

**HANOI HOUSING DEVELOPMENT  
AND INVESTMENT JOINT STOCK  
COMPANY NO 6**

No.: ~~HN 24/10/25~~ TCKT - CT6

*Explanation of the Consolidated  
Financial Statements for the Third  
Quarter of 2025*

**THE SOCIALIST REPUBLIC OF VIETNAM**  
**Independence – Freedom - Happiness**

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*Hanoi, October 24<sup>th</sup>, 2025*

**EXPLANATION OF THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE THIRD QUARTER OF 2025**

**To: The State Securities Commission  
Hanoi Stock Exchange**

Pursuant to Clause 11, Article 4 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, Hanoi Housing Development and Investment Joint Stock Company No.6 hereby provides an explanation regarding the changes in profit after corporate income tax in the consolidated statement of profit and loss for the third quarter of 2025 compared to the same period of the previous year as follows:

No.	Items	Q3/2025 (VND)	Q3/2024 (VND)	Difference (VND)	% Increase/ Decrease
1	The profit after tax in the Separate financial statements	149,067,224	2,756,217,988	-2,607,150,764	-94.59 %

Explanation of the difference:

**Profit after corporate income tax in the Company's consolidated financial statements for the third quarter of 2025 decreased by VND 2.607 billion, equivalent to a decrease of 94.59% compared to the third quarter of 2024, mainly due to the following reasons:**

- Gross profit from sales and services decreased by VND 9.831 billion, equivalent to a 73.3% decrease, primarily due to lower revenue during the quarter compared to the same period last year.

- Operating profit decreased by VND 2.184 billion, equivalent to an 84.68% decrease compared to the same period last year, due to:

+ Financial income increased by VND 0.272 billion, equivalent to a 26.28% increase, as the subsidiary received interest income from loans granted to certain organizations during the quarter.

+ Financial expenses decreased by VND 0.012 billion, equivalent to a 100% decrease, as the construction activities of new projects were still in the initial stage, reducing the demand for project funding and, consequently, financial expenses compared to the same period last year.

+ Selling expenses decreased by VND 4.158 billion, equivalent to a 100% decrease, as no selling expenses arose during the quarter.

+ General and administrative expenses decreased by VND 3.203 billion, equivalent to a 41.62% decrease, as the parent company and subsidiaries restructured their personnel, resulting in lower management costs during the quarter compared to the same period last year.

- Other profit decreased by VND 1.153 billion, equivalent to a 126.29% decrease compared to the same period last year, mainly because:

+ Other income decreased by VND 2.144 billion, equivalent to a 72.41% decrease, as no non-payable liabilities were written back to income during the quarter.

+ Other expenses decreased by VND 0.991 billion, equivalent to a 48.4% decrease, due to a reduction in certain uncollectible debts requiring write-off.

- Current corporate income tax decreased by VND 0.730 billion, equivalent to a 99.17% decrease, due to the decline in profit compared to the same period last year.

Through this document, the Company hereby provides an explanation for the difference in profit after corporate income tax in the consolidated statement of profit and loss for the third quarter of 2025 compared to the same period of the previous year.

Sincerely./.

*Recipients:*

- As above;
- Archive: Supervisory Board, Finance and Accounting Department.

**HANOI HOUSING DEVELOPMENT AND  
INVESTMENT JOINT STOCK COMPANY NO 6**



**TỔNG GIÁM ĐỐC**  
*Bế Ngọc Long*