

No. 14/CBTT-XDH

Hanoi, October 20 2025

PERIODIC DISCLOSURE OF FINANCIAL STATEMENT

To: Hanoi Stock Exchange

In accordance with the provisions of Clauses 3 and 4, Article 14 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 Civil Construction Investment Joint Stock Company discloses its Q3/2025 financial statements to the Hanoi Stock Exchange as follows:

1. Organization name: **Hanoi Civil Construction Investment Joint Stock Company**
 - Stock code: XDH
 - Address: No. 292 Van Chuong Lane, Kham Thien Street, Van Mieu Ward – Quoc Tu Giam, Hanoi City
 - Telephone: 024.38513867 Fax: 024.38511715
 - Email: info@hcci.com.vn
 - Website: <http://hcci.com.vn>

2. Disclosure information:

- Financial Statement Q3/2025

☒ Separate financial statements (listed company have no subsidiaries and no direct accounting unit);

☐ Consolidated financial statements (listed company has subsidiaries);

☐ Combined financial statements (listed company has a direct accounting unit under its own accounting system);

- Cases requiring explanations:

+ Is there a change of 10% or more in post-tax profit compared to the same period of the previous year in Income statement for the reporting period??

☒ Yes

☐ No

Explanation documents if yes:

☒ Yes

☐ No

+ Does the profit after tax in the reporting period suffer a loss, transfer the profit in the same period of the previous year to the loss in this period or vice versa?

☐ Yes

☒ No

Explanation documents if yes:

☐ Yes

☒ No

This information has been published on the Company's website on 20/10/2025 at the link <http://hcci.com.vn/thong-tin-tai-chinh.html>

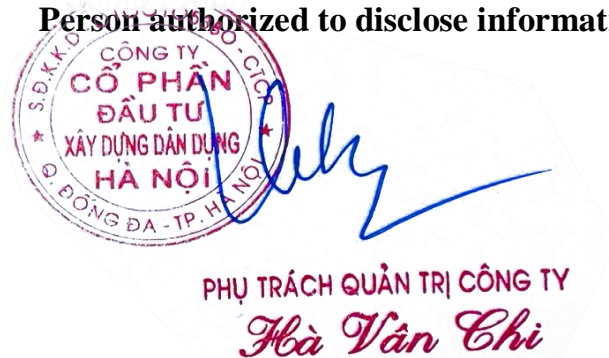
We affirm that the disclosed information above is true and we fully take legal responsibility for the disclosed information.

Attachments:

- Q3/2025 Financial statements
- Explanatory Documents

AUTHORIZED REPRESENTATIVE ACCORDING TO LAW

Person authorized to disclose information



The image shows a circular official stamp in red ink. The text inside the stamp reads: "CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG DÂN DỤNG HÀ NỘI" and "Q. ĐÔNG ĐA - TP. HÀ NỘI". Overlaid on the stamp is a blue ink signature. Below the stamp, the text "PHỤ TRÁCH QUẢN TRỊ CÔNG TY" is printed in red, followed by the name "Hà Văn Chi" written in red cursive script.

FINANCIAL STATEMENTS

QUARTER III 2025

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BALANCE SHEET

As of September 30, 2025

Unit: VND

ASSET	Code	Commentary	30/09/2025	01/01/2025
A - SHORT-TERM ASSETS (100=110+120+130+140+150)	100		522.902.004.502	477.905.952.149
I. Money and cash equivalents	110	V.1	13.126.593.871	38.174.754.287
1. Money	111		13.126.593.871	18.174.754.287
2. Cash equivalents	112		-	20.000.000.000
II. Short-term financial investment	120	V.2	-	-
1. Short-term financial investment	123		-	-
III. Short-term receivables	130		104.844.720.790	123.709.676.382
1. Customer receivables	131	V.3	66.611.706.854	80.535.770.816
2. Upfront payment to the seller	132	V.4	25.193.766.948	27.402.330.555
3. Other receivables	136	V.5	16.640.918.964	19.373.246.987
4. Provision for short-term bad debts (*)	139		(3.601.671.976)	(3.601.671.976)
IV. Inventory	140	V.6	392.421.767.804	306.644.303.440
1. Inventory	141		394.319.047.804	308.541.583.440
2. Inventory discount provision (*)	149		(1.897.280.000)	(1.897.280.000)
V. Other short-term assets	150		12.508.922.037	9.377.218.040
1. Taxes and other amounts receivable to the State	153		12.508.922.037	9.377.218.040
B - LONG-TERM ASSETS (200=210+220+230+240)	200		368.680.957.531	379.748.033.183
I. Long-term receivables	210		41.207.500.000	41.528.500.000
1. Other long-term receivables	216		41.207.500.000	41.528.500.000
II. Fixed assets	220		50.830.065.429	52.413.576.822
1. Tangible fixed assets	221		38.860.858.883	40.444.370.276
- Historical cost	222		93.097.005.602	94.221.269.560
- Cumulative wear value	223		(54.236.146.719)	(53.776.899.284)
2. Intangible fixed assets	227		11.969.206.546	11.969.206.546
- Historical cost	228		12.002.066.546	12.002.066.546
- Cumulative wear value	229		(32.860.000)	(32.860.000)
III. Investment real estate	230		232.987.881.331	241.948.551.250
1. Historical cost	231		322.764.153.617	322.764.153.617
2. Accumulated wear value (*)	232		(89.776.272.286)	(80.815.602.367)
IV. Long-term unfinished assets	240		-	-
1. Expenses for unfinished capital construction	242		-	-
IV. Long-term financial investments	250		42.683.254.750	42.683.254.750
1. Investment in capital contribution to other units	253		42.683.254.750	42.683.254.750
V. Other long-term assets	260		972.256.021	1.174.150.361
1. Long-term upfront costs	261		972.256.021	1.174.150.361
TOTAL ASSETS (270=100+200)	270		891.582.962.033	857.653.985.332

BALANCE SHEET
As of September 30, 2025

FUNDING	Code	Commentary	30/09/2025	01/01/2025
A - LIABILITIES (300=310+320)	300		357.680.272.460	307.469.098.777
I. Short-term debt	310		279.783.518.954	248.712.708.429
1. Payable to the seller	311		39.603.149.912	56.675.660.747
2. Buyer pays upfront	312		36.563.337.433	34.494.306.319
3. Taxes and amounts payable to the State	313		3.429.359.449	400.000.000
4. To pay employees	314		5.004.638.748	7.652.525.060
5. Short-term expenses	315		-	6.118.347.093
6. Short-term unrealized revenue	318		6.236.330.613	3.317.848.498
7. Other short-term payables	319		107.271.198.627	95.389.176.267
8. Reward and welfare funds	322		42.281.147.468	
II. Long-term debt	330		39.394.356.704	44.664.844.445
1. Revenue that has not been realized in the long term	336		77.896.753.506	58.756.390.348
2. Other long-term payables and payables	337		50.158.778.828	31.301.596.670
3. Long-term financial loans and leases	338		4.769.974.678	4.486.793.678
B - EQUITY (400=410+430)	400		22.968.000.000	22.968.000.000
I. Equity	410		533.902.689.573	550.184.886.555
1. Owner's investment capital	411		533.902.689.573	550.184.886.555
2. Development Investment Fund	418		270.269.070.000	270.269.070.000
3. Other funds belonging to equity	420		24.200.097.072	22.098.683.827
4. Undistributed after-tax profits	421		-	-
- Accumulated non-PP profit until the end of the previous year	421a		239.433.522.501	257.817.132.728
- Profit before PP this year	421b		234.065.047.364	236.803.000.276
II. Other funding sources and funds	430		5.368.475.137	21.014.132.452
TOTAL CAPITAL (440=300+400)	440		891.582.962.033	857.653.985.332

