

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

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No. : SA./ HUDLAND-KTE
Re: Explanation for the delay in disclosure of the
2024 Audited Financial Statements

Hanoi, April 17th, 2025

To: - **State Securities Commission**
 - **Hanoi Stock Exchange**

Pursuant to:

- *Law on Enterprises No. 59/2020/QH14 dated 17 June 2020;*
- *Decree No. 155/2020/ND-CP of the Government detailing the implementation of a number of articles of the Law on Securities;*
- *Circular No. 96/2020/TT-BTC dated 16 November 2020 guiding information disclosure in the securities market;*
- *Decree No. 156/2020/ND-CP of the Government providing for sanctioning of administrative violations in the field of securities and securities market;*
- *Decree No. 128/2021/ND-CP of the Government amending and supplementing some articles of Decree No. 156/2020/ND-CP dated 31 December 2020 on sanctioning of administrative violations in the field of securities and securities market;*
- *Official Letter No. 700/SGDHN-QLNY regarding a reminder of information disclosure and request for explanation of signs of violation of regulations on disclosure of the 2024 audited financial statements (issued by Hanoi Stock Exchange).*

HUDLAND Real Estate Investment and Development Joint Stock Company hereby reports and explains the reason for the delayed disclosure of the 2024 audited financial statements as follows:

1. Name of the Company: **HUDLAND Real Estate Investment and Development Joint Stock Company**
2. Stock code: **HLD**
3. Address of Head Office: 12th Floor, HUDLAND TOWER Building, Lot ACC7, Linh Dam General Service Area, Hoang Liet Ward, Hoang Mai District, Hanoi City.
4. Tel.: (024) 3652 3862 Fax:
5. The person conducting the disclosure of information: Mr. **Pham Cao Son** – Chairman of the Board of Directors
6. Information disclosure content:

- Our Company disclosed the 2024 audited financial statements and the explanation for the change in after-tax profit greater than 10% on the CIMS portal and on the Company's website on March 3, 2025. However, due to an oversight by the responsible staff, the Company did not include the required explanation of the discrepancies between pre-audit and post-audit figures accompanying the 2024 financial statements in the information disclosure as required by regulations.

Upon discovering this omission, the Company conducted a review and fully disclosed the supplemental information on the Company's website on April 17, 2025, at the following link: <http://www.hudland.com.vn/>

The Company respectfully reports and explains the reason for the delay in information disclosure as stated above, and kindly requests the Authorities to consider and facilitate the Company in fulfilling its disclosure obligations in accordance with applicable regulations.

Sincerely./.

Recipients:

- As above;
- Economic Department;
- Archived at Office.

LEGAL REPRESENTATIVE
Chairman of the Board of Directors



PHAM CAO SON



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

No. ~~530~~ / HUDLAND-KT

Re: Explanation for the Difference in After-Tax Profit
for the Year 2024 between the Pre-Audit and Post-
Audit Financial Statements

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

TRANSLATION

Hanoi, April 17, 2025

To: - State Securities Commission
- Hanoi Stock Exchange

1. Name of the Company: **HUDLAND Real Estate Investment and Development Joint Stock Company**
2. Stock code: **HLD**
3. Address of Head Office: 12th Floor, HUDLAND TOWER Building, Lot ACC7, Linh Dam General Service Area, Hoang Liet Ward, Hoang Mai District, Hanoi City.
4. Tel.: (024) 3652 3862 Fax: (024) 3652 3864
5. The person conducting the disclosure of information: Mr. **Pham Cao Son** – Chairman of the Board of Directors of the Company
6. Information disclosure content:

Explanation content: Explanation for the difference of 5% or more in after-tax profit between pre-audit and post-audit financial statements

Items	Post-audit financial statements	Pre-audit financial statements	Difference (Decrease)	Difference Rate
Profit after Corporate Income Tax (CIT)	3,819,884,933	4,094,160,806	274,275,873	7%

Reason : HLD has adjusted and increased the amount of tax payable by VND 274,275,873 due to the reclassification of taxable income from real estate transfer activities to business operations for the office building lease project.

Website address uploading all financial statements: www.hudland.com.vn

We pledge that the information stated above is true and fully responsible to the law for the content of the published information.

Recipients:

- As above;
- Save at Accounting Department;
- Save at Economic Department;
- Archives.

CHAIRMAN OF BOARD OF DIRECTORS



PHAM CAO SON



Quality management system in accordance with standard ISO 9001: 2015