

*Re: Explanation of the change of more than 10% in Profit  
after Tax in the Financial Statements for the Second Quarter  
of 2026*

\*\*\*o0o\*\*\*

*Hanoi, July 20, 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 16/11/2020 of the Ministry of  
Finance guiding the disclosure of information on the securities market;*

*- Based on the Financial Statements for the second quarter of 2026 dated July 20,  
2026 made on 20/07/2026 of Hanoi Civil Construction Investment Joint Stock Company;*

Hanoi Civil Construction Investment Joint Stock Company hereby provides the  
following explanation for the fluctuations in the results of operations for the second quarter  
of 2026:

*Unit: VND*

| Criteria                                                         | Code      | Second<br>Quarter 2026 | Second<br>Quarter 2025 | Increase<br>(+)Decrease (-<br>) | Percentage<br>% |
|------------------------------------------------------------------|-----------|------------------------|------------------------|---------------------------------|-----------------|
| <i>A</i>                                                         | <i>B</i>  | <i>(1)</i>             | <i>(2)</i>             | <i>(3) = (1) - (2)</i>          | <i>(4)</i>      |
| 1. Revenue from sales and provision of services                  | 01        | 58.930.527.159         | 17.560.771.432         | 41.369.755.727                  | 236%            |
| 2. Sales deductions                                              | 02        | -                      |                        |                                 |                 |
| 3. Net revenue from sales and rendering of services (10= 01-02)  | 10        | 58.930.527.159         | 17.560.771.432         | 41.369.755.727                  | 236%            |
| 4. Cost of goods sold                                            | 11        | 42.778.754.759         | 12.343.493.880         | 30.435.260.879                  | 247%            |
| 5. Gross profit on sales and service provision (20=10 - 11)      | 20        | 16.151.772.400         | 5.217.277.552          | 10.934.494.848                  | 210%            |
| 6. Profit/loss of sale and liquidation of investment real estate | 21        |                        |                        |                                 |                 |
| 7. Revenue from financial activities                             | 22        | 10.902.684             | 3.380.065              | 7.522.619                       | 223%            |
| 8. Finance costs                                                 | 23        | -                      | 308.685.506            | (308.685.506)                   |                 |
| <i>- In which: Interest expense</i>                              | <i>24</i> |                        |                        |                                 |                 |
| 9. Selling expenses                                              | 25        | 800.313.752            | -                      | 800.313.752                     |                 |

|                                                                                 |    |                |               |               |      |
|---------------------------------------------------------------------------------|----|----------------|---------------|---------------|------|
| 10. General and administrative expenses<br>hoặc Administrative expenses         | 26 | 3.641.675.459  | 3.113.255.197 | 528.420.262   | 17%  |
| 11. Net profit from business activities {30 =<br>20 + 21 + 22 - (23 + 25 + 26)} | 30 | 11.720.685.873 | 1.798.716.914 | 9.921.968.959 | 552% |
| 12. Other income                                                                | 31 | 2.786.846.826  | 2.302.063.707 | 484.783.119   | 21%  |
| 13. Other expenses                                                              | 32 | 2.722.348.546  | 1.796.537.247 | 925.811.299   | 52%  |
| 14. Other Profits (40 = 31 - 32)                                                | 40 | 64.498.280     | 505.526.460   | (441.028.180) | -87% |
| 15. Total accounting profit before tax (50 =<br>30 + 40)                        | 50 | 11.785.184.153 | 2.304.243.374 | 9.480.940.779 | 411% |
| 16 Current corporate income tax expense                                         | 51 | 2.391.836.831  | 479.732.400   | 1.912.104.431 | 399% |
| 17. Deferred corporate income tax expense                                       | 52 |                |               |               |      |
| 18. Profit after corporate income tax (60=50<br>- 51 - 52)                      | 60 | 9.393.347.322  | 1.824.510.974 | 7.568.836.348 | 415% |
| 19. Basic earnings per share (*)                                                | 70 | 348            | 68            | 280           | 415% |

The explanation of the main reasons for the increase and decrease is as follows:

- During the reporting period, revenue and cost of goods sold both increased compared with the same period last year. The main reason is the recognition of revenue from construction and real estate business activities. The construction works reached acceptance milestones in each stage, fully meeting the conditions for recording revenue as prescribed. In particular, the investment project to build commercial housing in An Hong Commune, Hong An Ward, Hai Phong City has been became eligible for revenue recognition upon sale. During the period, the company recorded an increase in revenue from this segment. This is a business segment that brings efficiency and high profits to the company.

- The increase in revenue from financial activities is due to the period of late payment interest according to the collection schedule of customers buying houses in An Hong project, Hai Phong.

- In the second quarter of 2026, there will be sales brokerage costs at An Hong project, so the selling cost target will increase compared to the same period last year.

The above is the explanation of Hanoi Civil Construction Investment Joint Stock Company on the causes of fluctuations in the indicators on the Financial Statements for the second quarter of 2026.

Best regards!

**Recipients:**

- As above;

- Archived: Administration Department

**HANOI CIVIL CONSTRUCTION INVESTMENT JSC**



**Pham Tien Diep**