Enterprise: **C.E.O GROUP JOINT STOCK COMPANY**

Address: 5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Tu Liem Ward, Hanoi

Tax code: 0101183550

CÔNG TY CỔ PHẦN TẬP ĐOÀN C.E.O

Digitally signed by CÔNG TY CỔ PHẦN TẬP ĐOÀN C.E.O
DN: C=VN, S=Hà Nội, O=CÔNG TY CỔ PHẦN TẬP ĐOÀN C.E.O, CN=CÔNG TY CỔ PHẦN TẬP ĐOÀN C.E.O, OID.0.9.2342.19200300.100.1.1=MST:0101183550
Reason: I am the author of this document
Location:
Date: 2026.10.30 15:54:42 +07'00'
Foxit PDF Reader Version: 12.1.1

CONSOLIDATED FINANCIAL STATEMENTS

Q3/2026

Consist of:

1. Consolidated Statement Of Financial Position	Form B01 - DN/HN
2. Consolidated Income Statement	Form B02 - DN/HN
3. Consolidated Cash Flows Statement	Form B03 - DN/HN
4. Notes to the Consolidated Financial Statements	Form B09 - DN/HN

HANOI, OCTOBER 2026

Form B 01 - DN/HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30/09/2026

Unit: VND

ASSETS	Codes	Notes	30/09/2026	01/01/2026 (Restated)
A – SHORT-TERM ASSETS	**100**		**6,639,487,227,785**	**4,576,583,519,600**
I. Cash and cash equivalents	**110**	V.1	**164,471,941,133**	**782,404,889,684**
1. Cash	111		85,255,783,468	111,210,046,341
2. Cash equivalents	112		79,216,157,665	671,194,843,343
II. Short-term investments	**120**		**471,863,819,150**	**770,825,481,143**
1. Held to maturity investments	123		471,863,819,150	770,825,481,143
III. Short-term receivables	**130**		**2,008,810,723,753**	**1,372,301,795,018**
1. Short-term trade receivables	131	V.2	623,328,661,218	646,198,512,371
2. Short-term repayments to suppliers	132	V.3	818,324,384,848	68,897,389,031
3. Other short-term receivables	135		713,516,345,066	796,408,443,702
4. Short-term allowances for doubtful debts	136	V.4a	(146,358,667,379)	(139,202,550,086)
IV. Inventories	**140**		**3,775,266,017,769**	**1,469,478,625,997**
1. Inventories	141	V.5	3,775,266,017,769	1,469,478,625,997
V. Short-term biological assets	**150**		-	-
VI. Other current assets	**160**		**219,074,725,980**	**181,572,727,758**
1. Short-term prepaid expenses	161	V.6a	33,664,781,332	39,045,294,890
2. Deductible VAT	162		167,016,411,430	123,707,479,401
3. Taxes and other receivables from government budget	163	V.14	18,393,533,218	18,819,953,467
B – LONG-TERM ASSETS	**200**		**4,432,726,807,008**	**4,153,474,715,633**
I. Long-term receivables	**210**		**8,799,570,694**	**8,849,570,694**
1. Other long-term receivables	215		8,799,570,694	8,849,570,694
II. Fixed assets	**220**		**2,085,120,034,868**	**2,097,244,300,755**
1. Tangible fixed assets	221	V.7	2,042,671,805,149	2,053,212,815,814
- Historical costs	*222*		*2,622,352,669,577*	*2,612,727,232,528*
- Accumulated depreciation	*223*		*(579,680,864,428)*	*(559,514,416,714)*
2. Intangible fixed assets	227	V.8	42,448,229,719	44,031,484,941
-Historical costs	*228*		*71,283,584,494*	*71,943,948,244*
- Accumulated depreciation	*229*		*(28,835,354,775)*	*(27,912,463,303)*
III. Long-term biological assets	**230**		-	-
IV. Investment properties	**240**	V.9	**538,842,597,276**	**584,985,724,955**
-Historical costs	241		693,704,806,577	735,401,626,634
- Accumulated depreciation	242		(154,862,209,301)	(150,415,901,679)
V. Long-term assets in progress	**250**		**1,708,120,228,500**	**1,332,884,146,656**
1. Construction in progress	252	V.10	1,708,120,228,500	1,332,884,146,656
VI. Long-term investments	**260**		-	-
VII. Other long-term assets	**270**		**91,844,375,670**	**129,510,972,573**
1. Long-term prepaid expenses	271	V.6b	34,645,371,770	65,068,236,340
2. Deferred income tax assets	272		50,398,780,951	44,615,348,579
3.Goodwill	279	V.11	6,800,222,949	19,827,387,654
TOTAL ASSETS	**280**		**11,072,214,034,793**	**8,730,058,235,233**

