

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

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: **904 / HUDLAND-ET**

Ha Noi, October 20th, 2026

*Re: Explanation of After-Tax Profit – Q3/2026
Financial Statements*

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. The quarter III/2026 Financial Statements for the period from 01/07/2026 to 30/09/2026 of HUDLAND Real Estate Investment and Development Joint Stock Company, prepared on 20/10/2026, 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 operating period from 01/07/2026 to 30/09/2026, compared with the period from 01/07/2025 to 30/09/2025.

Indicator	Operating period from 01/07/2026 to 30/09/2026 (Unit: VND)	Operating period from 01/07/2026 to 30/09/2026 (Unit :VND)	Increase difference (Unit : VND)
Profit after Corporate Income Tax (CIT)	3.475.339.099	11.750.614.018	8.275.274.919

Reason: The growth in profit in the third quarter of 2026 (an increase of 3.38 times, equivalent to a net increase of more than VND 8.2 billion compared with the same period last year) was attributable to the recognition of revenue from a new project. The main 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 resulted in net revenue for the third quarter of 2026 increasing by 5.83 times compared with the third quarter of 2025 (equivalent to a

net increase of VND 115.5 billion), thereby contributing to the increase in profit after tax compared with the same period of the previous year, as stated above.

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

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

Recipients:

- As above;
- Filed to Accounting Department;
- Filed to Finance–Accounting Department;
- Filed to Office.

Chairman of the Board of Directors *[Signature]*



PHẠM CAO SƠN



Digitally signed by PHẠM CAO SƠN

DN: C=VN, CN=PHẠM CAO SƠN, L=Quận Hoàng Mai, OU=Công Ty Cổ Phần Đầu Tư và Phát Triển Bất Động Sản HUDLAND, ST=HÀ NỘI, UID=CMND:030071000315, title=Chủ tịch

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