

DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY **SOCIALIST REPUBLIC OF VIETNAM**
Independence - Freedom - Happiness

No. : 40/DIC-HA

Hoi An, April 20 2026

Re: Explanation of Profit Variance in the
Consolidated Financial Statements for Q1/2026
Exceeding 10% Compared to Q1/2025

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 Q1/2026 of Development Investment Construction Hoi An Joint Stock Company;

The after-tax profit indicators for Q1/2026 have fluctuated by more than 10% compared to Q1/2025, specifically as follows:

Unit: VND

Indicator	Q1/2026	Q1/2025	Increase/Decrease (+/-), VND
1. Revenue	76.058.029.696	210.566.213.854	-134.508.184.158
2. Cost of Goods sold	65.210.607.571	180.775.311.644	-115.564.704.073
3. Profit before Tax	6.498.521.110	20.158.751.765	-13.660.230.655
4. Profit after Tax	5.052.121.110	15.692.693.765	-10.640.572.655


Development Investment Construction Hoi An Joint Stock Company hereby provides the following explanation:

In the first quarter of 2026, the Company's revenue was primarily derived from the continued exploitation of the Housing Construction Investment Project in the Residential Area combined with Urban Renovation at Lam Sa – Tu Le – Xuan Hoa Area and Bau Dung Area. This activity was aimed at recovering capital to repay bank loans and alleviate interest expenses; however, the effectiveness was lower than expected. As a result, revenue in Q1 2026 decreased compared to Q1 2025, leading to a corresponding decline in profit compared to the same period last year.

The above explains the fluctuation of more than 10% in profit for Q1 2026 compared to the same period of the prior year./.

Recipients :

- As above;
- Filed in Admin.

CHAIRMAN OF THE BOARD

Trần Đình Lợi