HANOI NO. 6 HOUSING DEVELOPMENT AND INVESTMENT JOINT STOCK COMPANY
No.: 06 TC/TCKT - CT6
Explanation for the Audited Consolidated Financial Statements for the First 6 Months of 2026 Compared to the same period last year

THE SOCIALIST REPUBLIC OF VIETNAM
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Ha Noi, August 24th, 2026

EXPLANATION OF VARIANCE IN AUDITED CONSOLIDATED FINANCIAL STATEMENTS FOR THE FIRST 6 MONTHS OF 2026 COMPARED TO THE FIRST 6 MONTHS 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, issued by the Ministry of Finance guiding information disclosure on the securities market, Hanoi Housing Investment and Development Joint Stock Company No. 6 would like to provide an explanation regarding the variance in Profit After Corporate Income Tax in the Audited Consolidated Income Statement for the first 6 months of 2026 compared to the same period last year as follows:

Unit: VNĐ

No.	Indicator	For the first 6 months of 2026 - Audited	For the first 6 months of 2025 - Audited	Difference	% Increase/ Decrease
1	Consolidated profit after corporate income tax	3,901,282,555	1,419,907,247	2,481,375,308	174.76%

Reasons for variance:

*** The Company's audited consolidated profit after corporate income tax for the first 6 months of 2026 increased by VND 2.481 billion, equivalent to an increase of 174.76%, compared to the first 6 months of 2025 due to the following main reasons:**

- Gross profit from sale of goods and rendering of services increased by VND 17.416 billion, equivalent to 272.39%, due to: Revenue and cost of goods sold from real estate and construction activities increased compared to the same period last year.

- Net profit from operating activities increased by VND 5.071 billion compared to the same period last year, equivalent to an increase of 1,033.02%, due to:

+ Financial income decreased by VND 3.613 billion, equivalent to a decrease of 87.46%, due to: In the first 6 months of 2026, subsidiaries experienced a reduction in interest income from loans to partners. Financial expenses decreased by VND 1.133 billion, equivalent to a decrease of 40.02%, due to: The Company and its units are in the initial execution phase of several construction projects, such as the Bo Xuyen High-Rise Apartment Project - Hung Yen..., resulting in low demand for loan capital for construction, which reduced financial expenses compared to the same period.

+ General and administrative expenses increased by VND 8.889 billion, equivalent to an increase of 109.78%, due to: The parent company and its subsidiaries provisionally estimated office rental expenses, service fees, electricity, and water charges from 2025 and the first 6 months of 2026, as the service provider has not finalized data or provided invoices... causing general and administrative expenses incurred in the 6-month period to increase compared to the same period.

- Share of profit from associates decreased by VND 0.974 billion, equivalent to a decrease of 108.91%, due to: In the first 6 months of 2026, Handico6 Mechanical and Electrical Construction Joint Stock Company (an associate company) appropriated reward and welfare funds from 2025 profits, reducing share of profit from associates compared to the same period.

- Other profit decreased by VND 1.126 billion, equivalent to a decrease of 103.52%, due to: Other income increased by VND 0.399 billion (up 29.51%), while other expenses increased by VND 1.526 billion (up 576.2%). The rate of increase in other income was lower than the rate of increase in other expenses, resulting in a decrease in other profit compared to the same period last year.

- Current corporate income tax increased by VND 1.462 billion, equivalent to an increase of 916.96%, due to: Total profit before tax for the first 6 months of 2026 increased, leading to an increase in corporate income tax compared to the same period last year.

By this document, our Company would like to explain the reasons for the variance in profit after corporate income tax in the Audited Consolidated Income Statement for the first 6 months of 2026 compared to the report for the same period last year.

Sincerely./.

Recipients:

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

HANOI NO. 6 HOUSING DEVELOPMENT AND INVESTMENT JOINT STOCK COMPANY

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Bế Ngọc Long