Form B 01 - DN/HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30/09/2026

Unit: VND

RESOURCES	Codes	Notes	30/09/2026	01/01/2026
C - LIABILITIES	**300**		**4,447,175,209,615**	**2,288,400,405,019**
I. Short-term liabilities	**310**		**1,648,224,559,887**	**1,647,045,334,718**
1. Short-term trade payables	311	V.12	179,846,030,583	225,473,320,104
2. Short-term prepayments from customers	312	V.13	482,828,280,241	519,214,733,756
3. Dividends and profits payable	313		1,500,000,000	-
4. Short-term taxes and other payables to government budget	314	V.14	58,223,192,652	49,751,824,726
5. Payables to employees	315		14,561,775,141	24,975,037,482
6. Short-term accrued expenses	316	V.15a	253,297,820,812	282,459,133,153
7. Short-term unearned revenues	319	V.16a	25,677,411,948	28,556,465,352
8. Other short-term payments	320	V.17a	255,130,953,835	343,547,209,675
9. Short-term borrowings and finance lease liabilities	321	V.18a	310,208,021,943	92,983,068,697
10. Bonus and welfare fund	323		66,951,072,732	80,084,541,773
II. Long-term liabilities	**330**		**2,798,950,649,728**	**641,355,070,301**
1. Long-term accrued expenses	334	V.15b	84,217,405,127	81,274,252,031
2. Long-term unearned revenues	337	V.16b	98,815,744,414	116,283,984,456
3. Other long-term payables	338	V.17b	14,848,800,787	37,437,847,259
4. Long-term borrowings and finance lease liabilities	339	V.18b	2,548,995,863,891	342,857,351,936
5. Deferred income tax payables	342		52,072,835,509	63,501,634,619
D - OWNER'S EQUITY	**400**	V.19	**6,625,038,825,178**	**6,441,657,830,214**
I. Owner's equity	**410**		**6,625,038,825,178**	**6,441,657,830,214**
1. Contributed capital	411		5,957,757,550,000	5,674,160,750,000
- Ordinary shares with voting rights	*411a*		*5,957,757,550,000*	*5,674,160,750,000*
2. Capital surplus	412		(433,150,000)	(433,150,000)
3. Development and investment funds	418		242,558,450,775	243,967,519,433
4. Undistributed profit after tax	420		146,229,280,357	291,855,108,812
- Undistributed profit after tax brought forward	*420a*		*78,125,742*	*114,573,299,459*
- Undistributed profit after tax for the current year	*420b*		*146,151,154,615*	*177,281,809,353*
5. Non-controlling interest	429		278,926,694,046	232,107,601,969
TOTAL SOURCES	**440**		**11,072,214,034,793**	**8,730,058,235,233**

Hanoi, 30/10/2026

Prepared by	Chief Accountant	General Director
Do Huu Thang	Thai Thi Tuoi	Tran Trung Ket

CONSOLIDATED INCOME STATEMENT

Q3 of 2026

Form B 02 - DN/HN

Unit: VND

ITEMS	Codes	Notes	Quarter 3		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
1. Revenues from sales and services rendered	**01**	VI.1	**266,123,448,893**	**241,946,512,689**	**993,190,806,749**	**989,569,344,479**
2. Revenue deductions	02		2,664,368	-	2,664,368	-
3. Net revenues from sales and services rendered (10=01-02)	**10**		**266,120,784,525**	**241,946,512,689**	**993,188,142,381**	**989,569,344,479**
4. Costs of goods sold	11	VI.2	199,424,149,428	157,147,491,563	682,896,153,477	660,664,501,104
5. Gross revenues from sales and services rendered (20=10-11)	**20**		**66,696,635,097**	**84,799,021,126**	**310,291,988,904**	**328,904,843,375**
6. Financial income	22	VI.3	6,728,303,810	15,538,966,272	51,724,414,300	51,240,569,920
7. Financial expenses	23	VI.4	9,977,566,872	6,614,096,753	30,044,222,613	20,818,627,648
- In which: Interest expenses	*24*		*9,836,634,574*	*6,508,676,929*	*29,730,096,755*	*20,476,490,481*
8. Selling expenses	25		8,498,128,423	9,025,683,280	33,618,960,306	35,692,542,182
9. General administrative expenses	26		16,916,885,971	23,788,059,603	100,640,698,743	116,018,111,622
10. Net profits from operating activities {30 = 20 +21 + 22 - (23 + 25 + 26)}	**30**		**38,032,357,641**	**60,910,147,762**	**197,712,521,542**	**207,616,131,843**
11. Other income	31		7,229,415,146	2,113,491,159	15,496,749,031	7,066,255,010
12. Other expenses	32		46,891,480	2,853,461,967	7,964,062,933	37,490,907,209
13. Other profits	**40**		**7,182,523,666**	**(739,970,808)**	**7,532,686,098**	**(30,424,652,199)**
14. Total net profit before tax	**50**		**45,214,881,307**	**60,170,176,954**	**205,245,207,640**	**177,191,479,644**
15. Current corporate income tax expenses	51	VI.5a	10,756,663,784	7,527,040,407	34,875,644,697	27,637,529,308
16. Deferred corporate income tax expenses	52	VI.5b	(5,922,880,313)	393,791,276	(17,212,231,482)	1,574,278,787
17. Profit after corporate income tax (60 = 50 – 51 – 52)	**60**		**40,381,097,836**	**52,249,345,271**	**187,581,794,425**	**147,979,671,549**
18. Profit after tax of parent company	61		40,941,316,985	47,228,596,136	146,151,154,615	138,337,463,515
19. Profit after tax of non-controlling shareholders	62		(560,219,149)	5,020,749,135	41,430,639,810	9,642,208,034

Hanoi, 30/10/2026

Prepared by	Chief Accountant	General Director
Do Huu Thang	Thai Thi Tuoi	Tran Trung Ket

Form B 03 - DN/HN

CONSOLIDATED CASH FLOWS STATEMENT

(Under indirect method)

For the period from 01/01/2026 to 30/09/2026

Unit: VND

Items	Codes	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025 (Restated)
I. Cash flows from operating activities			
1. Profit before tax	**01**	**205,245,207,640**	**177,191,479,644**
2. Adjustments for			
- Depreciation of fixed assets and investment properties	02	84,214,969,394	87,235,983,860
- Provisions	03	7,156,117,293	47,387,363,226
- Gains (losses) on exchange rate differences from revaluation of accounts derived from foreign currencies	04	776,099	97,113,167
- Gains (losses) on investing activities	05	(54,878,177,878)	(48,003,476,639)
- Interest expenses	06	29,730,096,755	20,476,490,481
3. Operating profit before changes in working capital	**08**	**271,468,989,303**	**284,384,953,739**
- Increase (decrease) in receivables	09	(646,962,245,415)	(57,536,250,207)
- Increase (decrease) in inventories	10	(2,307,275,225,431)	(27,976,563,544)
- Increase (decrease) in payables (exclusive of interest payables, enterprise income tax payables)	11	(207,431,023,472)	(297,518,350,831)
- Increase (decrease) in prepaid expenses	12	23,688,352,150	21,769,737,117
- Interest paid	14	(31,955,531,248)	(19,811,697,246)
- Enterprise income tax paid	15	(42,840,604,163)	(95,336,624,444)
- Other payments on operating activities	17	(21,404,147,996)	(64,759,470,592)
Net cash flows from operating activities	**20**	**(2,962,711,436,272)**	**(256,784,266,008)**
II. Cash flows from investing activities			
1. Purchase or construction of fixed assets and other long-term assets	21	(534,562,246,264)	(187,959,066,188)
2. Proceeds from disposals of fixed assets and other long-term assets	22	457,306,397	4,596,078,205
3. Loans and purchase of debt instruments from other entities	23	(582,773,145,217)	(527,253,000,000)
4. Collection of loans and repurchase of debt instruments of other entities	24	871,431,243,202	788,120,317,538
5. Proceeds from equity investment in other entities	26	100,540,813,962	-
6. Interest and dividend received	27	30,016,826,539	50,908,178,635
Net cash flows from investing activities	**30**	**(114,889,201,381)**	**128,412,508,190**