Hanoi, October 15, 2025

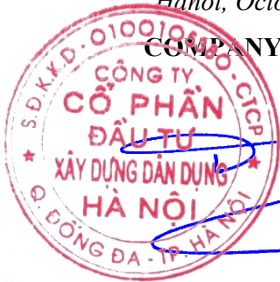
PREPARER

CHIEF ACCOUNTANT

COMPANY DIRECTOR

Ngo Thi Thanh Thuy

Nguyen Thi Thu Thuy



Phạm Tiến Điệp

BUSINESS RESULTS REPORT
Quarter III year 2025

Unit: VND

Quota	Cod e	Note	QUARTER III 2025	QUARTER III 2024	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
A	B	C	D	And	F	G
1 Revenue from sales and provision of services	01	VI.1	37.201.538.291	20.216.161.867	72.337.505.020	101.712.658.050
2 Turnover deductions	02		-	-	-	-
3 Net sales and service revenue (01-02)	10		37.201.538.291	20.216.161.867	72.337.505.020	101.712.658.050
4 Cost of goods sold	11	VI.2	31.909.843.846	13.168.273.740	56.686.765.461	79.666.738.920
5 Gross profit on sales and service provision (10-11)	20		5.291.694.445	7.047.888.127	15.650.739.559	22.045.919.130
6 Revenue from financial activities	21	VI.3	123.328.010	357.836.417	130.968.128	1.448.448.911
7 Financial Costs	22		643.813.276	-	953.649.465	
Including interest expenses			643.813.276	-	952.498.782	
8 Cost of sales	25	VI.6	-	-	-	-
9 Business management expenses	26		3.036.825.993	2.875.582.781	9.500.230.729	9.007.060.933
10 Profit from business activities (20+21-22-24-25)	30		1.734.383.186	4.530.141.763	5.327.827.493	14.487.307.108
11 Other income	31	VI.4	3.620.991.546	3.185.629.583	8.320.460.378	7.167.954.774
12 Other expenses	32	VI.5	4.068.295.499	3.089.057.327	6.914.089.293	7.998.284.523
13 Other Profits (31-32)	40		(447.303.953)	96.572.256	1.406.371.085	(830.329.749)
14 Total accounting profit before tax (30+40)	50		1.287.079.233	4.626.714.019	6.734.198.578	13.656.977.359
15 Corporate income tax expenses	51	VI.7	257.415.847	925.342.804	1.365.723.441	3.176.849.876
16 Profit after corporate income tax (50-51)	60		1.029.663.386	3.701.371.215	5.368.475.137	10.480.127.483
17 Underlying earnings per share	70	VI.8	38	137	199	388

Hanoi, October 15, 2025

PREPARER

CHIEF ACCOUNTANT

COMPANY DIRECTOR

Ngo Thi Thanh Thuy

Nguyen Thi Thu Thuy

Phạm Tien Diep

CASH FLOW STATEMENT

(According to the direct method)

Quarter III year 2025

			Unit: VND	
Quota	Code	Commentary	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
A	B	C	D	E
I. Cash flow from business operations				
1. Revenues from sales, provision of services, and other revenues	01		111.442.237.570	105.430.257.868
2. Payments to suppliers of goods and services	02		(144.806.179.652)	102.661.728.632)
3. Payments to employees	03		(30.315.948.123)	(30.420.746.641)
4. Interest paid on loans	04		(952.498.782)	
5. CIT paid	05		(3.591.537.692)	(5.823.564.905)
6. Other revenues from business activities	06		14.930.105.224	15.577.819.531
7. Other expenses for business activities	07		(15.417.345.373)	(23.555.207.969)
Net cash flow from business activities	20		(68.711.166.828)	(41.453.170.748)
II. Cash flow from investment activities				
1. Expenses for procurement and construction of fixed assets and other fixed assets	21		(41.818.182)	(48.589.200)
2. Proceeds from liquidation and sale of fixed assets and other fixed assets	22		1.376.748.039	
3. Money spent on loans and purchases of debt instruments of other units	23		-	-
4. Proceeds from the recovery of loans and resale of debt instruments of other units	24		-	19.000.000.000
5. Expenditures for investment in capital contribution to other units	25		-	(105.300.000)
6. Loan interest, dividends and profits are distributed	27		46.929.087	1.429.542.037
Net cash flow from investment activities	30		1.381.858.944	20.275.652.837
III. Cash flow from financial activities				
1. Loan principal repayment	34		42.281.147.468	-
2. Dividends, profits paid to owners	36		-	-
Net cash flow from financial activities	40		-	-
Net cash flow in the period (50 = 20+30+40)	50		42.281.147.468	-
Cash and cash equivalents at the beginning of the period	60		(25.048.160.416)	(21.177.517.911)
Effects of changes in foreign currency exchange rates	61		38.174.754.287	85.286.440.440
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	V.1		

PREPARER



Ngo Thi Thanh Thuy

CHIEF ACCOUNTANT



Nguyen Thi Thu Thuy

Hanoi, October 15, 2025

COMPANY DIRECTOR



Pham Tien Diem

Sample number B 09 - DN

FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

I. Characteristics of the company's activities

1. Capital ownership form

HANOI CIVIL CONSTRUCTION INVESTMENT JOINT STOCK COMPANY (hereinafter referred to as "the Company") was established and operates under the business registration certificate number 0103018181 dated 02/7/2007 issued by the Hanoi Department of Planning and Investment. The Company has had 13 amendments to its business registration certificate.

According to the 13th amendment to the business registration certificate number 0100105380 issued by the Hanoi Department of Planning and Investment on 23/08/2023 regarding the increase of the Company's charter capital from 245,699,920,000 VND to **270,269,070,000 VND** (*Two hundred seventy billion, two hundred sixty-nine million, seven hundred thousand VND*).

The Company's shares are listed on the Upcom market at the Hanoi Stock Exchange with the stock code: XDH.

2. Business sectors

The Company primarily operates in the construction and real estate business.

3. Business lines

- Construction of industrial and civil works, housing;
- Construction of technical infrastructure, traffic road, small to medium irrigation works;
- Construction, installation of power lines and substations up to 35KV
- Construction and installation of equipment and machinery for projects;
- Real estate business, land use rights belonging to the owner, user, or leased;

The Company's headquarters: No. 292 Van Chuong Alley - Kham Thien - Dong Da - Hanoi.

4. Normal production and business cycle

The Company's normal production and business cycle is carried out over a period of more than 12 months.

II. Accounting period, currency used in accounting

1. Accounting period

The Company's accounting year follows the calendar year, starting from January 1 and ending on December 31 of

2. Currency used in accounting

The currency used in accounting is the Vietnamese dong ("VND"), recorded under the historical cost principle, in accordance with accounting standards, the accounting regime for Vietnamese enterprises, and related legal regulations concerning the preparation and presentation of financial reports.

III. Applicable accounting standards and regimes

1. Applicable accounting standards and regimes

The Company applies the Vietnamese accounting standards and the accounting regime for enterprises issued under Circular No. 200/2014/TT-BTC dated 22/12/2014 of the Ministry of Finance guiding the accounting regime for enterprises and Circular No. 53/2016/TT-BTC dated 21/03/2016 of the Ministry of Finance amending and supplementing certain provisions of Circular No. 200/2014/TT-BTC.

Sample number B 09 - DN

FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

2. Declaration of compliance with accounting standards and regimes

The Company's financial reports are prepared and presented in compliance with the requirements of the current Vietnamese accounting standards and the Vietnamese enterprise accounting regime, as well as related legal regulations concerning the preparation and presentation of financial reports.

IV. Summary of main accounting policies

1. Accounting estimations

The preparation of financial reports complies with accounting standards, the Vietnamese corporate accounting regime and the related legal regulations on the preparation and presentation of financial statements require the Board of Directors to make estimates and assumptions that affect the reported numbers regarding debts, assets, and the presentation of debts and potential assets at the date of preparation of the financial statements, as well as the reported figures on revenue and expenses throughout the operating period. Although the accounting estimates are made with all understanding by the Board of Directors, the actual figures may differ from the estimates and assumptions set forth.

