

Number: /CV-HCCI-KTTV

Hanoi, January 19, 2026

Re: Explanation of the difference of 10% Profit after tax
of the financial statements of the fourth 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;

- Pursuant to the financial statements of the fourth quarter of 2025 made on
19/01/2026 of Hanoi Civil Construction Investment Joint Stock Company;

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

Unit: Copper

Criteria		Fourth Quarter 2025	Fourth Quarter 2024	Increase (+)Decrease (-)	Rate (%)
A		D	E	D	E
1	Revenue from sales and provision of services	90.618.058.872	54.183.835.834	36.434.223.038	67%
2	Turnover deductions	-	-	-	
3	Net sales and service revenue (01-02)	90.618.058.872	54.183.835.834	36.434.223.038	67%
4	Cost of goods sold	57.177.780.022	45.622.367.849	11.555.412.173	25%
5	Gross profit on sales and service provision (10-11)	33.440.278.850	8.561.467.985	24.878.810.865	291%
6	Revenue from financial activities	264.914.699	344.365.203	(79.450.504)	-23%
7	Financing Costs	(952.498.782)	-	(952.498.782)	
	In which interest expenses	(952.498.782)	-	(952.498.782)	
8	Cost of Selling	-	-	-	
9	Business Management Expenses	3.139.569.782	3.292.028.227	(152.458.445)	-5%
10	Profit from business activities (20+21-22-24-25)	31.518.122.549	5.613.804.961	25.904.317.588	
11	Other income	3.852.317.766	9.442.914.111	(5.590.596.345)	-59%

12	Other expenses	2.536.212.722	2.466.514.467	69.698.255	3%
13	Other Profits (31-32)	1.316.105.044	6.976.399.644	(5.660.294.600)	
14	Total accounting profit before tax (30+40)	32.834.227.593	12.590.204.605	20.244.022.988	161%
15	Corporate income tax expenses	6.569.132.817	2.287.039.173	4.282.093.644	187%
16	Profit after corporate income tax (50-51)	26.265.094.776	10.303.165.432	15.961.929.344	155%

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

- During the period, the Revenue and cost price indicators recorded an increase compared to the same period last year. The main reason is the generation of revenue from construction and real estate business activities. The construction works have been accepted and completed in each stage, fully meeting the conditions for recording revenue as prescribed. In particular, the investment project to build commercial housing in An Hong Commune, Hong An Ward, Hai Phong City has been eligible for sale. During the period, the company recorded an increase in revenue from this segment. This is a business segment that brings efficiency and high profits to the company.

- Regarding financial cost targets: The company borrows from banks to supplement financial resources for the construction of projects in Hai Phong, leading to interest expenses. This expense is accounted by the Company into the cost of the project in accordance with the law.

The above is the explanation of Hanoi Civil Construction Investment Joint Stock Company on the causes of fluctuations in the indicators on the Financial Statements of the fourth quarter of 2025.

Best regards!

Recipients:

- Like K/g;
- Save VT, PTV, BPTK

HANOI CIVIL CONSTRUCTION INVESTMENT JSC



Pham Tien Diep