billion, equivalent to a 39.13% decrease compared to the second quarter of 2024, mainly due to the following reasons:**

- Gross profit from sales of goods and provision of services increased by VND 0.507 billion because: Revenue and cost of goods sold increased during the quarter, leading to a rise in gross profit compared to the same period last year

- Net profit from operating activities decreased by VND 1.499 billion, equivalent to a 91.45% decrease compared to the same quarter last year, due to:

+ Financial income decreased by VND 0.036 billion, equivalent to a 76.62% decrease: Financial income declined during the quarter.

+ Financial expenses increased by VND 0.824 billion: The Company utilized loan capital to invest in several upcoming projects, leading to an increase in financial expenses compared to the same period last year.

+ Administrative expenses decreased by VND 1.852 billion, equivalent to a 43.82% decrease: Due to the Company's restructuring of personnel and office expenses, administrative expenses incurred during the quarter decreased compared to the same period last year.

- Other profit decreased by VND 1.457 billion, equivalent to a 76.38% decrease, because: Other income declined, as there were no sources of other income during the quarter, leading to a decrease 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 Separate 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