

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

No.: **29.01**/TCKT - CT6

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

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

Hanoi, January 29th, 2025

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

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

Pursuant to Clause 4, Article 11, Chapter III of Circular No. 155/2015/TT-BTC issued by the Ministry of Finance on October 06, 2015, guiding the disclosure of information on the stock market; Hanoi Housing Investment and Development Joint Stock Company No. 6 would like to provide an explanation regarding the fluctuations of 10% or more in Profit After Corporate Income Tax in the Consolidated Income Statement for Q4/2025 compared to the same period last year as follows:

No.	Items	Q4/2025 (VND)	Q4/2024 (VND)	Difference (VND)	% Increase/ Decrease
1	The profit after tax in the Consolidated financial statements	3,225,891,146	75,621,453,925	-72,395,562,779	-95.73 %

Explanation of the difference:

*** Profit After Corporate Income Tax (CIT) in the Consolidated Financial Statements for Q4 2025 decreased by VND 72.395 billion, equivalent to a 95.73% decrease compared to Q4 2024, due to the following primary reasons:**

- Gross profit from sales and service provision decreased by VND 152.64 billion (down 92.11%), mainly due to a decline in revenue and cost of goods sold from real estate and construction activities during the quarter compared to the same period last year.

- Net profit from business activities decreased by VND 112.7 billion, equivalent to a 95.54% decrease compared to the previous year, due to:

+ Financial income decreased by VND 1.42 billion (down 96.96%): During the quarter, interest income from deposits and dividends from subsidiaries were lower than the same period last year. Financial expenses increased by VND 1.8 billion (up 427.24%): As the companies are constructing the foundation of the Bo Xuyen Hung Yen Project and have utilized loans for construction, financial expenses increased compared to the previous year.

+ Selling expenses decreased by VND 37.81 billion (down 100%): There was no incurred real estate sales revenue from projects during the quarter, leading to a decrease in selling expenses compared to the same period last year.

+ General and administrative expenses decreased by VND 5.34 billion (down 48.66%): In 2025, the parent company and its subsidiaries restructured personnel and management costs, resulting in lower administrative expenses incurred in the quarter compared to the same period last year.

- Other profit increased by VND 19.528 billion (up 100.9%) year-on-year: The companies did not incur other expenses during this quarter, such as the costs for remedying consequences at the E1 Ha Long project as seen in the previous year, leading to an increase in other profit.

- Current Corporate Income Tax decreased by VND 20.78 billion (down 90.41%): The decrease in pre-tax profit during the quarter compared to the same period last year led to a corresponding reduction in Corporate Income Tax.

By this document, we would like to provide an explanation for the variance in Profit After CIT in the Consolidated 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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TỔNG GIÁM ĐỐC
Bé Ngọc Long