Form B 03 - DN/HN

CONSOLIDATED CASH FLOWS STATEMENT

(Under indirect method)

For the period from 01/01/2026 to 30/09/2026

Unit: VND

Items	Codes	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025 (Restated)
III. Cash flows from financial activities			
1. Proceeds from issuance of shares and receipt of contributed capital	31	6,930,000,000	-
2. Proceeds from borrowings	33	2,700,051,419,743	226,025,041,193
3. Repayment of principal	34	(247,277,954,542)	(321,821,279,608)
4. Dividends or profits paid to owners	36	(35,000,000)	(7,500,000,000)
Net cash flows from financial activities	**40**	**2,459,668,465,201**	**(103,296,238,415)**
Net cash flows during the fiscal year (50 = 20+30+40)	**50**	**(617,932,172,452)**	**(231,667,996,233)**
Cash and cash equivalents at the beginning of fiscal year	**60**	**782,404,889,684**	**993,340,552,048**
Effect of exchange rate fluctuations	61	(776,099)	(97,113,167)
Cash and cash equivalents at the end of fiscal year (70 = 50+60+61)	**70**	**164,471,941,133**	**761,575,442,648**

Hanoi, 30/10/2026

Prepared by	Chief Accountant	General Director
Do Huu Thang	Thai Thi Tuoi	Tran Trung Ket

I. General information

1. Structure of ownership

C.E.O Group Joint Stock Company (hereinafter referred to as "Company") was formerly Vietnam Trade, Construction and Technology Co., Ltd, established and operated under the Business Registration Certificate No. 0102003701 dated 26th October 2001 issued by Hanoi Authority for Planning and Invesment. The Company changed its name into C.E.O Investment Joint Stock Company and operated under the Business Registration Certificate No. 0103016491 dated 29th March 2007 issued by Hanoi Authority for Planning and Investment. Since 21st April 2015, the Company's name has changed into C.E.O Group Joint Stock Company in accordance with the 15th amended Business Registration Certificate No. 0101183550.

Under the 30th amended Business Registration Certificate No. 0101183550 dated 6th July 2026, the charter capital is **VND 5,957,757,550,000** *(Vietnamese dong five trillion nine hundred fifty-seven billion seven hundred fifty-seven million five hundred fifty thousand only).*

Share of the Company were listed on the Hanoi Stock Exchange (HNX) under securities code of CEO.

The Company operates in trading, real estate trading, service provision, education and training in association with labor export.

2. Principal activities

The Company's principal activities include:

- Construction of buildings in all types. In details: Investment in construction of buildings, industrial zones, civil works;
- Operating tours, short-stay services, restaurants and mobile catering services;
- Preschool, primary, secondary and high school education, vocational education, college training;
- Real estate business, land use rights owned, used or leased business;
- Advisory, brokerage and auction of real estates, auction of land use right. In details: Real estate exchange; Real estate management; Real estate advertising; Real estate auction (solely operations under practice certificate granted to the representative in compliance with Laws); Real estate consulting;

The Company's Head Office: 5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Tu Liem Ward, Hanoi.

3. Normal production and business cycle

Depending on each business line, normal operating cycle of the Company will last no more than 12 months or more than 12 months, in particular:

- For business of machinery, equipment, service and consulting the normal operating cycle of the Company will be done within no more than 12 months.
- For business of real estate development the normal course of business cycle of the Company can be lost more than 12 months.

4. The Company's structure

Details of Subsidiaries which are consolidated into these Consolidated Financial Statements for the period ended 30/09/2026 are as follows:

No.	Company name	Head quarter	Capital contribution ratio	Proportion of voting right
1.	Phu Quoc Investment & Development JSC.,	Sonasea Villas and Resort tourist Complex, Group 5, Duong Bao Quarter, Phu Quoc Special Zone, An Giang province, Vietnam	60%	60%
2.	C.E.O Construction JSC.,	12th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Tu Liem Ward, Hanoi, Vietnam	67.55%	67.55%
3.	Phu Quoc Housing and Urban Development JSC.,	Sonasea Villas and Resort tourist Complex, Group 5, Duong Bao Quarter, Phu Quoc Special Zone, An Giang province, Vietnam	69.36%	69.36%
4.	C.E.O International Co., Ltd.	5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Tu Liem Ward, Hanoi, Vietnam	100%	100%
5.	C.E.O Hospitality Co., Ltd.	Sonasea Villas and Resort tourist Complex, Group 5, Duong Bao Quarter, Phu Quoc Special Zone, An Giang province, Vietnam, Vietnam	100%	100%
6.	Van Don Tourism Investment and Development JSC.,	Sonasea Van Don Harbor City Resort Complex, Van Don Special Zone, Quang Ninh City, Vietnam	95.72%	95.72%
7.	Nha Trang Investment and Development JSC.,	Lot D12B, Zone 4, Northern Cam Ranh Peninsula Tourism Area, Cam Lam Ward, Khanh Hoa Province, Vietnam	99%	99%
8.	C.E.O Design Co., Ltd.	3rd Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Tu Liem Ward, Hanoi, Vietnam	100%	100%
9.	C.E.O Industrial Park Development JSC.,	5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Tu Liem Ward, Hanoi, Vietnam	99%	99%
10.	Sao Khue Educational Investment Joint Stock Company (*)	Land Plot CC-3, New Urban Area on Land Lots N1+N3, Quoc Oai Urban Area, Quoc Oai Commune, Hanoi, Vietnam	98.52%	98.52%
11.	Vietnam Green Sprout Education Joint Stock Company (**)	Land Plot CC-5, New Urban Area on Land Lots N1+N3, Quoc Oai Urban Area, Quoc Oai Commune, Hanoi, Vietnam	98.67%	98.67%

