

HOUSING AND URBAN DEVELOPMENT
HOLDINGS CORPORATION LIMITED
HUDLAND REAL ESTATE INVESTMENT
AND DEVELOPMENT JOINT STOCK
COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No : 40./ HUDLAND-KT
Re: Disclosure of the Q4/2025 Financial
Statements

Ha Noi, January 20, 2026

To: - State Securities Commission of Vietnam
- Hanoi Stock Exchange

1. Company name: HUDLAND Real Estate Investment and Development Joint Stock Company
2. Stock code: HLD
3. Head office address: 12th Floor, HUDLAND TOWER, Lot ACC7, Linh Đàm General Service Area, Dinh Cong Ward, Hanoi City.
4. Telephone: (024) 3652 3862 Fax: (024) 3652 3864
5. Information disclosure officer: Mr. **Pham Cao Son** – Chairman of the Board of Directors
6. Content of disclosed information:

6.1. The Q4/2025 Financial Statements for the period from October 1, 2025 to December 30, 2025 of HUDLAND Real Estate Investment and Development Joint Stock Company, prepared on January 20th, 2026, include the Balance Sheet, Income Statement, Cash Flow Statement, and Notes to the Financial Statements.

6.2. Explanation content: Explanation of the difference in profit after corporate income tax for the operating period from October 10th, 2025 to December 31st, 2025, compared with the period from October 10th, 2024 to December 31st, 2024.

Indicator	Operating period from October 10th, 2024 to December 31st, 2024 (Unit: VND)	Operating period from October 10th, 2025 to December 31st, 2025 (Unit :VND)	Increase difference (Unit : VND)
Profit after Corporate Income Tax (CIT)	2.903.967.777	12.571.675.484	9.667.708.071

Reason:

In the fourth quarter of 2025, the Company's business results recorded a breakthrough growth compared to the same period in 2024. The main reason came from the Company's recognition of revenue from the investment project for the construction of the new residential area in Phu Hamlet, Thai Hoc Commune and Nhuan Dong Hamlet,



Binh Minh Commune, Binh Giang District, Hai Duong Province (now Duong An Commune, Hai Phong City), which helped profit after tax increase by 4.33 times (equivalent to a net increase of VND 9.66 billion).

Although management expenses and cost of goods sold increased significantly, this fluctuation was appropriate and commensurate with the revenue scale of the project newly put into business operation. These figures accurately reflect the Company's efforts in realizing profits from its investment activities..

Website where the full financial statements are published: www.hudland.com.vn

We hereby certify that the information disclosed above is true and accurate, and we take full responsibility before the law for the contents of this disclosure.

Recipients:

- As above;
- Filed to Accounting Department;
- Filed to Finance–Accounting Department;
- Filed to Office.

Chairman of the Board of Directors



Phạm Cao Sơn

