

**UDIC URBAN INFRASTRUCTURE DEVELOPMENT
INVESTMENT CORPORATION
HANOI CIVIL CONSTRUCTION INVESTMENT JSC**
Number: 166/CV-HCCI-KTTV

SOCIALIST REPUBLIC OF VIETNAM
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Hanoi, October 15, 2025

*Re: Explanation of the difference of 10% Profit after tax
of the financial statements for the third quarter of 2025*

**To: - STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE**

Unit: Hanoi Civil Construction Investment Joint Stock Company

Address: No. 292 Van Chuong Lane, Kham Thien Street, Van Mieu Ward – Quoc Tu
Giam, Hanoi City.

Tax code: 0 1 0 0 1 0 5 3 8 0

Representative: Mr. Pham Tien Diep

Position: Company Director

*- Pursuant to Circular No. 96/2020/TT-BTC dated 16/11/2020 of the Ministry of
Finance guiding the disclosure of information on the securities market;*

*- Based on the Financial Statements of the third quarter of 2025 made on October 15,
2025 of Hanoi Civil Construction Investment Joint Stock Company;*

Hanoi Civil Construction Investment Joint Stock Company explains the data in the
Report on Business Results for the third quarter of 2025 as follows:

Unit: Copper

	Quota	Third Quarter 2025	Third Quarter 2024	Increase (+)Decrease (-)	Rate (%)
	A	B	C	D	And
1	Revenue from sales and provision of services	37.201.538.291	20.216.161.867	16.985.376.424	84%
2	Turnover deductions	-	-	-	
3	Net sales and service revenue (01-02)	37.201.538.291	20.216.161.867	16.985.376.424	84%
4	Cost of goods sold	31.909.843.846	13.168.273.740	18.741.570.106	142%
5	Gross profit on sales and service provision (10-11)	5.291.694.445	7.047.888.127	(1.756.193.682)	-25%
6	Revenue from financial activities	123.328.010	357.836.417	(234.508.407)	-66%
7	Financing Costs	643.813.276	-	643.813.276	
	<i>In which interest expenses</i>	<i>643.813.276</i>	<i>-</i>	<i>643.813.276</i>	
8	Cost of Selling	-	-	-	
9	Business Management Expenses	3.036.825.993	2.875.582.781	161.243.212	6%
10	Profit from business activities (20+21-22- 24-25)	1.734.383.186	4.530.141.763	(2.795.758.577)	
11	Other income	3.620.991.546	3.185.629.583	435.361.963	14%

12	Other expenses	4.068.295.499	3.089.057.327	979.238.172	32%
13	Other Profits (31-32)	(447.303.953)	96.572.256	(543.876.209)	
14	Total accounting profit before tax (30+40)	1.287.079.233	4.626.714.019	(3.339.634.786)	-72%
15	Corporate income tax expenses	257.415.847	925.342.804	(667.926.957)	-72%
16	Profit after corporate income tax (50-51)	1.029.663.386	3.701.371.215	(2.671.707.829)	-72%

The explanation of the main reasons for the increase and decrease is as follows:

- The increase in revenue and cost price in the period compared to the same period last year was due to arising in the company's construction and installation activities. The construction works have been accepted and completed in stages, eligible to record revenue in the period. However, construction and installation activities also do not generate high profits, only ensuring enough jobs for employees, so the company's profit target does not increase. On the other hand, the job search still faces many obstacles, has not recorded positive signals, which has also directly affected these indicators.

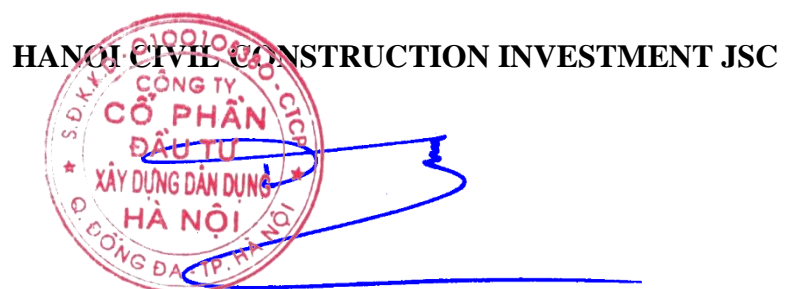
- During the period, the Company mobilized loans from banks to focus resources on implementing the project construction in Hai Phong, so financial costs were incurred.

Above is the entire explanation of Hanoi Civil Construction Investment Joint Stock Company on the changes in the indicators on the Financial Statements of the third quarter of 2025.

Respect!

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Pham Tien Diep