

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

No.: 28.01 /TCKT - CT6

*Explanation of the Separate Financial  
Statements for the Fourth Quarter of  
2025*

**THE SOCIALIST REPUBLIC OF VIETNAM**  
**Independence – Freedom - Happiness**  
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*Hanoi, January 28<sup>th</sup>, 2025*

**EXPLANATION OF THE SEPARATE FINANCIAL STATEMENTS  
FOR THE FOURTH QUARTER OF 2025**

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

Pursuant to Clause 11, Article 4 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, Hanoi Housing Development and Investment Joint Stock Company No.6 hereby provides an explanation the changes in profit after corporate income tax in the separate financial statements for the fourth quarter of 2025 compared to the same period of the previous year, as follows:

No.	Items	Q4/2025 (VND)	Q4/2024 (VND)	Difference (VND)	% Increase/ Decrease
1	The profit after tax in the Separate financial statements	327,302,520	35,953,184,432	-35,625,881,912	99,09%

Explanation of the difference:

**\* The Corporate's Profit After Corporate Income Tax (CIT) in the Separate Financial Statements for Q4 2025 decreased by VND 35.625 billion, equivalent to a 99.09% decrease compared to Q4 2024, due to the following primary reasons:**

- Gross profit from sales and service provision increased by VND 2.74 billion (up 274.99%). This was driven by a revenue increase of VND 36.68 billion (up 117.34%), while the cost of goods sold increased by VND 33.94 billion (up 105.21%) year-on-year. Consequently, gross profit was higher than the same period last year.

- Net profit from business activities decreased by VND 39.77 billion, equivalent to a 100.48% decrease compared to the previous year, due to:

+ Financial income decreased by VND 42.82 billion (down 91.76%): During the quarter, financial income from subsidiaries declined, leading to a decrease in net profit from business activities compared to the same period last year.

+ Financial expenses increased by VND 1.66 billion (up 439.3%): The Company is currently constructing the foundation of the Bo Xuyen Hung Yen Project and has utilized loans for construction, resulting in higher financial expenses compared to the previous year.

+ General and administrative expenses decreased by VND 1.97 billion (down 34.53%): In 2025, the Company restructured its personnel and management costs, leading to lower administrative expenses incurred in the quarter compared to the same period last year.

- Other profit decreased by VND 4.148 billion, equivalent to a 114.19% decrease: During the quarter, income from machinery and equipment leasing contracts at the Company and its projects decreased, leading to a drop in other profit year-on-year.

By this document, we would like to provide an explanation for the variance in Profit after Corporate income tax in the Separate Income Statement for Q4 2025 compared to the same period last year.

Sincerely./.

*Recipients:*

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

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INVESTMENT JOINT STOCK COMPANY**



**TỔNG GIÁM ĐỐC**  
*Bế Ngọc Long*