2. Principles for recognizing cash and cash equivalents

Cash and cash equivalents include the cash of funds, demand deposits, short-term investments, which are highly liquid, easily convertible to cash, and the associated risks of value fluctuations.

3. Accounting principles for financial investments

Investments held to maturity

Investments held to maturity include investments that the Company intends and has the ability to hold until maturity. Investments held to maturity include: time deposits at banks (including bills and promissory notes), bonds, mandatory redeemable preferred stock, and other investments held to maturity.

Investments held to maturity are recognized from the purchase date and initially valued at the purchase price and transaction costs related to the purchase of the investments. Interest income from investments held to maturity after the purchase date is recognized in the Income Statement on an accrued basis. Interest accrued before the Company holds it is deducted from the principal at the time of purchase.

Investments held to maturity are determined at cost less an allowance for doubtful accounts.

Investment in equity instruments of other entities

Investment in equity instruments of other entities reflects equity investments, but the Company does not have control, joint control, or significant influence over the investee.

Investments in equity instruments of other entities are initially recognized at cost, including the purchase price or contributed capital plus any directly related costs of the investment activity. Dividends and profits from periods prior to the investment being purchased are accounted for as a reduction of the value of that investment. Dividends and profits from periods after the investment is purchased are recognized as revenue. Dividends received in the form of shares are only tracked for the increase in the number of shares, not recognizing the value of the shares received at face value.

4. Accounting principles for receivables

Receivables are presented at book value minus allowances for doubtful accounts.

The classification of receivables is carried out according to the following principles:

- Trade receivables from customers reflect commercial receivables arising from transactions of a sale-purchase nature between the Company and buyers who are independent entities from the Company.

FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

- Other receivables reflect receivables that are non-commercial and not related to sale-purchase transactions..

5. Principles for recognizing inventory

Inventory is determined based on the lower of cost and net realizable value. The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred (if any) to obtain the inventory in its current location and condition.

Inventory is any property purchased or constructed for sale in the normal course of the Company's operations, not for rent or waiting for price increases determined based on the lower price between the cost to bring each product to its current location and condition and the realizable net value. The cost of inventory of real estate includes: the cost of land use and land development costs, construction costs payable to contractors, borrowing interest, design consulting costs, levelling costs, compensation for land clearance, consulting fees, land transfer taxes, general construction management costs, and other related costs.

The realizable net value is the estimated selling price of the inventory during normal production and business operations minus the estimated costs to complete and the estimated necessary costs for its consumption.

The value of inventory is calculated using the weighted average method and accounted for using the perpetual inventory method.

6. Principles of recognition and depreciation methods of fixed assets

6.1 Principles of recognition and depreciation methods of tangible fixed assets

Tangible fixed assets are recognized at historical cost, reflected in the balance sheet according to the criteria of historical cost, accumulated depreciation, and remaining value.

The historical cost of tangible fixed assets purchased includes the purchase price (excluding trade discounts or discounts), taxes, and direct costs related to putting the assets into a state ready for use.

The historical cost of self-constructed or self-made tangible fixed assets includes the actual cost of self-constructed or self-made tangible fixed assets and installation and trial run costs.

Costs incurred after the initial recognition of tangible fixed assets are added to the historical cost of the assets when these costs inevitably increase future economic benefits. Costs that do not meet the above conditions are recognized by the Company as production and business expenses in the period.

The Company applies the straight-line depreciation method for tangible fixed assets. Tangible fixed assets are classified by groups of assets with similar characteristics and purposes in the Company's production and business activities, including:

<i>Type of fixed assets</i>	<i>Depreciation period (years)</i>
Built structures	05 - 30
Machinery, equipment	03 - 10
Transportation vehicles, transmission equipment	05 - 10
Management tools, apparatus	03 - 05
Other assets	04 - 05

Gains and losses arising from the liquidation or sale of assets are the difference between the income from liquidation and the residual value of the assets, and are recorded in the income statement.

6.2 Principles of recognition and depreciation method for intangible fixed assets

FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

Intangible fixed assets are recognized at their historical cost, and are presented on the Balance Sheet under the headings of historical cost, accumulated depreciation, and residual value.

The historical cost of intangible fixed assets includes all costs that the Company must incur to acquire the fixed asset up to the point it is ready for use.

Costs related to intangible fixed assets incurred after initial recognition are recognized as production and business expenses in the period, unless these costs are associated with a specific intangible fixed asset and increase the economic benefits from these assets.

When a fixed asset is sold or liquidated, its historical cost and accumulated depreciation are derecognized, and any gain or loss arising from the liquidation is recognized in income or expenses for the year.

The Company's intangible fixed assets include the Company's logo and land use rights.

The Company's logo is depreciated using the straight-line method over 5 years. The Company's logo has been fully depreciated in previous accounting periods.

Land use rights are all actual costs incurred by the Company directly related to the land used, including: money spent to acquire land use rights, compensation costs, site clearance, site leveling, registration fees, etc. Land use rights with an indefinite term are not depreciated.

7. Principles of recognition and depreciation method for investment real estate

Principles of recognition for investment real estate

The Company's investment real estate consists of land use rights, houses, parts of buildings, or infrastructure owned by the Company that is intended for profit from leasing. Investment real estate is presented at historical cost less accumulated depreciation. The historical cost of investment real estate includes all costs the Company incurs or the fair value of the amounts provided for exchange to acquire the investment real estate up to the date of purchase or completion of construction.

"Costs related to investment real estate incurred after initial recognition are recorded as expenses, unless these costs are likely to certainly result in the investment real estate generating more future economic benefits than initially assessed, in which case they are added to historical cost."

When investment real estate is sold, the historical cost and accumulated depreciation are removed and any profit or loss arising is accounted for as income or expense in the year.

The transfer from owned real estate for use or inventory to investment real estate occurs only when the owner ceases to use that asset and starts leasing it to others or when construction is completed. The transfer from investment real estate to owned real estate for use or inventory occurs only when the owner starts using the asset or starts implementing it for sale purposes. The transfer from investment real estate to owned real estate for use or inventory does not change the historical cost or residual value of the real estate at the date of transfer.

The depreciation method for investment real estate

The Company's investment real estate comprises rental infrastructure depreciated using the straight-line method over an estimated useful life ranging from 20 to 30 years.

8. Principles of recognition and allocation of prepaid expenses

Prepaid expenses include actual expenses incurred but related to the business operating results of multiple accounting periods. The Company's prepaid expenses are corporate income tax provisionally paid according to collection progress and asset repair costs.

FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

Corporate income tax provisionally paid is recognized based on the amount of tax payable to the State Budget related to the provisional collection according to the progress of the Projects that the Company is implementing. This amount will be recognized as current corporate income tax expense for the accounting period when the Project is completed.

Large one-time asset repair costs are allocated to expenses using the straight-line method over 3 years.

9. Accounting principles for payables

Payables are amounts that must be paid to suppliers and other entities. Payables include amounts payable to sellers and other payables. Payables are not recorded lower than the obligation to pay.

The classification of payables is carried out according to the following principles:

- Payables to sellers include amounts payable arising from commercial transactions involving the purchase of goods, services, assets, and the seller is an independent entity from the buyer.
- Other payables include amounts payable that are non-commercial, unrelated to the purchase, sale, or provision of goods or services.

Payables are monitored in detail by each subject and payment term.

10. Principles for loan recognition

Loans are recognized based on receipts, bank documents, agreements, and loan contracts.

Loans are monitored by each subject and term.

11. Principles for recognizing accrued expenses

The Company's accrued expenses include provisions for technical infrastructure costs and construction costs, which are actual expenses incurred during the reporting period but not yet paid due to the lack of invoices or insufficient accounting documents. These are recorded as production and business expenses for the reporting period. Additionally, there are accrued liabilities that have not yet arisen because goods or services have not been recognized, but are pre-calculated as production and business expenses for the current period to ensure that actual

The Company only accrues expenses to provisionally calculate the cost of goods sold for items that have been completed and identified as sold during the period. Accrued expenses included in the cost of goods sold are those expenses already in the investment and construction budget but lacking sufficient documents and records for volume acceptance. The amount of accrued expenses is provisionally calculated to correspond to the standard cost of goods

12. Principles for recognizing unearned revenue

The Company's unearned revenue includes advance rent for leased premises and advance revenue from real estate business.

