

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

No. : 32/DIC-HA

Hoi An, July 20, 2026

Re: Explanation of Profit Variance in the Consolidated Financial Statements for Q2/2026 Exceeding 10% Compared to Q2/2025

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 Q2/2026 of Development Investment Construction Hoi An Joint Stock Company;

The after-tax profit indicators for Q2/2026 have fluctuated by more than 10% compared to Q2/2025, specifically as follows:

Unit: VND

Indicator	Q2/2026	Q2/2025	Increase/Decrease (+/-), VND
1. Revenue	53.178.206.020	9.702.768.990	43.475.437.030
2. Cost of Goods sold	39.267.836.159	6.480.455.833	32.787.380.326
3. Profit before Tax	7.586.828.379	1.477.997.295	6.108.831.084
4.Profit after Tax	5.505.610.674	440.872.974	5.064.737.700

Development Investment Construction Hoi An JSC. hereby provides the following explanation:

In Q2/2026, the Company's revenue was primarily generated from the continued development and commercialization of the the Housing Construction Investment Project in the Residential Area combined with Urban Renovation at Lam Sa – Tu Le – Xuan Hoa Area, Cam Pho Ward, and Bau Dung Area, Thanh Ha Ward, Hoi An City. As a result, the Company's revenue in Q2/2026 increased compared to Q2/2025, leading to higher profit than that of the same period last year.

The above is the Company's explanation for the change resulting in a profit increase of more than 10% in Q2/2026 compared to the corresponding period of the previous year./.

Recipients :

- As above;
- Filed in Admin.

CHAIRMAN OF THE BOARD



Trần Đình Lợi