

**VINAHUD URBAN AND HOUSING
DEVELOPMENT INVESTMENT
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Number: 108/2025/CV/VINAHUD

Hanoi, July 16 2025

*Re: Explanation of the audit unit's
exception opinions on the 2024 Hanoi
financial statements .*

**To : STATE SECURITIES COMMISSION HANOI
STOCK EXCHANGE**

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance on " Guidelines on information disclosure on the stock market ", Vinahud Housing and Urban Development Investment Joint Stock Company (VHD) explains about The auditor's qualified opinions in the Consolidated Financial Statements for the fiscal year ending December 31, 2024 , are as follows:

1. Regarding the account payable management fee of Tien Phong Commercial Joint Stock Bank:

In 2024, the Company incurred account management costs for Tien Phong Commercial Joint Stock Bank with a total amount of VND 86,305,479,452 . However, at the time of issuing the audit report, the Group had not received a balance confirmation letter from the bank and alternative audit procedures were not sufficient for the auditor to verify the balance and reasonableness of the incurred costs.

Explanation:

The Company has taken all necessary steps to work with Tien Phong Commercial Joint Stock Bank to collect the confirmation letter but has not received any official response . The Company is committed to strengthening coordination with financial partners, especially banks, to ensure that the debt confirmation is fully and timely implemented in the following financial reporting periods.

2. Regarding loan receivables:

As of December 31, 2024, the Group is monitoring loan receivables with a total amount of VND 390,748,846,247 (principal) and VND 47,411,922,422 (interest) .

Explanation:

Loans arise during the process of investment cooperation and liquidity support with strategic partners. However, some loans are not secured by collateral or have not completed legal documents on control of collateral assets. Therefore, the auditor cannot fully assess the ability to recover these debts.

In 2025, the Company reviewed the entire loan portfolio, established appropriate security agreements, and developed a collection plan for each subject to improve transparency and credit risk control.



3. Regarding liquidation of investment at Me Linh Thinh Vuong Company Limited:

In December 2024, the Group liquidated its investment in Me Linh Thinh Vuong Company Limited at the agreed transfer price. However, the auditors were unable to obtain appropriate evidence to assess the reasonableness of the transfer price.

Explanation:

In May 2023, the investment transaction was carried out according to a civil agreement between the Company and the partner, based on the results of internal assessment, valuation certificate issued by an independent valuation unit, negotiation results and approval of the transaction by the competent authority.

In December 2024, the Company restructured its investment portfolio to meet the Company's capital needs for production and business activities. Based on the results of interest from partners, the valuation certificate issued by an independent valuation unit in 2023, and the results of negotiations with partners, the Company liquidated its investment at Me Linh Thinh Vuong Company Limited at the agreed transfer price.

However, because this valuation certificate was prepared in 2023 and had not been updated at the time of the transaction at the end of 2024, the auditor did not use this certificate as appropriate evidence to assess the reasonableness of the transfer price at the time of liquidation.

4. General commitment:

The Company is committed to implementing the above remedial measures to improve the quality of information disclosure, ensure transparency and compliance with the provisions of law on finance - accounting and securities. We respectfully request the State Securities Commission to consider and acknowledge the Company's efforts in improving financial management and control.

Above is the explanation of Vinahud Housing and Urban Development Investment Joint Stock Company (VHD) on the opinion of the auditing unit on the audited Consolidated Financial Statements for 2024.

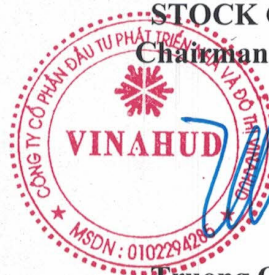
Best regards!

Recipient:

- As above
- Save VP

VINAHUD URBAN AND HOUSING
DEVELOPMENT INVESTMENT JOINT
STOCK COMPANY

Chairman of the Board



Truong Quang Minh