

DEVELOPMENT INVESTMENT SOCIALIST REPUBLIC OF VIETNAM
CONSTRUCTION HOI AN
JOINT STOCK COMPANY

Independence - Freedom - Happiness

No. : 33/DIC-HA

Hoi An, October 20th 2025

Re: Explanation of Profit Variance in the
Consolidated Financial Statements for Q3/2025
Exceeding 10% Compared to Q3/2024

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 Q3/2025 of Development Investment Construction Hoi An Joint Stock Company;

The after-tax profit indicators for Q3/2025 have fluctuated by more than 10% compared to Q3/2024, specifically as follows:

Unit: VND

Indicator	Q3/2025	Q3/2024	Increase/Decrease (+/-), VND
1. Revenue	10.745.537.036	194.403.289.103	-183.657.752.067
2. Cost of Goods sold	9.042.618.336	154.408.716.712	-145.366.098.376
3. Profit before Tax	68.870.057	17.914.122.940	-17.845.252.883
4. Profit after Tax	45.405.358	14.150.748.664	-14.105.343.306

In Q3/2025, the revenue reported in the financial statements was mainly derived from construction activities and did not include revenue from the Investment and Urban Renovation Combined Residential Project in Lam Sa – Tu Le – Xuan Hoa. As a result, the Company's revenue in Q3/2025 decreased significantly compared to Q3/2024. Consequently, profit in Q3/2025 also declined relative to the same period of the previous year.

This explanation is provided in accordance with the requirement for disclosure of over 10% change in profit compared with the same period last year./.

Recipients :

- As above;
- Filed in Admin.

CHAIRMAN OF THE BOARD



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Trần Đình Lợi