

HOUSING AND URBAN DEVELOPMENT
HOLDINGS CORPORATION LIMITED
**HUDLAND REAL ESTATE INVESTMENT
AND DEVELOPMENT JOINT STOCK
COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 614-HUDLAND-KT

Ha Noi, July 20th, 2026

Re: Explanation of After-Tax Profit – Q2/2026
Financial Statements

To: - State Securities Commission of Vietnam
- Hanoi Stock Exchange

1. Company name: HUDLAND Real Estate Investment and Development Joint Stock Company
2. Stock code: HLD
3. Head office address: 12th Floor, HUDLAND TOWER, Lot ACC7, Linh Dam General Service Area, Dinh Cong Ward, Hanoi City.
4. Telephone: (024) 3652 3862 Fax: (024) 3652 3864
5. Information disclosure officer: Mr. **Pham Cao Son** – Chairman of the Board of Directors
6. Content of disclosed information:

6.1. The quarter II/2026 Financial Statements for the period from April 1st, 2026 to June 30th, 2026 of HUDLAND Real Estate Investment and Development Joint Stock Company, prepared on July 20th, 2026, include the Balance Sheet, Income Statement, Cash Flow Statement, and Notes to the Financial Statements.

6.2. Explanation content: Explanation of the difference in profit after corporate income tax for the operating period from April 1st, 2026 to June 30th, 2026, compared with the period from April 1st, 2025 to June 30th, 2025

Indicator	Operating period from April 1st, 2026 to June 30th, 2026 (Unit: VND)	Operating period from April 1st, 2026 to June 30th, 2026 (Unit :VND)	Increase difference (Unit : VND)
Profit after Corporate Income Tax (CIT)	1.139.785.143	6.881.747.536	5.741.962.393

Reason: The significant increase in profit for the second quarter of 2026 (6.1 times higher than the same period last year, representing a net increase of more than VND 5.7 billion) was primarily attributable to revenue recognized from a new project.

The main growth driver was the Company's official launch of commercial sales at the Binh Giang Project, Hải Dương Province (now located in Duong An Commune, Hai

Phong City). The successful commercialization of this project resulted in the Company's net revenue for the second quarter of 2026 increasing 28 times compared with the second quarter of 2025, equivalent to a net increase of VND 105.7 billion. Consequently, profit after tax for the second quarter of 2026 increased significantly compared with the corresponding period of the previous year, as noted above.

Website where the full financial statements are published: www.hudland.com.vn.

We hereby certify that the information disclosed above is true and accurate, and we take full responsibility before the law for the contents of this disclosure. *e R*

Recipients:

- As above;
- Filed to Accounting Department;
- Filed to Finance–Accounting Department;
- Filed to Office.

Chairman of the Board of Directors



PHAM CAO SON

