

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

No.: 01 TC/TCKT - CT6

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

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

\*\*\*\*\*

*Ha Noi, April 24<sup>th</sup>, 2026*

**EXPLANATION OF THE SEPARATE 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 following content: The change in Corporate Income Tax (corporate income tax) profit after tax in the Separate Business Performance Report for first quarter of 2026 compared to the same period last year is as follows:

No.	Items	Q1/2026 (VND)	Q1/2025 (VND)	Difference (VND)	% Increase/ Decrease
1	The profit after tax in the Separate financial statements	5,397,357	283,129,529	-277,732,172	-98.09%

Explanation of the difference:

**\* Profit after corporate income tax in the Company's Separate Report for Quarter 1/2026 decreased by VND 0.277 billion, equivalent to a 98.09% decrease compared to Quarter 1/2025, due to the following main reasons:**

- Gross profit from sales and services decreased by VND 0.341 billion, equivalent to a 17.78% decline: Due to market price fluctuations during the quarter which increased input costs, leading to a decrease in profit compared to the same period last year.

- Net profit from business operations increased by VND 0.532 billion compared to the previous year, equivalent to a 101.8% reduction in loss:



+ Financial income increased insignificantly by VND 0.002 billion, equivalent to 277.19%: Due to the Company having no significant revenue sources from financial activities during the quarter.

+ Financial expenses decreased by VND 0.874 billion, equivalent to a 90.79% decline: Due to a lower demand for loans to serve construction activities, resulting in a decrease in financial costs compared to the same period.

+ General and administrative expenses saw a slight increase of VND 0.003 billion, equivalent to 0.25%: 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 0.805 billion, equivalent to a 99.94% decline: Due to a decrease in other income; during the quarter, there was a reduction in extraordinary income from inventory materials and the recovery of bad debts previously provisioned in prior years. Profit from the liquidation of investment real estate in Q1/2026 was VND 0.004 billion.

By this document, we would like to explain the reasons for the variance in profit after corporate income tax in the Separate 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**  
*Bé Ngọc Long*