The unearned revenue from real estate business is recognized based on the amount received according to the schedule specified in the Contract, for which invoices have been issued to customers purchasing homes.

Advance rental revenue is recognized for multiple accounting periods and customer payments according to the schedule specified in the Contract are recorded based on the amount received, with invoices issued. Revenue recognition is allocated based on the actual lease period of the contract.

13. Principles for recognizing equity

The owner's contributed capital is recorded based on the actual capital contributed by the shareholders.

FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

Undistributed after-tax profits are the amount of profit (gain) from the Company's operations after deducting this year's corporate income tax expenses and adjustments due to retrospective application resulting from changes in accounting policies and retrospective adjustments due to significant errors from previous years.

After-tax profits from corporate income are distributed to shareholders after establishing funds according to the Company's Charter as well as legal regulations and have been approved by the Annual General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-cash items included in undistributed after-tax profits that may affect cash flow and the ability to pay dividends such as profits from the revaluation of contributed capital assets, profits from the revaluation of monetary items, and financial instruments classified as other non-cash items.

Dividends are recognized as payables when approved by the Annual General Meeting of Shareholders.

14. Principles and methods for recognizing revenue and income

The Company's revenue includes revenue from construction, revenue from leasing machinery, rent of premises, revenue from real estate transfer and revenue from bank interest:

The construction revenue of the Company is recognized according to the Company's accounting policy for

Construction revenue

When the results of the contract performance can be reliably estimated:

- For construction contracts that stipulate that the contractor is paid according to the planned schedule, the revenue and costs related to the contract are recognized corresponding to the part of the work completed as determined by the Company on the last day of the financial year.
- For construction contracts that specify that the contractor is paid according to the value of the completed quantities, the revenue and costs related to the contract are recognized corresponding to the part of the work completed as confirmed by the customer and reflected in the invoices issued.

Changes in the construction volume, compensation receipts, and other receipts are only recognized as revenue when they have been agreed upon with the customer.

When the results of the construction contract performance cannot be reliably estimated:

- Revenue is only recognized equal to the costs incurred for the contract that are relatively certain to be recoverable.
- Costs related to the contract are only recognized as expenses when they have been incurred.

The difference between the cumulative revenue of the recognized construction contract and the cumulative amount stated on the payment invoice according to the planned schedule of the contract is recognized as receivables or payables according to the planned schedule of construction contracts.

Real estate sales revenue

The real estate sales revenue of the Company as an investor is recognized when all five (5) of the following conditions are simultaneously satisfied:

- The real estate has been fully completed and handed over to the buyer, the enterprise has transferred the risks and benefits associated with ownership of the real estate to the buyer;
- The enterprise no longer holds management rights over the real estate as the owner or control rights over the real estate;

Sample number B 09 - DN

FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

- Revenue can be reliably estimated;
- The Company has received or going to receive economic benefits from the real estate sale transaction;
- The costs related to the real estate sale transaction can be determined.

Interest revenue

Interest is recognized on an accrual basis, determined on the balances of deposit accounts and actual interest rates for each period.

15. Other accounting principles and methods

15. Các nghĩa vụ về thuế

15.1 Tax obligations

Value Added Tax (VAT)

The Company applies the declaration and calculation of VAT according to the guidance of the current tax law.

Corporate Income Tax

The corporate income tax reflects the total value of the current tax payable.

The current tax payable is calculated based on taxable income for the year. Taxable income differs from net profit presented in the Income Statement because taxable income does not include income or expenses that are taxable or deductible in other years (including carryforward losses, if any) and also does not include non-taxable or non-deductible items.

The Company applies a corporate income tax rate of 20% on taxable profits.

The determination of the corporate income tax of the company is based on current tax regulations. However, these regulations change periodically and the final determination of corporate income tax depends on the results of inspections by the competent tax authority.

Other Taxes

Other types of taxes and fees that businesses are required to declare and pay to the local tax authorities according to the current tax laws in Vietnam.

16. Segment reporting

A segment is a distinguishable component of the Company that is engaged in providing related products or services (business segment), or in providing products or services within a specific economic environment (geographical segment) where this segment has different economic risks and benefits from other business segments. The Board of Directors believes that the Company's main activities are construction and real estate business and primarily operates in a geographical segment in Vietnam. Therefore, the Company does not present segment reporting by business segment and by geographical segment as per Vietnamese Accounting Standard No. 28 - Segment Reporting.

V. Supplementary information for items presented in the Balance Sheet

1. Cash and cash equivalents

	30/9/2025	01/01/2025
	VND	VND
Cash	13.126.593.871	18.174.754.287
Cash on hand	428.513.581	1.211.837.181

Sample number B 09 - DN

FINANCIAL REPORT EXPLANATION (continued)
(These explanations form an integral part and need to be read together with the accompanying financial report)

Bank deposits	12.698.080.290	16.962.917.106
Cash equivalents	-	20.000.000.000
Joint Stock Commercial Bank for Investment and Development of Vietnam	-	20.000.000.000
Total	13.126.593.871	38.174.754.287

2. Accounts receivable from customers

	30/9/2025		01/01/2025	
	VND		VND	
	Value	Provision	Value	Provision
a) Short-term				
Ha Thanh Investment and Construction JSC - UDIC	229.171.715	-	229.171.715	-
Hanoi Cultural and Social Works Investment and Construction Project Management Board	3.037.408.328	-	3.037.408.328	-
Trần Hồng Tâm	1.473.500.000	-	1.473.500.000	-
Vinh Phuc Regional State Reserve Department	160.998.400	-	215.989.160	-
UDIC Urban Infrastructure Development Investment Corporation - One Member Co., Ltd.	22.857.734.505	-	11.485.148.202	-
Lac Vien Cuu Cao Co., Ltd	4.834.299.672		4.277.862.754	
Ba Dinh District Investment and Construction Project Management Board	-		14.867.950.000	
Other entities	34.018.594.234	(3.601.671.976)	44.948.740.657	(3.601.671.976)
Total	66.611.706.854	(3.601.671.976)	80.535.770.816	(3.601.671.976)

b) Receivables from customers who are related parties: Details are presented in Note VIII.2
3. Financial investments
Investment in other entities

30/9/2025

01/01/2025

Sample number B 09 - DN

FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

	VND		VND	
	Original price	Book value	Original price	Book value
Joint Stock Commercial Bank Saigon Hanoi	34.130.000	34.130.000	34.130.000	34.130.000
Ha Thanh Urban Development Investment Joint Stock Company	55.000.000	55.000.000	55.000.000	55.000.000
Van Xuan Development Investment Joint Stock Company	38.176.129.750	38.176.129.750	38.176.129.750	38.176.129.750
Mai Dong State-owned One Member LLC borrowing capital for project implementation	4.417.995.000	4.417.995.000	4.417.995.000	4.417.995.000
Total	42.683.254.750	42.683.254.750	42.683.254.750	42.683.254.750

4. Pay in Advance to suppliers

	30/09/2025 VND	01/01/2025 VND
<i>Short-term</i>		
Hanoi Beijing Construction Joint Venture Company	3.809.278.012	3.809.278.012
Hai Van Construction Investment Joint Stock Company	3.866.857.700	3.866.857.700
Thanh Ngoc Construction Development Investment Joint Stock Company	-	522.447.200
Hai Phong Construction and Electrical Installation Trading Joint Stock Company	-	3.212.158.000
Vũ Văn Hải	6.650.000.000	6.650.000.000
Telecommunications Television Technology Investment and Development JSC	2.003.628.000	-
Other subjects	8.864.003.236	9.341.589.643
Total	25.193.766.948	27.402.330.555