(*) According to Resolution No. 17/2026/NQ/CEO-HĐQT dated June 30, 2026, and Capital Contribution Contract No. 20-7/2026/HĐGV/CEO-SK dated July 20, 2026, C.E.O Group Joint Stock Company contributed capital in the form of the entire primary school construction project and land use rights at land plot CC-3, Quoc Oai New Urban Area, with an appraised value of VND 108,377,000,000 to establish Sao Khue Educational Investment Joint Stock Company (corresponding to an ownership interest of 98.52%). Pursuant to Capital Contribution Asset Handover Minutes No. 20-7/2026/BBGNTSGV/CEO-SK, C.E.O Group Joint Stock Company handed over the assets and completed the capital contribution process on July 20, 2026.

(**) According to Resolution No. 17/2026/NQ/CEO-HĐQT dated June 30, 2026, and Capital Contribution Contract No. 20-7/2026/HĐGV/CEO-MX dated July 20, 2026, C.E.O Group Joint Stock Company contributed capital in the form of the entire kindergarten construction project and land use rights at land plot CC-5, Quoc Oai

New Urban Area, with an appraised value of VND 64,136,000,000 to establish Vietnam Green Sprout Education Joint Stock Company (corresponding to an ownership interest of 98.67%). Pursuant to Capital Contribution Asset Handover Minutes No. 20-7/2026/BBGNTSGV/CEO-MX, C.E.O Group Joint Stock Company handed over the assets and completed the capital contribution process on July 20, 2026.

II. Accounting period, accounting currency

1. Accounting period

The Company's accounting period begins on 01/01 and ends on 31/12 every year.

2. Accounting currency

The currency used in accounting is Vietnam dong ("VND") accounted under the principle of historical cost, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and the legal regulations related to the preparation and presentation of Consolidated Financial Statements.

III. Applied accounting regime and standards

1. Applied accounting regime and standards

The Company applies Vietnamese Accounting Standards and the Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated 27th October 2025 of the Ministry of Finance; Circular No. 202/2014/TT-BTC dated 22nd December 2014 of the Ministry of Finance; and Circular No. 43/2026/TT-BTC dated 20th April 2026 amending Circular No. 202/2014/TT-BTC dated 22nd December 2014, which provides guidance on the preparation and presentation of consolidated financial statements."

2. Statement on the compliance to Accounting Standards and Accounting regime

The Company's Consolidated Financial Statements are prepared and presented in accordance with Vietnamese Accounting Standards and current Vietnamese Accounting regime for enterprises and the laws and regulations in relation to the preparation and presentation of Consolidated Financial Statements.

IV. Significant accounting policies

1. Basis for the consolidation of Financial Statements

The Consolidated Financial Statements include Seperate Financial Statements of the Company and Financial Statements of subsidiaries under the control of the Company prepared for the period ended on 30/09/2026. The control means the Company is able to control financial policies and operations of investee companies in order to get economic benefits from these companies.

Business performance of subsidiaries which have been acquired or disposed in the period is presented in the Consolidated Income Statement from acquisition date or as at disposal date of investment in subsidiaries.

Where necessary, the Financial Statements in subsidiaries are adjusted so accounting policies which are being applied in the Company and subsidiaries are the same. All transactions and balances between subsidiaries in the Company are canceled out upon consolidating the Financial Statements.

Non - controlling interest

Non - controlling interest in net assets of subsidiaries are determined as a separate item from the part of owner's equity of shareholders of the Company Non- controlling interest (NCI) consists of value of non- controlling interest as at the initial consolidated date and changes in NCI in the total equity changes from the consolidated date. Loss amounts incurred at subsidiaries must be allocated corresponding to the ownership of non-controlling, in case of those loss amounts are greater than the ownership of non-controlling in net assets of subsidiaries.

Business consolidation

Business consolidation are accounted for using the purchase method at purchase date, on which control is transferred to the Company. The control exists when the Company has governing power over financial policies and activities of an entity for purpose of gaining economic benefits of such entity. On evaluating the control power, the Company has to consider potential voting right that can be realisable at current time.

In purchase method, assets, liabilities and contingent liabilities of the Acquiree will be measured at fair value on purchase date. Any premium between consideration and total fair value of the acquired assets will be recognized as goodwill. Any shortage between consideration and total fair value of the acquired assets will be recognized into the income statement in the period in which the acquisition incurs.

Non-controlling interest as at the first business consolidation will be measured on the proportion of non-controlling interest in the total fair value of assets, liabilities and contingent liabilities being recognized.

Goodwill

Goodwill incurs from acquisition of subsidiaries or associates and jointly-controlled business entities. Goodwill is measured at historical cost less accumulated allocation. Goodwill is separately presented as another asset on the Interim Consolidated Statement of Financial Position.

Historical cost of the incurred goodwill is the premium between the consideration and interest proportion in the Company in total fair value of assets, liabilities and contingent liabilities of subsidiaries, associates or joint venture entities as at investment date.

Goodwill is accounted for as an intangible asset, which is amortized by straight-line method on the estimated useful life of such goodwill from 05 to 10 years.

Goodwill that incurs from purchase of associates and jointly-controlled business entities will be added into book value of such associates and jointly-controlled business entities.

On selling subsidiaries, associates or joint venture entities, the carrying amount of goodwill which has not been amortized will be carried forward to profit/loss from the corresponding transfer.

