

**DEVELOPMENT INVESTMENT
CONSTRUCTION HOI AN
JOINT STOCK COMPANY**

No. : 03/DIC-HA

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hoi An, January 20th 2026

Re: Explanation of Profit Variance in the
Consolidated Financial Statements for Q4/2025
Exceeding 10% Compared to Q4/2024

To: Hanoi Stock Exchange

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, providing guidelines on information disclosure in the securities market;

Pursuant to the Consolidated Financial Statements for Q4/2025 of Development Investment Construction Hoi An Joint Stock Company;

The after-tax profit indicators for Q4/2025 have fluctuated by more than 10% compared to Q4/2024, specifically as follows:

Unit: VND

Indicator	Q4/2025	Q4/2024	Increase/Decrease (+/-), VND
1. Revenue	27.948.411.910	14.846.900.101	13.101.511.809
2. Cost of Goods sold	22.747.326.630	8.226.080.972	14.521.245.658
3. Profit before Tax	288.801.118	418.426.007	-129.624.889
4. Profit after Tax	175.595.898	315.390.324	-139.794.426

In Q4/2025, although revenue increased compared to Q4/2024, the prices of construction materials in the market fluctuated significantly, particularly red soil, construction sand, ready-mixed concrete, etc. As a result, the construction costs increased substantially, leading to a decrease in profit compared to the same period of the previous year.

The above explanation is provided to clarify the causes leading to the change of more than 10% in profit for Q4/2025 compared to the corresponding period of the previous year of the Company./.

Recipients :

- As above;
- Filed in Admin.

CHAIRMAN OF THE BOARD



Trần Đình Lợi