

**UDIC URBAN INFRASTRUCTURE
DEVELOPMENT INVESTMENT CORPORATION
HANOI CIVIL CONSTRUCTION INVESTMENT
JOINT STOCK COMPANY**

Number: 78/CV-HCCI-KTTV

Subject: Explanation of the 10% difference in after-tax profit in the Q1/2026 financial statements.

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

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April 16, 2026

**To : - The State Securities Commission
- HANOI STOCK EXCHANGE**

Unit: Hanoi Civil Construction Investment Joint Stock Company

Address: 292 Van Chuong Alley, Kham Thien Street, Van Mieu - Quoc Tu Giam Ward, Hanoi City.

Tax ID: 0 1 0 0 1 0 5 3 8 0

Representative: Mr. Pham Tien Diep

Position: Company Director

- Based on Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the disclosure of information on the securities market;

- Based on the first quarter 2026 financial report dated April 16, 2026, of Hanoi Civil Construction Investment Joint Stock Company;

Hanoi Civil Construction Investment Joint Stock Company explains the figures in the Business Performance Report for the first quarter of 2026 as follows:

Unit of measurement: Vietnamese Dong

Target	Code	First quarter of 2026	First quarter of 2025	Increase (+) Decrease (-)	Percentage
<i>A</i>	<i>B</i>	<i>(1)</i>	<i>(2)</i>	<i>(3) = (1) - (2)</i>	<i>(4)</i>
1. Revenue from sales and services	01	41,040,236,378	17,639,195,297	23,401,041,081	133%
2. Revenue deductions	02	But			
3. Net revenue from sales and services (10 = 01-02)	10	41,040,236,378	17,639,195,297	23,401,041,081	133%
4. Cost of goods sold	11	28,927,357,706	12,433,427,735	16,493,929,971	133%
5. Gross profit from sales and services (20 = 10 - 11)	20	12,112,878,672	5,205,767,562	6,907,111,110	133%
6. Profit/loss from the sale and liquidation of investment properties.	21	But	But	But	
7. Financial operating revenue	22	214,566,222	4,260,053	210,306,169	4937%
8. Financial costs	23	But	1,150,683	(1,150,683)	-100%
<i>- Including: Interest expense</i>	<i>24</i>		<i>But</i>	<i>But</i>	
9. Cost of goods sold	25	But		But	
10. Business management costs	26	3,544,688,254	3,357,649,539	187,038,715	6%

11. Net profit from business operations {30=20+21+22-(23+25+26)}	30	8,782,756,640	1,851,227,393	6,931,529,247	374%
12. Other income	31	1,645,216,966	2,438,905,125	(793,688,159)	-33%
13. Other expenses	32	2,164,495,916	1,090,756,547	1,073,739,369	98%
14. Other profit (40 = 31 - 32)	40	(519,278,950)	1,348,148,578	(1,867,427,528)	-139%
15. Total accounting profit before tax (50 = 30 + 40)	50	8,263,477,690	3,199,375,971	5,064,101,719	158%
16. Current Corporate Income Tax Expense	51	2,258,400,205	639,875,194	1,618,525,011	253%
17. Deferred Corporate Income Tax Expense	52	But		But	
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60	6,005,077,485	2,559,500,777	3,445,576,708	135%
19. Basic earnings per share (*)	70	222	95	127	135%

The main reasons for the increase and decrease are explained as follows:

- During the period, Revenue and Cost of Goods Sold recorded an increase compared to the same period last year. The main reason is the revenue generated from construction and real estate business activities. Construction projects have been inspected and completed in stages, fully meeting the conditions for revenue recognition as stipulated. In particular, the commercial housing construction project in An Hong Commune, Hong An Ward, Hai Phong City has met the conditions for sale. During the period, the company recorded increased revenue from this business segment. This is a business segment that brings high efficiency and profit to the company.

- The significant increase in financial revenue is due to the accrual of late payment interest during the period, based on the payment schedule of customers purchasing houses at the E2 Yen Hoa project and the An Hong project in Hai Phong.

- The loss in the "Other Profits" item during the period is due to additional expenses incurred for payments to the state budget as per tax audit decisions.

The above is the explanation from Hanoi Civil Construction Investment Joint Stock Company regarding the reasons for the fluctuations in the financial statements for the first quarter of 2026.

Best regards!

Recipient:

- As per K/g;

- Save VT, PTV, BPTK



Pham Tien Diep