2. Financial Instruments

Initial Recognition

Financial Assets: At the date of initial recognition, financial assets are recorded at cost plus transaction costs which are directly attributable to the acquisition of the financial assets. The Company's financial assets include cash, cash equivalents, trade receivables, other receivables, deposits, financial investments and derivative financial instruments.

Financial liabilities: At the date of initial recognition, financial liabilities are recorded at cost plus transaction costs which are directly attributable to the issuance of such financial liabilities. The Company's financial liabilities include trade payables, other payables, accrued expenses, finance lease liabilities, loans and derivative financial instruments.

Revaluation after Initial Recognition

Currently, there is no regulation on revaluation of financial instruments after initial recognition.

3. Principles of recognizing cash and cash equivalents

Cash and cash equivalents comprise cash in hand, demand deposits and other short-term, liquid investments that are readily convertible to a known amount of cash and which are subject to an insignificant risk of changes in value.

4. Accounting principles for financial investments

Held-to-maturity investments

Held-to maturity investments consist of investment amounts that the Company intends and is able to hold to the maturity date. Held-to-maturity investments include: term deposits in banks.

Held-to maturity investments are recognized starting from the acquisition date and initial value of such held-to-maturity investments are determined under purchase price and expenses related to transactions of purchasing investment amounts. Interest proceeds from held-to-maturity investments after purchase date are recognized on the Interim Consolidated Income Statement on the basis of estimates. Interest before the Company holds the investments shall be deducted from historical cost at purchase time.

Held-to-maturity investments are determined as historical cost minus provisions for doubtful and bad debts. Provision for doubtful and bad debts of held-to-maturity investments is made in accordance with current accounting regulations.

Investments in equity instruments of other entities

Investments in equity instruments of other entities include investments in equity instruments but the Company does not have control, joint control or significant influence over the investee.

Investments in equity instruments of other entities are initially recorded at historical cost, including the purchase price or capital contribution plus costs directly related to the investment. Dividends and profits from periods before the investment is purchased are recorded as a reduction in the value of that investment. Dividends and profits from periods after the investment is purchased are recorded as revenue. Dividends received in shares are only tracked by the number of additional shares, not recording the value of shares received/recorded at par value (except for state-owned enterprises in accordance with current regulations of law).

Provision for losses on investments in equity instruments of other entities is made as follows:

+ For investments in listed shares or the fair value of the investment is reliably determined, the provision is made based on the market value of the shares.
+ For investments whose fair value cannot be determined at the reporting date, the provision is made based on the loss of the investee with the provision being equal to the difference between the actual capital contribution of the parties at the other entity and the actual equity multiplied by the Company's capital contribution ratio compared to the total actual capital contribution of the parties at the other entity.

5. Accounting principles for receivables

Receivables are amounts that can be recovered from customers or other entities. Receivables are presented at book value less provisions for doubtful debts.

Provisions for doubtful debts are made for receivables that are overdue for six months or more or for receivables that are unlikely to be paid by the debtor due to liquidation, bankruptcy or similar difficulties.

6. Principles for recognizing inventories

Inventories are recognized at the lower price between historical cost and net realizable value.

The historical cost of inventories is determined as follows:

- Raw materials, goods, tools and equipment: include purchase costs and other directly related costs incurred to bring the inventories to their current location and condition.

- Finished products: include land use rights costs, direct costs and related general costs incurred during the investment process of constructing finished real estate products.

- Work-in-progress costs: only include costs incurred directly related to each project that the Company implements.

Net realizable value is determined as the estimated selling price of inventories during the normal business period minus the estimated costs to complete and necessary estimated costs to sell.

Value of inventories is determined by the Specific Identification Method and accounted for by perpetual method.

At the date ended the accounting period, the Company had no inventories that need to make provision.

7. Principles for fixed asset recognition and depreciation

7.1. Principles for tangible fixed asset recognition and depreciation

Tangible fixed assets are recognized at their historical cost, presented in the Consolidated Statement of Financial Position under the items of historical cost, accumulated depreciation and carrying amount.

Tangible fixed asset recognition and depreciation are implemented in accordance with Vietnamese Accounting Standard No. 03 - Tangible fixed assets, Circular No. 99/2025/TT-BTC dated 27th October 2025 of the Ministry of Finance guiding the enterprise accounting regime, Circular No. 45/2013/TT - BTC dated April 25, 2013 guiding the regime of management, use and depreciation of fixed assets, Circular No. 147/2016/TT-BTC dated October 13, 2016 on amending and supplementing a number of articles of Circular No. 45/2013/TT - BTC and Circular No. 28/2017/TT-BTC dated April 12, 2017 on amending and supplementing a number of articles of Circular No. 45/2013/TT - BTC and Circular No. 147/2016/TT-BTC of the Ministry of Finance.

The historical cost of procured tangible fixed assets includes their purchase price (excluding trade discount or other discount), taxes and directly related costs to bring such assets into the ready-for-use state.

The historical cost of fixed assets which are constructed by contractors includes value of completed and handover works, directly-related costs and stamp duty.

The historical cost of procured tangible fixed assets include actual price of tangible fixed assets which are self-constructed or self-made and their installation and commissioning expense.

The expenses incurred after the initial recognition of tangible fixed assets are recorded as the increases of historical cost of assets when these expenses are sure to increase economic benefits in the future. The incurred expenses which do not satisfy the above conditions are recognized into production and business operation expense in the year.

The Company applied straight-line depreciation method to tangible fixed assets. Tangible fixed assets are accounted and classified into groups by their nature and purpose of utilization in the Company's production and business operation, including:

Type of fixed assets	Depreciation duration <years>
Building and structures	05 – 47
Motor vehicles	06 - 09
Office equipment	02 - 05
Others	02 – 05

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the Consolidated Income Statement.

7.2. Principles for intangible fixed asset recognition and amortization

Intangible fixed assets are recognized at their historical cost, presented in the Interim Consolidated Statement of Financial Position under the items of historical cost, accumulated amortization and carrying amount.

