

Number: 184/CV-HCCI-KTTV

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Re: Explanation of the change of more than 10% in Profit
after Tax in the Financial Statements for the Third Quarter of

Hanoi, 16 October, 2026

CÔNG TY CỔ PHẦN
ĐẦU TƯ XÂY
DỰNG DÂN DỤNG
HÀ NỘI

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2026

**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 November 2020 of the Ministry
of Finance providing guidance on information disclosure in the securities market;

- Pursuant to the Company's Q3 2026 Financial Statements prepared on 16 October
2026;

Hanoi Civil Construction Investment Joint Stock Company hereby explains the
figures in its Q3 2026 business performance report as follows:

Unit: VND

Criteria	Code	Second Quarter 2026	Second Quarter 2025	Increase (+)Decrease (-)	Percentage %
<i>A</i>	<i>B</i>	<i>(1)</i>	<i>(2)</i>	<i>(3) = (1) - (2)</i>	<i>(4)</i>
1. Revenue from sale of goods and rendering of services	01	57.161.394.333	37.201.538.291	19.959.856.042	54%
2. Revenue deductions	02	—	—	—	
3. Net revenue from sale of goods and rendering of services (10 = 01 – 02)	10	57.161.394.333	37.201.538.291	19.959.856.042	54%
4. Cost of goods sold	11	42.203.151.835	31.909.843.846	10.293.307.989	32%
5. Gross profit from sale of goods and rendering of services (20 = 10 – 11)	20	14.958.242.498	5.291.694.445	9.666.548.053	183%
6. Gains/(losses) from sales and liquidation of investment properties	21	—	—	—	
7. Financial income	22	100.639.933	123.328.010	-22.688.077	-18%
8. Financial expenses	23	—	643.813.276	-643.813.276	
Of which: Interest expenses	24	—	643.813.276	-643.813.276	
9. Selling expenses	25	190.311.999	—	190.311.999	
10. General and administrative expenses	26	2.985.939.390	3.036.825.993	-50.886.603	-2%

11. Net profit from operating activities (30 = 20 + 21 + 22 - 23 - 25 - 26)	30	11.882.631.042	1.734.383.186	10.148.247.856	585%
12. Other income	31	3.665.325.272	3.620.991.546	44.333.726	1%
13. Other expenses	32	3.520.661.756	4.068.295.499	-547.633.743	-13%
14. Other profit (40 = 31 - 32)	40	144.663.516	-447.303.953	591.967.469	-132%
15. Total accounting profit before tax (50 = 30 + 40)	50	12.027.294.558	1.287.079.233	10.740.215.325	834%
16. Current corporate income tax expense	51	2.405.458.912	257.415.847	2.148.043.065	834%
17. Deferred corporate income tax expense	52	—	—	—	
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60	9.621.835.646	1.029.663.386	8.592.172.260	834%
19. Earnings per share (*)	70	356	38	318	834%

Explanation of the main reasons for the increases and decreases:

- During the period, revenue and cost of goods sold increased compared with the same period last year. The main reason was revenue generated from construction activities and real estate business. Construction works had reached the stage of completion and met all conditions for revenue recognition in accordance with applicable regulations. In particular, the commercial housing construction project in An Hong Ward, Hai Phong City, was eligible for sale. During the period, the Company recorded increased revenue from this business segment. This is a business segment that delivers efficiency and high profits to the Company.
- In Q3 2026, selling commission expenses arose in connection with the An Hong project; therefore, selling expenses increased compared with the same period last year.

The above sets out Hanoi Civil Construction Investment Joint Stock Company's explanation of the reasons for the changes in the items presented in its Q3 2026 Financial Statements.

Respectfully submitted.

Recipients:

- As addressed;
- Filed: Administration Department, Finance and Accounting Department, Board of Directors' Office.



Pham Tien Diep