

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

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No:
*Re: Disclosure of Audited Financial Statements
for the quarter I/2026*

Ha Noi, April 20, 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. The quarter I/2026 Financial Statements for the period from January 1st, 2026 to March 31st, 2026 of HUDLAND Real Estate Investment and Development Joint Stock Company, prepared on April 20th, 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 January 1st, 2026 to March 31st, 2026, compared with the period from January 1st, 2025 to March 31st, 2025.

Indicator	Operating period from January 1st, 2025 to March 31st, 2025 (Unit: VND)	Operating period from January 1st, 2026 to March 31st, 2026 (Unit :VND)	Increase difference (Unit : VND)
Profit after Corporate Income Tax (CIT)	1.783.508.092	12.047.184 743	10.263.676.651

Reason: The profit growth in Q1 2026 (a 6.7-fold increase, equivalent to a net rise of more than VND 10.2 billion compared to the same period) was driven by the recognition of revenue from a new project.

The primary growth driver came from the Company officially launching for sale products at the Binh Giang Project, Hải Dương (now part of Đường An Commune, Hải Phòng City). The effective implementation of this project resulted in net revenue in Q1 2026

increasing 18 times compared to Q1 2025 (equivalent to a net increase of VND 159.9 billion), thereby leading to the year-on-year growth in after-tax profit as mentioned above. 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.

Recipients:

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

Chairman of the Board of Directors

Pham Cao Son