5. Other receivables

	30/9/2025 VND		01/01/2025 VND	
	Value	Provision	Value	Provision
a) Short term	16.640.918.964	-	19.373.246.987	-
Advance	5.814.429.855	-	8.534.048.223	-
Other receivables	1.444.203.705	-	1.456.913.360	-
Accrued interest	-	-	3.561.643	-
<i>Other subjects</i>	<i>1.444.203.705</i>	-	<i>1.453.351.717</i>	-
Outstanding balance of account 3388	9.382.285.404	-	9.382.285.404	-
<i>Hanoi Bridge and Road Construction Investment Joint Stock Company</i>	<i>5.750.000.000</i>	-	<i>5.750.000.000</i>	-
<i>Other subjects</i>	<i>3.632.285.404</i>	-	<i>3.632.285.404</i>	-

Sample number B 09 - DN

FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

b) Long term	41.207.500.000	-	41.528.500.000	-
Collateral long-term deposits	41.207.500.000	-	41.528.500.000	-
Hanoi City Department of Planning and Investment (1)	41.207.500.000	-	41.518.500.000	-
Chu Đức Thắng	-	-	10.000.000	-
Total	57.848.418.964	-	60.901.746.987	-

(1) Long-term deposit at the Hanoi Department of Planning and Investment (now the Hanoi Department of Finance) to implement projects at plot E2 Yen Hoa and CT02B Nam Thang Long and 202 Buoai Street.

6. Bad debt

	30/09/2025		01/01/2025	
	VND		VND	
	Original price	Recoverable value	Original price	Recoverable value
Total value of receivables, loans overdue or not overdue but difficult to recover, which have provisions set				
Accounts receivable from customers	3.601.671.976	-	3.601.671.976	-
Department of Transport of Dien Bien Province	1.276.010.383	-	1.276.010.383	-
Ban Quản lý Dự án Quận Hai Bà Trưng	1.100.105.073	-	1.100.105.073	-
Duc Thinh Construction JSC	1.225.556.520	-	1.225.556.520	-
Total	3.601.671.976	-	3.601.671.976	-

7. Inventories

	30/09/2025		01/01/2025	
	VND		VND	
	Original price	Provision	Original price	Provision
Raw materials, materials	2.020.620.680	(1.897.280.000)	1.926.540.255	(1.897.280.000)
Work in progress (i)	392.298.427.124	-	306.615.043.185	-
Total	394.319.047.804	(1.897.280.000)	308.541.583.440	(1.897.280.000)

(*) Work in progress includes work in progress for the Yen Hoa Technical Infrastructure project, the CT02B Nam Thang Long High-rise Residential Building project, An Hong Technical Infrastructure (internal roads, greenery, drainage, etc.), the project in An Hong commune - Hai Phong, and projects where the Company acts as the construction contractor..

8. Increase, decrease in intangible fixed assets

Sample number B 09 - DN

FINANCIAL REPORT EXPLANATION (continued)
(These explanations form an integral part and need to be read together with the accompanying financial report)

Item	Land use rights	Company symbol	Currency unit. VND
			Total
Original cost			
Balance on 01/01/2025	11.969.206.546	32.860.000	12.002.066.546
Balance on 30/9/2025	11.969.206.546	32.860.000	12.002.066.546
Accumulated depreciation			
Balance on 01/01/2025	-	32.860.000	32.860.000
Balance on 30/9/2025	-	32.860.000	32.860.000
Remaining value			
As of 01/01/2025	11.969.206.546	-	11.969.206.546
As of 30/9/2025	11.969.206.546	-	11.969.206.546

'- The original cost of fixed assets at the end of the year has been fully depreciated but is still in use:: 32.860.000 VND (As of 31/12/2024: 32.860.000 VND)

HANOI CIVIL CONSTRUCTION INVESTMENT JOINT STOCK COMPANY

Address: No. 292 Van Chuong Alley - Kham Thien - Van Mieu Quoc Tu Giam - Hanoi

FINANCIAL REPORT*Quarter III Year 2025***Sample number B 09 - DN****FINANCIAL REPORT EXPLANATION (continued)***(These explanations form an integral part and need to be read together with the accompanying financial report)***9. Increase and decrease of tangible fixed assets**

Indicator	Buildings, architectural structures	Machinery, equipment	Transportation means	Management tools	Other fixed assets	Total
Original cost						
Balance on 01/01/2025	62.011.118.879	18.879.312.815	3.654.951.753	584.863.210	9.091.022.903	94.221.269.560
Purchases during the period	-	-	-	41.818.182	-	41.818.182
Disposal of fixed assets	-	-	-	-	(1.166.082.140)	(1.166.082.140)
Balance on 30/09/2025	62.011.118.879	18.879.312.815	3.654.951.753	626.681.392	7.924.940.763	93.097.005.602
Cumulative depreciation value						
Balance on 01/01/2025	21.606.500.698	18.879.312.815	3.654.951.753	545.111.115	9.091.022.903	53.776.899.284
Depreciation for the period	1.603.550.970	-	-	21.778.605	-	1.625.329.575
Disposal of fixed assets					(1.166.082.140)	(1.166.082.140)
Balance on 30/09/2025	23.210.051.668	18.879.312.815	3.654.951.753	566.889.720	7.924.940.763	54.236.146.719
Remaining value						
On 01/01/2025	40.404.618.181	-	-	39.752.095	-	40.444.370.276
On 30/09/2025	38.801.067.211	-	-	59.791.672	-	38.860.858.883

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FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

10. Increase, decrease in investment property

Rental investment property

Measurement unit: VND

Item	01/01/2025	Increase during the period	Decrease during the period	30/09/2025
Original cost	322.764.153.617	-	-	322.764.153.617
Rental service platform	322.764.153.617	-	-	322.764.153.617
Accumulated depreciatio	80.815.602.367	8.960.669.919	-	89.776.272.286
Leasing service platform	80.815.602.367	8.960.669.919	-	89.776.272.286
Remaining value	241.948.551.250	8.960.669.919	-	232.987.881.331
Leasing service platform	241.948.551.250	8.960.669.919	-	232.987.881.331

11. Prepaid expenses

	30/09/2025 VND	01/01/2025 VND
<i>Long-term</i>		
Temporary corporate income tax payment based on cash collection progress	605.683.021	807.577.361
Repair expenses	366.573.000	366.573.000
Total	972.256.021	1.174.150.361

12. Accounts payable to suppliers

	30/09/2025 VND		01/01/2025 VND	
	Value	Amount payable	Value	Amount payable
<i>Short-term</i>				
Hà Minh Trading and Service Joint Stock Company	489.195.704	489.195.704	489.195.704	489.195.704
Cao Quy Trading and Construction LLC	1.310.347.483	1.310.347.483	1.310.347.483	1.310.347.483
Thien Huong Construction and Trading LLC	1.202.545.330	1.202.545.330	1.202.545.330	1.202.545.330
THK Construction and Building Materials Joint Stock Company	1.055.473.000	1.055.473.000	1.742.075.900	1.742.075.900
Dat Vietnam LLC	424.391.608	424.391.608	424.391.608	424.391.608
Thai Duong LLC	2.632.714.104	2.632.714.104	2.632.714.104	2.632.714.104
Cuong Dat Construction and Trading Joint Stock Company	1.353.917.631	1.353.917.631	1.353.917.631	1.353.917.631

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FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

Ha Thanh Steel Investment and Trading Joint Stock Company	553.744.905	553.744.905	374.771.935	374.771.935
	3.159.474.630	3.159.474.630	3.159.474.630	3.159.474.630
HDT HN Trading and Construction l				
Other entities	27.421.345.517	27.421.345.517	43.986.226.422	43.986.226.422
Total	39.603.149.912	39.603.149.912	56.675.660.747	56.675.660.747

b) Payables to related parties: Details presented in Note VIII.2

13. Advance payments from customers

	30/09/2025	01/01/2025
	VND	VND
<i>Short-term</i>		
District Investment Construction Project Management Board of Tay Ho (form	21.226.230.000	21.226.230.000
National Archives Center I	12.816.842.773	12.816.842.773
Other entities	2.520.264.660	451.233.546
Total	36.563.337.433	34.494.306.319