Intangible fixed asset recognition and amortization shall comply with Vietnamese Accounting Standard No. 04 - Intangible Fixed Assets, Circular No. Circular No. 99/2025/TT-BTC dated 27th October 2025 of the Ministry of Finance guiding the enterprise accounting regime, Circular No. 45/2013/TT - BTC dated April 25th, 2013 guiding the Management, Use and Depreciation Regime of Fixed Assets, Circular No. 147/2016/TT-BTC dated October 13th, 2016 on amending and supplementing a number of articles of Circular No. 45/2013/TT - BTC and Circular No. 28/2017/TT-BTC dated April 12nd, 2017 on amending and supplementing a number of articles of Circular No. 45/2013/TT - BTC and Circular No. 147/2016/TT-BTC of the Ministry of Finance.

The historical cost of acquired intangible fixed assets consists of their total purchase price to bring the assets to their state of ready-to-use. The costs arising after initial recognition of intangible fixed assets are recorded as production costs in the period excluding specific costs of a specific intangible asset, enabling an increase in the future economic benefits.

When an intangible fixed asset is sold or disposed, historical cost and accumulated depreciation are written off and gain or loss from disposal is recognized into income or expense in the period.

Intangible fixed asset of the Company includes: Land use right; Trademark, brand name; Patent and computer softwares.

Computer software

Costs in relation to computre software are not an integral part of the relevant capitalized hardware. Historical costs of computer softwares is the whole expenditure paid by the Company until the softwares are put into use. Computer softwares are amortized on straight line basis from 03 to 05 years.

Trademark, brand name

Historical cost of brand name and patent which was bought from a third party includes the purchase price, non-refundable purchase tax and registration fee. Copyright and patent are amortized on the straight-line basis from 03 to 05 years.

8. Principles of investment property recognition and depreciation

Principles for investment property recognition

Investment properties of the Company is the land use right, right to building, a part of building or infrastructure under possession of the Company or under finance lease to be used to gain benefits from lease or appreciation. Investment properties are presented at historical cost less accumulated depreciation. Cost of an investment property means the amount of expenses paid or the fair value of other consideration given to acquire an investment property at the time of its acquisition or construction.

Subsequent expenditure relating to an investment property that has already been recognized should be recorded into expenses, except when it is probable that future economic benefits will flow to the enterprise in excess of the originally assessed standard of performance of the existing investment property, then an increase in the cost of the investment property shall be recorded.

At the sale of investment properties, historical cost and accumulated depreciation is written off and gain/loss is recorded into income or expense in the period.

The transfer from owner-occupied property of inventory to investment property shall be made only when the owner finishes using that property and leasing it to other party for operation or upon completion of construction stage. Investment property shall be converted into owner-occupied property or inventory when the owner begins to use this property or held for sale purpose. The transfer of use purpose between investment property and owner-occupied property or inventory does not change the net book value of the transferred asset or the historical cost of the property at its transfer date.

Principles for investment property depreciation

Investment properties used for lease are depreciated on straight line basis within their estimated useful life. Depreciation years of investment properties are detailed as follows:

Type of fixed assets	Depreciation duration <years>
Land use rights	indefinite
Buildings	35 – 47

9. Principles for recognizing construction in progress

Construction in progress is the cost of construction of Green Hotel & Resort Project in Nha Trang, Sonasea Van Don Harbor City resort and tourism complex project and some projects which have not been completed at the cut-off date for the Interim Consolidated Financial Statements. Cost of construction in progress is recognized by actual expenses incurred when full and legal documents, invoices are available. Expenses shall include service fee and borrowing cost in relation and accordance with the Company's accounting policies.

According to the State's regulations on investment and construction management, depending on the management level, the settlement value of completed basic construction works must be approved by competent authorities. Therefore, the final value of basic construction works may change and depends on the settlement approved by competent authorities.

10. Principles of recognition of business cooperation contract

Business under jointly control

The Company records business cooperation contracts in the Interim Consolidated Financial Statements under jointly control of business activities over the following items:

- Value of assets owned by the Company;
- Liabilities borned by the Company;
- Revenue shared from sales of goods or services rendered by such joint venture;
- Expenses incurred.

11. Principles for recognition and allocation of prepaid expenses

Prepaid expenses consist of actual expenses incurred but related to the business performance of many accounting periods. Prepaid expenses include: tools, instruments issued for use awaiting for allocation; prepaid insurance cost, prepaid office lease and other expenses awaiting for allocation.

Tools, instruments: Tools and instruments which were exported for use and allocated into expenses on straight-line basis from 12 to 36 months.

Prepaid insurance cost: One-off insurance cost with high value shall be allocated into expenses on straight-line basis within 12 months.

Prepaid office rentals: One-off office rental with high value shall be allocated by actual lease term under agreements in the lease contract.

Purchase cost of secondary trade mark right includes purchase price, non-refundable sale tax and registration fee. Secondary trade mark right shall be amortized on straight line basis on purchase duration.

Selling expenses awaiting for allocation include the whole expenses paid by the Company for the purpose of sales of Condotel apartments to be completed in the future and allocated when revenue from sales of apartments incurs.

Other prepaid expenses are costs that are capitalized in the form of prepayments and are amortized in the Income Statement on a straight-line basis in accordance with the prevailing accounting regulations.

12. Accounting principles for liabilities

Liabilities are amounts payable to suppliers and other subjects. Liabilities comprise trade accounts payable and other payables. Liabilities are not recorded at lower amounts than payment obligation.

Classification of liabilities is made on the following principle:

- Trade accounts payable comprises liabilities with their commercial nature arising from purchasing goods, services, assets and the suppliers are independent from buyers.
- Other amounts payable comprise amounts payable with their non-commercial nature, not related to transactions of purchasing, selling and supplying goods, services.

Liabilities are monitored by details of each item and due date.

13. Principles of recording loans and financial lease debts

Loans and financial lease debts are recorded on the basis of receipts, bank documents, contracts and loan and financial lease contracts.

