

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

No.: 02 TC/TCKT - CT6

*Explanation of the consolidated  
financial statements for first quarter of  
2026*

**THE SOCIALIST REPUBLIC OF VIETNAM**  
**Independence – Freedom - Happiness**

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*Ha Noi, April 27<sup>th</sup>, 2026*

**EXPLANATION OF THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR FIRST QUARTER OF 2026**

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

Pursuant to Clause 11, Article 4, Circular No. 96/2020/TT-BTC issued by the Ministry of Finance on November 16, 2020, guiding the disclosure of information on the stock market. Hanoi No. 6 Housing Development and Investment Joint Stock Company would like to explain the change in corporate income tax profit after tax in the Consolidated Business Performance Report for first quarter of 2026 compared to the same period last year as follows:

| No. | Items   | Q1/2026<br>(VND) | Q1/2025<br>(VND) | Difference<br>(VND) | %<br>Increase/<br>Decrease |
|-----|---|------------------|------------------|---------------------|----------------------------|
| 1   | The profit after tax in the Consolidated financial statements | 44,369,251       | 88,038,051       | -43,668,800         | -49.6 %                    |

Explanation of the difference:

**\* Profit after corporate income tax in the Company's Consolidated Report for Quarter 1/2026 decreased by VND 0.043 billion, equivalent to a 49.6% decrease compared to Quarter 1/2025, due to the following main reasons:**

- Gross profit from sales and services decreased by VND 0.479 billion, equivalent to an 18.09% decline: Due to a decrease in revenue and cost of goods sold from construction and installation, leading to a reduction in gross profit compared to the same period last year.

- Net profit from business operations increased by VND 0.551 billion compared to the previous year, equivalent to a 106.56% increase:



+ Financial income decreased by VND 0.772 billion, equivalent to a 93.92% decline: Due to a decrease in interest income from organizations and individuals, as well as profits from subsidiaries during the quarter. Financial expenses decreased by VND 0.929 billion, equivalent to a 91% decline: As the Company and its units restructured their finances and the demand for loans to serve construction activities decreased, resulting in lower financial costs compared to the same period.

+ General and administrative expenses decreased by VND 0.874 billion, equivalent to a 29.41% decline: The Q1/2026 Income Statement was prepared in accordance with Circular No. 99/2025/TT-BTC dated October 27, 2025, issued by the Ministry of Finance; accordingly, revenue and expenses from real estate activities, including administrative expenses, were directly offset against the Company's Q1/2026 business results.

- Other profit decreased by VND 0.62 billion, equivalent to a 96.27% decline: During the quarter, the recovery of debts and inventory materials previously provisioned in prior years was lower than in Q1/2025, resulting in a decrease in other profit compared to the same period last year. Profit from the liquidation of investment real estate in Q1/2026 was VND 0.004 billion.

- Current corporate income tax decreased by VND 0.020 billion, equivalent to a 52.51% decline: The decrease in profit during the quarter led to a reduction in CORPORATE INCOME TAX compared to the same period last year.

By this document, we would like to explain the reasons for the variance in profit after corporate income tax in the Consolidated Business Performance Report for first quarter of 2026 compared to the same period last year.

Sincerely./.

*Recipients:*

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

HANOI NO. 6 HOUSING DEVELOPMENT AND INVESTMENT JOINT STOCK COMPANY



**TỔNG GIÁM ĐỐC**  
*Bế Ngọc Long*