

HOUSING AND URBAN DEVELOPMENT
HOLDINGS CORPORATION LIMITED
**HUDLAND REAL ESTATE INVESTMENT
AND DEVELOPMENT JOINT STOCK
COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 682/HUDLAND-KTE

*Re: Explanation of the Profit After Tax in the
Reviewed Semi-Annual Financial Statements for
2026*

Ha Noi, August 13th, 2026

To: - State Securities Commission of Vietnam
- Hanoi Stock Exchange

1. Company name: HUDLAND Real Estate Investment and Development Joint Stock Company
2. Stock code: HLD
3. Head office address: 12th Floor, HUDLAND TOWER, Lot ACC7, Linh Dam General Service Area, Dinh Cong Ward, Hanoi City.
4. Telephone: (024) 3652 3862 Fax: (024) 3652 3864
5. Information disclosure officer: Mr. **Pham Cao Son** – Chairman of the Board of Directors
6. Content of disclosed information:



6.1. Reviewed Semi-Annual Financial Statements for 2026 for the period 01/01/2026 to 30/06/2026 of HUDLAND Real Estate Investment and Development Joint Stock Company, prepared on August 13th, 2026, include the Balance Sheet, Income Statement, Cash Flow Statement, and Notes to the Financial Statements.

6.2. Explanation content: Explanation of the Difference in Profit After Corporate Income Tax for the Period from 01 January 2026 to 30 June 2026 Compared with the Period from 01 January 2025 to 30 June 2025, as Reviewed.

Indicator	Operating period from 01/01/2025 to 30/06/2025 (Unit: VND)	Operating period from 01/01/2026 to 30/06/2026 (Unit :VND)	Increase difference (Unit : VND)
Profit after Corporate Income Tax (CIT)	2.923.293.235	18.928.932.279	16.005.639.044

Reason: The growth in profit for the first six months of 2026 (an increase of 6.4 times, equivalent to a net increase of more than VND 16 billion compared to the same period last year) was mainly attributable to the recognition of revenue from a new project. The key growth driver was the Company's commencement of sales of products at the Binh Giang Project, Hai Duong Province (now located in Duong An Commune, Hai Phong City). The effective implementation of this project helped the Company's net revenue for the first six months of 2026 increase by 21.4 times compared to the first six months of 2025 (equivalent to a net increase of VND 265.6 billion), thereby resulting in the aforementioned increase in profit after tax compared to the same period last year.

Website where the full financial statements are published: www.hudland.com.vn.

We hereby certify that the information disclosed above is true and accurate, and we take full responsibility before the law for the contents of this disclosure. *[Signature]*

Recipients:

- As above;
- Filed to Economy Department;
- Filed to Accounting Department;
- Filed to Office

CHAIRMAN OF THE BOARD OF DIRECTORS *[Signature]*



PHAM CAO SON