Loans and financial lease debts are monitored by each subject and term.

14. Principles for recognition and capitalization of borrowing costs

Borrowing costs consist of loan interest and other costs that incurs in direct connection with the borrowings.

Borrowing costs are recognized into operation and production costs in the poried if arising, unless they are capitalized in accordance with Accounting Standard "Borrowing Costs". As a result, borrowing costs which directly relate to procurement, construction investment or production of properties that need a quite long period to be completed for putting into operation or business shall be plus in historical cost of property until such property would be put into use or business. The incomes arising from the temporary investment of loans are deducted from the historical cost of related assets. For a separate loan for the construction of fixed assets and investment property, borrowing cost is capitalized even if the construction period is less than 12 months.

15. Principles for recognizing accrued expense

The Company's accrued expenses include payable interest expenses, brokerage fees, project cost provisions and other payable expenses, which are actual expenses that have arisen in the reporting period but have not been paid due to lack of invoices or insufficient accounting records and documents, recorded in the production and business expenses of the reporting period and payables that have not arisen due to lack of goods and services but are calculated in advance into the production and business expenses of this period to ensure that when they actually arise, they do not cause a sudden change in production and business expenses, which are reflected as provisions for payables. Interest expenses are provisioned in advance based on the Loan Contracts and each loan agreement.

The Company only accrued the expenses for estimation of cost of goods sold for construction works/items that have been completed and determined as sold in the accounting period. Accrued expenses into cost of goods sold are the amounts stated in the total investment cost estimate, but there are not sufficient documents for acceptance. Accrued expenses shall be provided for respectively to cost norm calculated in the total investment cost estimate of the works/items determined as sold out.

Accrued expenses on production and business expenses in the period are calculated strictly with reasonable and reliable evidence on the expenses to be accrued in the period to ensure the accounting expenses payable to be accounted will match the actual costs incurred.

16. Principles and methods of recording provisions payable

The Company's provisions payable are provisions for construction warranty.

17. Principles for recognizing unearned revenue

Unearned revenue includes revenue received in advance such as: Amounts paid in advance by customers for one or more accounting periods in terms of CEO tower lease, land use charge of Sonasea Villas & Resort Project and other unearned revenue. Amounts paid in advance by customers are allocated and recorded into revenue for each period on straight line basis and actual lease term under agreements in each lease contract.

18. Principles for recognizing owner's equity

Capital investment of the Company's owners is recognized by shareholders' actual capital contribution.

Retained earnings are the profit amounts from enterprise's business operation after deducting CIT expense this year and the retroactive adjustments due to changes in accounting policies and the retroactive adjustment of material misstatements in the previous years.

Profit after corporate income tax is allocated to shareholders right after funds are made for under the Corporation Article of the Company as well as legal regulations and upon approval of the Annual General Meeting.

The distribution of profit among shareholders is considered by taking account for non-cash items included in the retained earnings that may have impact on the cash flow and payment ability of dividend such as revaluation gain over assets for capital contribution, gain from re-translation of cash items, financial instruments and other non-cash items.

Dividend is recognized as a payable upon approval by the Annual General Meeting of shareholders.

19. Principles and methods of recognizing revenue and other income

Revenue of the Company includes revenue from goods sold, real estate invested and sold by the Company and revenue from services rendered.

Revenue from financing activities includes revenue from interest of bank deposits and from other financing activities.

Sales revenue

Revenue from selling goods is recognized upon simultaneously meeting the following five (5) conditions as follows:

- The Company has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;
- The Company no longer holds the right to manage the goods as the goods owner, or the right to control the goods;
- Revenue is determined with relative certainty. In case the contract specifies that buyers have the right to return goods or products that were bought under specific terms, the revenue is only recognized when these specific terms no longer exist and the buyers have no right to return goods or products (except for the case that customers can return goods as exchange to other goods or services).
- The Company gained or will gain economic benefits from the sale transaction; and
- It is possible to determine the costs related to the goods sale transaction.

Revenue from services rendered

Revenue from a service transaction is recognized when the outcome of such transaction is determined reliably. In case such transaction of services rendered is related to many periods, the revenue is recognized in the period corresponding to the completed work item as at the date of Interim Consolidated Financial Statements for such period. Revenue from service provision is determined when it satisfies all the four (4) conditions below:

- Revenue is determined with relative certainty. In case the contract specifies that buyers have the right to return services that were bought under specific terms, the revenue is only recognized when these specific terms no longer exist and the buyers have no right to return services rendered;
- It is possible to obtain economic benefits from the service provision transaction;
- The work volume completed on the cut-off date of the Consolidated Financial Statements can be determined; and
- The costs incurred from the transaction and the costs of its completion can be determined.

Revenue from sales of real estate

Revenue from selling properties invested by the Company is recognized upon simultaneously meeting the following five (5) conditions as follows:

- Real estates were fully completed and the risks and benefits associated with the right to own the real estates were transferred to the buyer;
- The Company no longer holds the right to manage the properties as property owner, or the right to control the properties;
- Revenue is determined with relative certainty;
- The Company gained or will gain economic benefits from the property sale transaction;
- It is possible to determine the costs related to the property sale transaction.

Interest income

Interest amounts are recognized on accrual basis, being determined on balances of deposits and actual interest rate in the period.

20. Principles and methods of recognizing financial expenses

Financial expense recognized in the Consolidated Income Statement is the total Financial expense incurred in the period, without offset with revenue from financing activities, including interest expense and loss from exchange rate difference.

21. Other accounting principles and methods

Tax liabilities

Value added tax (VAT)

The Company declares and calculates VAT under the guidelines of current Taxation Law.

Corporate income tax

Corporate income tax presents the total amount of current tax payable and deferred tax.

Current tax payable is calculated on taxable profit in the period. Taxable income differs from net profit presented in the Income Statement because taxable income does not include assessible incomes or expenses or deductible one in other years (including losses carried forward, if any) and it further excludes items that are non-taxable or non-deductible.

