

VINAHUD HOUSING AND URBAN
DEVELOPMENT INVESTMENT JOINT
STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Number: 33 /2026/CV/VINAHUD

Hanoi, July 13, 2026

- Explain the changes in net profit on the
separate financial statements.

To : State Securities Commission,
Hanoi Stock Exchange

Based on Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on "Guidelines on information disclosure in the securities market," Vinahud Housing and Urban Development Investment Joint Stock Company (VHD) explains the fluctuation of more than 10% in the Q2 2026 business results in its separate financial statements compared to the same period in 2025 as follows:

The content in the separate financial statements for the second quarter of 2026 shows changes compared to the same period in 2025.

No.	Item	Second quarter of 2026	Second quarter of 2025	Fluctuation (increase)
	Net profit after tax	5,115,982,524	(30,480,444,347)	116.8%

The company's after-tax profit in the second quarter of 2026 increased by 116.8 % compared to the previous year . The main reason for this was that during the period... The company recorded revenue from the transfer of shares and capital contributions, so although financial expenses were higher than the same period last year, profits for the period still increased as shown in the figures above.

The above is the explanation from Vinahud Housing and Urban Development Investment Joint Stock Company (VHD) regarding the business results and profit for the second quarter of 2026. on the separate financial statements.

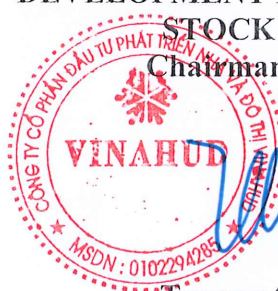
Best regards!

Recipient:

- As above
- Save VP

VINAHUD HOUSING AND URBAN
DEVELOPMENT INVESTMENT JOINT
STOCK COMPANY

Chairman of the Board



Truong Quang Minh