14. Taxes and other payables to the state

	01/01/2025	Amount payable in the period	Amount paid in the period	<i>measurement in VND</i> 30/09/2025
<i>a) Payables</i>				
Personal income tax	400.000.000	166.762.588	555.301.660	11.460.928
Land and housing tax, land rent	-	3.417.898.521	-	3.417.898.521
Fees, charges and other payables	-	12.000.000	12.000.000	-
Total	400.000.000	3.596.661.109	567.301.660	3.429.359.449
<i>b) Receivables</i>				
Output VAT	6.700.960.491	(428.903.844)	507.884.955	7.637.749.290
Corporate income tax	2.656.407.499	1.376.772.444	3.591.537.692	4.871.172.747
Land and housing tax, land rent	19.850.050	1.143.988.450	1.124.138.400	-
Total	9.377.218.040	2.091.857.050	5.223.561.047	12.508.922.037

15. Payable expenses

	30/09/2025	01/01/2025
	VND	VND
<i>Short-term</i>		
Excerpt before costs of project Construction enterprise No.7 - Renovation of	-	6.118.347.093
Total	-	6.118.347.093

Sample number B 09 - DN

FINANCIAL REPORT EXPLANATION (continued)
(These explanations form an integral part and need to be read together with the accompanying financial report)
16. Unrealized revenue

	30/09/2025	01/01/2025
	VND	VND
a) Short term	6.236.330.613	3.317.848.498
Revenue received in advance for leasing premises	6.236.330.613	3.317.848.498
b) Long term	50.158.778.828	31.301.596.670
Revenue received in advance for real estate business (*)	50.158.778.828	31.301.596.670
Total	56.395.109.441	34.619.445.168

(*) Revenue from low-rise commercial housing real estate in An Hong, Hai Phong, E2 Yen Hoa house and M1 Yen Hoa house reflects the amount collected from home buyers according to the progress stipulated in the contract, recorded on the basis of the amount collected and financial invoices issued.

17. Other payables

	30/09/2025	01/01/2025
	VND	VND
a) Short term	107.271.198.627	95.389.176.267
Trade union funding	53.650.772	-
Social insurance	-	7.136.575
Credit balance in account 141 (Enterprise documents for advances not settled)	5.502.906.369	5.764.283.229
Credit balance in account 138	1.549.100.000	1.549.000.000
<i>Hanoi Road Construction Investment Joint Stock Company</i>	<i>1.549.000.000</i>	<i>1.549.000.000</i>
<i>Other subjects</i>	<i>100.000</i>	<i>-</i>
Other payables	100.065.541.486	87.968.756.463
<i>Joint venture interest payable</i>	<i>10.248.867.669</i>	<i>10.248.867.669</i>
<i>Hanoi Road Construction Investment Joint Stock Company (1)</i>	<i>27.000.000.000</i>	<i>27.000.000.000</i>
<i>Urban Infrastructure Development Investment General Corporation</i>	<i>29.082.282.077</i>	<i>29.082.282.077</i>
<i>UDIC - One Member Limited Company (2)</i>		
<i>Hanoi Beijing Construction Joint Venture Company (3)</i>	<i>13.144.989.500</i>	<i>13.144.989.500</i>
<i>Mai Dong State-owned Company (4)</i>	<i>6.280.926.617</i>	<i>6.280.926.617</i>
<i>Dividends payable</i>	<i>10.764.159.000</i>	
<i>Other subjects</i>	<i>3.544.316.623</i>	<i>2.211.690.600</i>
Received short-term deposits	100.000.000	100.000.000
b) Long term	4.769.974.678	4.486.793.678
Received long-term deposits	4.769.974.678	4.486.793.678
Total	112.041.173.305	99.875.969.945

(1) Payable for profit distribution of project E4 Yen Hoa.

(2) Business cooperation with Urban Infrastructure Development Investment General Corporation UDIC - One Member Limited Company to implement Construction Project CT 02B Nam Thang Long.

(3) Amount advanced by Hanoi Beijing Construction Joint Venture Company to implement Thanh Liem cement plant construction project. However, the project has been halted, the project is not being continued, and is waiting for settlement procedures.

(4) Payable for profit distribution of Hoang Liet project.

FINANCIAL REPORT EXPLANATION (continued)

18. Loans and financial lease

	30/09/2025 VND		In Period VND		01/01/2025 VND	
	Value	Capable of repaying debt	Increased	Decreased	Value	Capable of repaying debt
a) Short-term loan	42.281.147.468	42.281.147.468	42.281.147.468	-	-	-
Bank for Investment and Development of Vietnam JSC. - Hanoi Branch (1)	42.281.147.468	42.281.147.468	42.281.147.468	-	-	-
b) Long-term loan	22.968.000.000	22.968.000.000	-	-	22.968.000.000	22.968.000.000
Van Xuan Urban Development Investment Joint Stock Company (i)	22.968.000.000	22.968.000.000	-	-	22.968.000.000	22.968.000.000
Total	65.249.147.468	65.249.147.468	42.281.147.468	-	22.968.000.000	22.968.000.000

(1) Loan under credit limit contract No. 01/2024/134675/HĐTĐ dated December 20, 2024, credit limit is 130 billion VND, limit granting period from contract signing date to November 30, 2025, loan term and interest rate are specified in each specific credit contract, collateral according to real estate mortgage contract No. 01/2022/13467/HĐBĐ notarization number 2698 book number 01/2022-TP/CC-SCC/HĐGD signed on December 22, 2022.

(2)The loan to Van Xuan Urban Development Investment Joint Stock Company has no interest rate, no term, and no collateral. The purpose of the loan is to implement the Tan Thanh - Hai Phong New Urban Area project.

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FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

19. Equity

19.1 Statement of changes in equity

Currency unit: VND

Item	Owner's contribution	Retained earnings after tax	Total
Balance on 01/01/2025	270.269.070.000	263.369.732.298	533.638.802.298
Interest for the period	-	21.014.132.452	21.014.132.452
Dividend	-	(21.621.525.600)	(21.621.525.600)
Allocation of funds	-	(4.945.206.422)	(4.945.206.422)
Balance on 30/06/2025	270.269.070.000	257.817.132.728	528.086.202.728
Lãi trong kỳ này	-	5.368.475.137	5.368.475.137
Chia cổ tức (*)	-	(18.918.834.900)	(18.918.834.900)
Phân phối các quỹ (*)	-	(4.833.250.464)	(4.833.250.464)
Số dư tại ngày 30/9/2025	270.269.070.000	239.433.522.501	509.702.592.501

(*) Dividend distribution and fund distribution according to Resolution No. 06/2025/NQ-ĐHĐCĐ dated April 26, 2025, of the 2025 Annual General Meeting of Shareholders.

19.2 Details of Owner's Investment

	30/09/2025 VND	01/01/2025 VND
Investment and Urban Infrastructure Development UDIC - Limited Liability Company	116.495.370.000	116.495.370.000
Phương Kim Thảo	39.073.790.000	39.073.790.000
Trần Hồng Tâm	34.337.790.000	34.337.790.000
Nguyễn Thị Hồng	13.576.560.000	13.576.560.000
Other shareholders	66.785.560.000	66.785.560.000
Total	270.269.070.000	270.269.070.000

19.3 Capital transactions with owners and distribution of dividends, profit sharing

	From 01/01/2025 to 30/09/2025 VND	From 01/01/2024 to 30/09/2024 VND
Owner's equity		
Beginning contributed capital	270.269.070.000	270.269.070.000
Increase in contributed capital during the period	-	-
Decrease in contributed capital during the period	-	-
Ending contributed capital	270.269.070.000	270.269.070.000
Dividends, profits distributed	18.918.834.900	21.621.525.600

19.4 Shares

30/09/2025	01/01/2025
Shares	Shares

Sample number B 09 - DN

FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

Number of shares registered for issuance	27.026.907	27.026.907
Number of shares sold to the public	27.026.907	27.026.907
- Common shares	27.026.907	27.026.907
Number of shares outstanding	27.026.907	27.026.907
- Common shares	27.026.907	27.026.907
- Par value of outstanding shares: 10.000 VND/share.		

