

**HANOI CIVIL CONSTRUCTION INVESTMENT  
JOINT STOCK COMPANY**

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No: 148/CV-HCCI-KTTV

*Report: Explanation for a 5% difference in after-tax  
profit in the 2025 Semi-Annual Financial Statements*

**SOCIALIST REPUBLIC OF VIETNAM**

**Independence- Liberty – Happiness**  
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*Hanoi, August 14, 2025*

***To: Hanoi Stock Exchange***

Organization name: Hanoi Civil Construction Investment Joint Stock Company

Address: 292 Van Chuong Alley - Kham Thien Street - Van Mieu – Quoc Tu Giam  
Ward - 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 November 16, 2020 of the Ministry of Finance providing guidelines on information disclosure in the securities market, which requires explanations when after-tax profit in the reporting period has a difference of 5% or more before and after review.*
- Pursuant to the Interim Financial Statements for 2025 dated August 10, 2025 of Hanoi Civil Construction Investment Joint Stock Company;*

Hanoi Civil Construction Investment Joint Stock Company provides the explanation for the figures in the Statement of Profit and Loss for the first 6 months of 2025 as follows:

(Unit: VND)

No.	Item	01/01/2025– 30/06/2025	01/01/2024– 30/06/2024	Increase (+) / Decrease (-)	Rate (%)
1	Revenue from sales and services	35.135.966.729	81.496.496.183	(46.360.529.454)	-57%
2	Deductions from revenue	-	-	-	-
3	Net revenue from sales and services (1–2)	35.135.966.729	81.496.496.183	(46.360.529.454)	-57%
4	Cost of goods sold	24.776.921.615	66.498.465.180	(41.721.543.565)	-63%
5	Gross profit (3–4)	10.359.045.114	14.998.031.003	(4.638.985.889)	-31%
6	Financial income	7.640.118	1.090.612.494	(1.082.972.376)	-99%
7	Financial expenses	309.836.189	-	309.836.189	100%
8	Selling expenses	-	-	-	-

No.	Item	01/01/2025– 30/06/2025	01/01/2024– 30/06/2024	Increase (+) / Decrease (-)	Rate (%)
9	General and administrative expenses	6.463.404.736	6.131.478.152	331.926.584	5%
10	Operating profit (5+6–7–8–9)	3.593.444.307	9.957.165.345	(6.363.721.038)	-64%
11	Other income	4.699.468.832	3.982.325.191	717.143.641	18%
12	Other expenses	2.845.793.794	4.909.227.196	(2.063.433.402)	-42%
13	Other profit (11–12)	1.853.675.038	(926.902.005)	(2.780.577.043)	-300%
14	Total accounting profit before tax (10+13)	5.447.119.345	9.030.263.340	(3.583.143.995)	-40%
15	Corporate income tax expense	1.108.307.594	2.251.507.072	(1.143.199.478)	-51%
16	Profit after corporate income tax (14–15)	4.338.811.751	6.778.756.268	(2.439.944.517)	-36%

**Explanation of major changes:**

- The Company is in the process of investing in and implementing a new project in Hai Phong; therefore. conditions for revenue recognition have not yet been met.
- Most construction projects were completed and handed over at the end of the previous year.

As a result. revenue. expenses. and profit have all decreased compared to the same period last year.

This is the entire explanation of Hanoi Civil Construction Investment Joint Stock Company regarding the changes in the indicators in the 2025 Semi-Annual Financial Statements.

Respect!

**Recipient:**

- As K/g
- Save VT. PTV. BPTK

**HANOI CIVIL CONSTRUCTION INVESTMENT JSC**

**DIRECTOR**



**Pham Tien Diep**