

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

No.: 30 /TCKT - CT6

*Explanation of the 2025
Consolidated Financial Statements*

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

Hanoi, March 30th, 2025

EXPLANATION OF THE 2025 CONSOLIDATED 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 Consolidated 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 Consolidated financial statements	4,779,197,051	80,728,029,687	-75,948,832,636	-94.08%

Reasons for the variance:

*** The Profit After Corporate Income Tax in the Company's 2025 Consolidated Report decreased by VND 75.948 billion, equivalent to a 94.08% decrease compared to 2024, due to the following primary reasons:**

- Gross profit from sales and service provision: Decreased by VND 179.658 billion (down 88.63%) mainly due to a decrease in profit from real estate and construction activities compared to the previous year.

- Net profit from business operations: Decreased by VND 120.690 billion compared to the previous year (down 95.17%) due to:

+ Financial income: Decreased by VND 2.845 billion (down 34.96%) as 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 4.375 billion (up 875.38%)

+ Selling expenses: Decreased by VND 51 billion (down 100%) as no selling expenses were incurred in 2025

+ General and Administrative (G&A) expenses: Decreased by VND 14.279 billion (down 43.93%) as the parent company and subsidiaries restructured personnel and implemented cost-saving measures.

- Other profit: Increased by VND 21.061 billion (equivalent to a 105.11% change). Note: In 2025, other income and expenses decreased, resulting in a change in other profit compared to the same period last year.

- Current CIT expense: Decreased by VND 23.680 billion (down 90.9%) due to the decrease in profit generated during the year compared to the same period last year.

By this document, our Company would like to provide an explanation for the discrepancy in the CIT Profit After Tax in the 2025 Consolidated 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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TỔNG GIÁM ĐỐC
Bế Ngọc Long