19.6 Company funds

Item	01/01/2025	Increase during the period	Decrease during the period	Currency Unit: VN 30/09/2025
Investment development fund	22.098.683.827	2.101.413.245	-	24.200.097.072
Total	22.098.683.827	2.101.413.245	-	24.200.097.072

*** Purpose of establishing and using corporate funds**

The investment development fund of the enterprise is set up to expand production and business scale or make deep investments of the enterprise. In accordance with the provisions of the Company's charter.

VI. Additional information for items presented in the Business Activity Report

1. Total revenue from sales and service provision

	Q. III/2025	Q. III/2024
	VND	VND
Revenue from construction activities	21.137.651.657	3.732.590.672
Revenue from service provision	16.063.886.634	16.483.571.195
Total	37.201.538.291	20.216.161.867

2. Cost of goods sold

	Q. III/2025	Q. III/2024
	VND	VND
Revenue from construction activities	20.748.962.506	3.591.925.588
Revenue from service provision	11.160.881.340	9.576.348.152
Total	31.909.843.846	13.168.273.740

3. Financial revenue

	Q. III/2025	Q. III/2024
	VND	VND
Interest from bank deposits	9.061.809	357.836.417
Interest on late payment for housing	86.450.001	
Other financial revenue	27.816.200	-

Sample number B 09 - DN

FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

Total	123.328.010	357.836.417
4. Financial operating expenses	Q. III/2025	Q. III/2024
	VND	VND
Interest expenses	643.813.276	-
Other expense		-
Total	643.813.276	-
5. Other incomes	Q. III/2025	Q. III/2024
	VND	VND
Electricity, water expenses	3.449.485.607	3.185.629.583
Expenses from liquidation and sale of fixed assets	171.505.939	
Other incomes		
Total	3.620.991.546	3.185.629.583
6. Other costs	Q. III/2025	Q. III/2024
	VND	VND
Electricity and water costs	4.015.967.338	3.075.994.961
Administrative penalties		1.106.094
Other costs	52.328.161	11.956.272
Cộng	4.068.295.499	3.089.057.327
7. Administrative expenses	Q. III/2025	Q. III/2024
	VND	VND
Employee management expenses	2.456.146.292	2.364.894.356
Material management costs	138.956.461	66.096.402
Office supplies expenses	52.231.219	11.549.125
Depreciation expense for fixed assets	10.655.820	9.611.598
Taxes, fees, and charges		10.098.829
Outsourced service expenses	300.413.705	259.023.187
Other cash expenses	78.422.496	154.309.284
Total	3.036.825.993	2.875.582.781
8. Current corporate income tax expense	Q. III/2025	Q. III/2024
	VND	VND
Regular business operations		
Accounting profit before corporate income tax	1.287.079.233	4.626.714.019
Non-deductible expenses when calculating corporate income tax		

Sample number B 09 - DN

FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

Taxable income for corporate income tax	1.287.079.233	4.626.714.019
Corporate income tax rate	20%	20%
Corporate income tax expense based on taxable income from regular business operations for the current year	257.415.847	925.342.804

Real estate transfer activities

Accounting profit before corporate income tax		-
Taxable corporate income	-	-
Current corporate income tax rate	20%	20%
Corporate income tax expense calculated on current period taxable income	-	-

Adjust corporate income tax expense from previous years into current year's current income tax expense

Total current corporate income tax expense	257.415.847	925.342.804
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9. Basic earnings per share

	Q. III/2025	Q. III/2024
	VND	VND
Accounting profit after corporate income tax	1.029.663.386	3.701.371.215
+ Adjustments to increase or decrease accounting profit to determine profit or loss attributable to common shareholders:	-	-
Profit or loss allocated to shareholders of common shares (*)	1.029.663.386	3.701.371.215
+ Average outstanding common shares during the period	27.026.907	27.026.907
+ Basic earnings per share	38	137

VII. Additional information for items presented in the Cash Flow Statement

1. Amount of loans actually received during the period

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Cash received from ordinary loan agreements	42.281.147.468	-
Total	42.281.147.468	-

VIII Other information

1. Other information

Sample number B 09 - DN

FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

"The Company has filed a lawsuit against Ha Noi Road and Bridge Investment and Construction Joint Stock Company (hereinafter referred to as ""Road and Bridge Company""") at the Hoan Kiem District People's Court, Hanoi City, requesting the Court to resolve: (i) Compel the Road and Bridge Company to continue fulfilling its capital contribution obligations according to the Investment and Business Cooperation Agreement and its signed Appendices; (ii) In case the Road and Bridge Company fails to fulfill its capital contribution obligations and pay interest, request the Court to rule: Reduce the capital contribution ratio of the Road and Bridge Company; Reallocate the area in m2 of commercial service floor space and parking spaces corresponding to the actual capital contribution ratio of the Road and Bridge Company; Compel the Road and Bridge Company to return all profits and proceeds obtained from exploiting the received areas since 2019 exceeding the entitled ratio.

On November 6, 2024, the Hoan Kiem District People's Court, Hanoi City, issued judgment No. 46/2024KDTM-ST regarding the dispute over the Investment and Business Cooperation Agreement. The Court decided:

- Accept the Company's lawsuit against the Road and Bridge Company regarding the "Dispute over Investment and Business Cooperation Agreement" to reallocate profits of the E4 Yen Hoa apartment project, Yen Hoa Ward, Cau Giay District, Hanoi City.

- Determine the total capital contribution value of the E4 Yen Hoa apartment project to be 116.19 billion VND, in which the capital contribution amount and capital contribution ratio of each party are as follows:

- + Road and Bridge Company contributed 7.2 billion VND, accounting for 6.26% of the capital contribution.

- + The Company contributed 108.9 billion VND, accounting for 93.74% of the capital contribution.

- Allocate commercial service floor area and car parking spaces at the E4 Yen Hoa apartment project according to the capital contribution ratio, specifically:

- + Road and Bridge Company is entitled to profits at a capital contribution ratio of 6.26%, equivalent to commercial floor areas and basement parking spaces with a monetary value of 157 billion VND x 6.26% = 9.8 billion VND.

- + Compel the Road and Bridge Company to return to the Company the commercial service floor areas of the entire CT3 building and car parking spaces in basements B1 and B2.

- + The Company is entitled to profits at a capital contribution ratio of 93.74%, equivalent to commercial floor areas and basement parking spaces with a monetary value of 157 billion VND x 93.74% = 147.9 billion VND.

- After receiving back the commercial service floor area from the Road and Bridge Company, the Company is responsible for continuing to sign contracts with individuals and organizations currently leasing, ensuring the rights, obligations, and lease terms of the lessee as signed in the lease agreement with the Road and Bridge Company.

- Compel the Road and Bridge Company to return to the Company the profit from parking fees for the parking spaces that the Road and Bridge Company enjoyed exceeding the entitled profit ratio, with an amount of 261.2

- The Road and Bridge Company must bear the first-instance commercial court fee of 160.5 million VND.

- The Company will receive back the advance court fee paid of 128.39 million VND.

On November 18, 2024, the Road and Bridge Company filed an appeal against the entire aforementioned judgment of the Hoan Kiem District People's Court. On January 20, 2025, the Hanoi City People's Court issued notice No. 55/2025/TBTL - VA regarding the acceptance of the appellate case

Sample number B 09 - DN

FINANCIAL REPORT EXPLANATION (continued)*(These explanations form an integral part and need to be read together with the accompanying financial report)*

On June 25, 2025, the Hanoi People's Court issued Judgment No. 160/2025/KDTM-PT regarding a dispute over a Business Cooperation Investment Contract. The Court decided to uphold the first-instance commercial business judgment No. 46/2024/KDTM-ST dated November 6, 2024, of the Hoan Kiem District People's Court, Hanoi City. As of the date of this Report, the Company and Hanoi Road and Bridge Investment and Construction Joint Stock Company have not yet worked together to agree on the contents decided by the Court, so the financial statements for the operating period from January 1, 2025, to September 30, 2025, have not recorded any adjustments related to the Court's rulings in the aforementioned judgments.

