

**HANOI NO. 6 HOUSING
DEVELOPMENT AND
INVESTMENT JOINT STOCK
COMPANY**

No.: 29 /TCKT - CT6

*Explanation of the 2025 Separate
Financial Statements*

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

Hanoi, March 29th, 2025

EXPLANATION OF THE 2025 SEPARATE FINANCIAL STATEMENTS

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

Pursuant to Clause 4, Article 11, Chapter III of Circular No. 155/2015/TT-BTC issued by the Ministry of Finance on October 6, 2015, guiding the disclosure of information on the securities market. Hanoi Housing Development and Investment Joint Stock Company No. 6 respectfully explains several contents regarding the Corporate Income Tax (CIT) profit after tax in the 2025 Business Performance Report, which changed by 10% or more compared to the same period last year as follows:

No.	Items	2025 (VND)	2024 (VND)	Difference (VND)	% Increase/ Decrease
1	The profit after tax in the Separate financial statements	1,395,728,787	34,157,149,073	-32,761,420,286	-95,91 %

Reasons for the variance:

*** The Profit After Corporate Income Tax in the Company's 2025 Separate Report decreased by VND 32.761 billion, equivalent to a 95.91% decrease compared to 2024, due to the following primary reasons:**

- Gross profit from sales and service provision: Increased by VND 3.647 billion (up 62.02%) due to an increase in both revenue and cost of goods sold..

- Net profit from business operations: Decreased by VND 38.514 billion compared to the previous year (down 102.22%) due to:

+ Financial income: Decreased by VND 46.388 billion (down 92.32%) because the profit shared from subsidiaries decreased during the year. Consequently, the Company utilized loans to fund construction, leading to an increase in Financial expenses of VND 3.433 billion (up 754.54%)

+ General and Administrative (G&A) expenses: Decreased by VND 7.69 billion (down 42.56%) as the Company restructured its personnel and implemented cost-saving measures, resulting in lower G&A expenses compared to the same period last year.

- Other profit: Increased by VND 5.752 billion (up 163.42%) as the Company successfully recovered bad debts that had been written off in previous years.

By this document, our Company would like to provide an explanation for the discrepancy in the CIT Profit After Tax in the 2025 Business Performance Report compared to the report of the same period last year.

Sincerely./.

Recipients:

- As above;
- Archive: Supervisory Board,
Finance and Accounting
Department.

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INVESTMENT JOINT STOCK COMPANY**



TỔNG GIÁM ĐỐC
Bế Ngọc Long