

No.: 27.3/ TCKT - CT6

Hanoi, March 27<sup>th</sup>, 2025

*Explanation of the 2024 Separate Financial  
Statements after the audit compared to before the audit*

**EXPLANATION OF THE 2024 SEPARATE FINANCIAL STATEMENTS**

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

Pursuant to Clause 11, Article 4 of Circular 96/2020/TT-BTC issued by the Ministry of Finance on November 16, 2020, providing guidance on information disclosure in the securities market, Hanoi No. 6 Investment and Development Joint Stock Company hereby provides an explanation regarding the changes in profit after tax in the separate statement of business results for 2024 before and after the audit, as follows:

No.	Items	After audited (VND)	Before audited (VND)	Difference (VND)	% Increase/ Decrease
1	Profit after tax in the separate financial statements	34,157,149,073	36,667,796,182	-2,510,647,109	6,85%

Explanation of the Difference:

**\* Profit after tax in the company's 2024 separate financial statements before the audit decreased by VND 2.51 billion, equivalent to a decrease of 6.85% compared to after the audit, due to the following main reasons:**

- Net profit from production and business activities increased by VND 0.769 billion, equivalent to an increase of 2.08%, due to:

\* Gross profit from sales and service provision increased by VND 1.963 billion, equivalent to a 50.11% increase, because:

+ The audit adjusted revenue upward by VND 4.443 billion, equivalent to an increase of 6.25%, reducing other income from air conditioning system rental, and

increasing cost of goods sold by VND 2.479 billion, equivalent to an increase of 3.69%, due to depreciation costs of the air conditioning system

+ Administrative expenses increased by VND 1.194 billion, equivalent to an increase of 7.11%, due to the Company incorrectly accounting for salary payables.

- Other profit decreased by VND 3.279 billion, equivalent to a decrease of 1,364.58%, due to: Adjustment in accounting reducing other income by VND 4.443 billion, equivalent to a decrease of 71.22%. Other expenses decreased by VND 1.163 billion, equivalent to a decrease of 17.95%, due to additional income arising from contracts for the Company's machinery and equipment and projects, leading to a decrease in other profit compared to the same period

Through this document, our Company explains the reasons for the difference in profit after tax in the income statement after the audit compared to before the audit in the 2024 financial statements.

**Sincerely./.**



Recipients:

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

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



**TỔNG GIÁM ĐỐC**  
*Bế Ngọc Long*