2. Transactions and balances with related parties

Related parties of the Company include: Key management personnel, individuals related to key management personnel, and other related parties.

Related party**Relationship**

UDIC Urban Infrastructure Development Investment Corporation - One
Member Limited Liability Company Shareholder

Shareholder

Mr. Đỗ Tiến Lợi

Chairman

Mr. Phương Kim Thảo

Member of the BOD

Mr. Trần Hồng Tâm

Member of the BOD

Mr. Đoàn Trịnh Linh

Member of the BOD

Mr. Nguyễn Đình Long

Member of the BOD

Mrs. Nguyễn Thị Hải

Head of Supervisory Board

Mrs. Trần Thúy Hạnh

Member of SB

Mrs. Lê Thị Kim Ngân

Member of SB

Mr. Phạm Tiến Điệp

Director

Mr. Trần Quang Khuê

Deputy Director

Mr. Nguyễn Bình Nam

Deputy Director

During the period, the Company had the following key transactions with related parties:

***) Balances with related parties**

	30/09/2025	01/01/2025
	VND	VND
<i>Accounts receivable from customers</i>		
UDIC Urban Infrastructure Development Investment Corporation - One	1.473.500.000	1.473.500.000
Ông Trần Hồng Tâm	22.857.734.505	11.485.148.202
<i>Accounts payable to sellers</i>		
UDIC Urban Infrastructure Development Investment Corporation - One	75.430.000	75.430.000
Member Limited Liability Company		
<i>Other payables</i>		
UDIC Urban Infrastructure Development Investment Corporation - One	29.082.282.077	29.082.282.077
Member Limited Liability Company		

***) Income of key management members**

Income of key management members during the period is as follows

Sample number B 09 - DN

FINANCIAL REPORT EXPLANATION (continued)

(These explanations form an integral part and need to be read together with the accompanying financial report)

		Q. III/2025	Q. III/2024
		VND	VND
Remuneration of the Board of Directors		81.000.000	81.000.000
Ông Đỗ Tiến Lợi	Chairman	21.000.000	21.000.000
Ông Phương Kim Thảo	Member of the BOD	15.000.000	15.000.000
Ông Trần Hồng Tâm	Member of the BOD	15.000.000	15.000.000
Ông Đoàn Trịnh Linh	Member of the BOD	15.000.000	15.000.000
Ông Nguyễn Đình Long	Member of the BOD	15.000.000	15.000.000
Remuneration of the Supervisory Board		21.000.000	21.000.000
Mrs. Nguyễn Thị Hải	Head of Supervisory Board	9.000.000	9.000.000
Mrs. Trần Thúy Hạnh	Supervisor	6.000.000	6.000.000
Mrs. Lê Thị Kim Ngân	Supervisor	6.000.000	6.000.000
		Q. III/2025	Q. III/2024
		VND	VND
Remuneration of Management Board		417.069.000	290.214.000
Mr. Phạm Tiến Điệp	Director	153.766.000	105.586.000
Mr. Trần Quang Khuê	Deputy Director	134.085.000	93.782.000
Mr. Nguyễn Bình Nam	Deputy Director	129.218.000	90.846.000
Total		519.069.000	392.214.000

Hanoi, October 15th, 2025

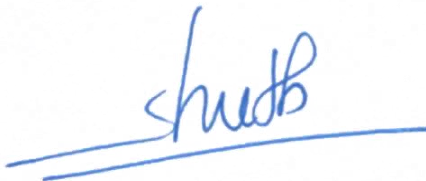
HANOI CIVIL CONSTRUCTION INVESTMENT JOINT STOCK COMPANY

Prepared by



Ngô Thị Thanh Thúy

Chief Accountant



Nguyễn Thị Thu Thủy

Director



Phạm Tiến Điệp

**UDIC URBAN INFRASTRUCTURE DEVELOPMENT
INVESTMENT CORPORATION
HANOI CIVIL CONSTRUCTION INVESTMENT JSC**

Number: 166/CV-HCCI-KTTV

*Re: Explanation of the difference of 10% Profit after tax
of the financial statements for the third quarter of 2025*

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

*****o0o*****

Hanoi, October 15, 2025

**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 of the third quarter of 2025 made on October 15,
2025 of Hanoi Civil Construction Investment Joint Stock Company;*

Hanoi Civil Construction Investment Joint Stock Company explains the data in the
Report on Business Results for the third quarter of 2025 as follows:

Unit: Copper

	Quota	Third Quarter 2025	Third Quarter 2024	Increase (+)Decrease (-)	Rate (%)
	A	B	C	D	And
1	Revenue from sales and provision of services	37.201.538.291	20.216.161.867	16.985.376.424	84%
2	Turnover deductions	-	-	-	
3	Net sales and service revenue (01-02)	37.201.538.291	20.216.161.867	16.985.376.424	84%
4	Cost of goods sold	31.909.843.846	13.168.273.740	18.741.570.106	142%
5	Gross profit on sales and service provision (10-11)	5.291.694.445	7.047.888.127	(1.756.193.682)	-25%
6	Revenue from financial activities	123.328.010	357.836.417	(234.508.407)	-66%
7	Financing Costs	643.813.276	-	643.813.276	
	<i>In which interest expenses</i>	<i>643.813.276</i>	-	<i>643.813.276</i>	
8	Cost of Selling	-	-	-	
9	Business Management Expenses	3.036.825.993	2.875.582.781	161.243.212	6%
10	Profit from business activities (20+21-22- 24-25)	1.734.383.186	4.530.141.763	(2.795.758.577)	
11	Other income	3.620.991.546	3.185.629.583	435.361.963	14%

12	Other expenses	4.068.295.499	3.089.057.327	979.238.172	32%
13	Other Profits (31-32)	(447.303.953)	96.572.256	(543.876.209)	
14	Total accounting profit before tax (30+40)	1.287.079.233	4.626.714.019	(3.339.634.786)	-72%
15	Corporate income tax expenses	257.415.847	925.342.804	(667.926.957)	-72%
16	Profit after corporate income tax (50-51)	1.029.663.386	3.701.371.215	(2.671.707.829)	-72%

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

- The increase in revenue and cost price in the period compared to the same period last year was due to arising in the company's construction and installation activities. The construction works have been accepted and completed in stages, eligible to record revenue in the period. However, construction and installation activities also do not generate high profits, only ensuring enough jobs for employees, so the company's profit target does not increase. On the other hand, the job search still faces many obstacles, has not recorded positive signals, which has also directly affected these indicators.

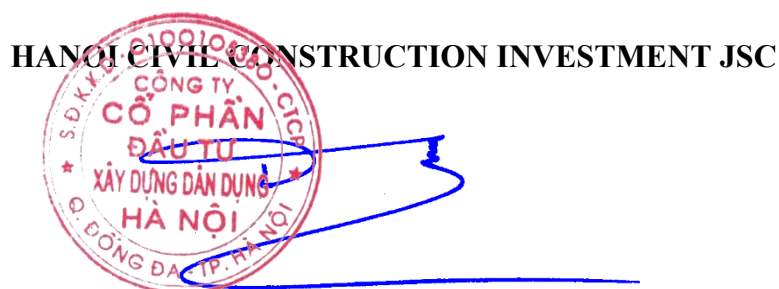
- During the period, the Company mobilized loans from banks to focus resources on implementing the project construction in Hai Phong, so financial costs were incurred.

Above is the entire explanation of Hanoi Civil Construction Investment Joint Stock Company on the changes in the indicators on the Financial Statements of the third quarter of 2025.

Respect!

Recipients:

- Like K/g;
- Save VT, PTV, BPTK



Pham Tien Diep