The Company applies the corporate income tax rate of 20% on taxable profits. Particularly for social housing business, the Company is entitled to a preferential corporate income tax rate of 10%.

Deferred income tax is computed by the difference between book value and income tax base of assets or liabilities on the Financial Statements and recognized in the Interim Consolidated Financial Statements.

Deferred income tax payable is recorded for all the temporary differences while deferred tax asset is only recorded when it is certain to have sufficient assessible income in the future for deduct the differences between the carrying amount and the income tax base of items of assets or liabilities in the Interim Consolidated Financial Statements.

Deferred income tax is measured at estimated tax rate applicable for the year when assets are recovered or liabilities are paid. Deferred tax is recognized into the Interim Income Statement and only recorded into owners' equity when such tax is related to items straight recorded in owner's equity.

Deferred tax asset and liability which are payable will be set off when the Company has a legal right to set off the current deferred tax asset and current deferred tax liability and when deferred tax asset and liability related to the corporate income tax are managed by the same tax agency and the Company intends to pay the current corporate income tax on net value basis.

The corporate income tax of the Company is determined in conformity with current tax regulations. However, these regulations may change from time to time and the final determination of corporate income tax depending on the tax check results of the competent tax authorities.

Other taxes

Other taxes and fees are declared and paid to the local tax authorities in compliance with the current regulations of the State.

V ADDITIONAL INFORMATION OF ITEMS PRESENTED IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

1 Cash and cash equivalents

	30/09/2026 VND	01/01/2026 (Restated) VND
Cash on hand	31,760,539,901	15,785,775,176
Cash in bank	53,495,243,567	95,423,221,163
Cash in transit	-	1,050,002
Cash equivalents are deposits at banks with terms below 3 months.	79,216,157,665	671,194,843,343
Total	**164,471,941,133**	**782,404,889,684**

2 Short-term trade receivables

	30/09/2026 VND	01/01/2026 VND
Van Phat Commercial and Building JSC.,	24,451,494,272	24,451,494,272
An Thinh Phat Hotels JSC.,	19,228,860,000	19,228,860,000
Nguyen Gia Trade and Business Company Limited	19,800,000,000	19,800,000,000
Trang Nguyen Phu Quoc Investment Company Limited	3,755,000,000	5,475,000,000
Pham Gia Investment and Development Company Limited	19,800,000,000	19,800,000,000
Truong An Phu Quoc Joint Stock Company	33,000,000,000	33,000,000,000
Phu Gia Viet Nam Development JSC.,	27,000,000,000	27,000,000,000
Thu Hoai Phu Quoc Company Limited	9,180,250,000	9,180,250,000
An Hung Hotel Investment Joint Stock Company	11,347,846,000	11,347,846,000
Others	455,765,210,946	476,915,062,099
Total	**623,328,661,218**	**646,198,512,371**

3 Short-term advances to suppliers

	30/09/2026 VND	01/01/2026 VND
Van Don Land Development Center	2,771,522,000	2,927,746,000
Compensation, Support and Resettlement Council	667,423,741,000	23,797,024,000
Alliance High-End Construction and Interior Company Limited	47,889,068,299	-
Sunspace Door Joint Stock Company	12,143,590,541	-
NEM Furniture Joint Stock Company	11,412,048,145	-
Short-term advances to other parties	76,684,414,863	42,172,619,031
Total	**818,324,384,848**	**68,897,389,031**

4 Other receivables

	30/09/2026	01/01/2026 (Restated)
	VND	VND
a. Short - term		
Deposits	51,525,182,652	41,303,850,652
Advances	7,708,734,542	515,316,477
Land acquisition compensation costs - Sonasea Residences Phu Quoc project	615,882,351,880	615,882,351,880
Land Clearance Compensation Expenses – CEO Me Linh New Urban Area Project	-	131,955,270,361
Other receivables	38,400,075,992	6,751,654,332
Total	**713,516,345,066**	**796,408,443,702**
b. Long-term		
Deposits	7,107,486,694	7,157,486,694
Other	1,692,084,000	1,692,084,000
Total	**8,799,570,694**	**8,849,570,694**

5 Inventories

	30/09/2026	01/01/2026
	VND	VND
Raw material	32,841,959,906	41,793,114,574
Tools and supplies	184,894,841	257,222,908
Work in progress	3,738,876,379,039	1,425,969,502,092
Merchandise	3,362,783,983	1,458,786,423
Total	**3,775,266,017,769**	**1,469,478,625,997**

6 Prepaid expenses

	30/09/2026	01/01/2026
	VND	VND
a. Short-term		
Issued tools and instruments awaiting for allocation	3,602,402,995	4,281,763,833
Insurance cost awaiting for allocation	184,873,393	126,132,657
Cost of real estate agency	22,763,524,423	25,363,638,140
Other expenses awaiting for allocation	7,113,980,521	9,273,760,260
Total	**33,664,781,332**	**39,045,294,890**
b. Long-term		
Prepaid office rental	3,409,347,312	3,495,297,249
Issued tools and instruments awaiting for allocation	19,322,237,358	29,822,955,273
Cost of real estate agency awaiting for allocation	3,374,427,794	3,374,427,796
Franchise fee expenses – Wyndham Garden Sonasea Van Don Hotel	1,450,324,436	1,482,966,011
Land use right expenses – Wyndham Garden Sonasea Van Don Hotel	6,126,751,131	6,218,080,070
Other long-term prepaid expenses	962,283,739	20,674,509,941
Total	**34,645,371,770**	**65,068,236,340**

7 Tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Other Assets	Total
HISTORICAL COST						
Balance as at 01/01/2026	**2,422,777,398,130**	**84,705,456,217**	**74,717,879,508**	**11,921,866,696**	**18,604,631,977**	**2,612,727,232,528**
Purchase in the period	5,726,516,994	426,967,518	3,787,559,743	919,583,889	423,305,721	11,283,933,865
Completed capital construction investment	147,310,279,828	-	-	-	-	147,310,279,828
Decrease due to divestment	(145,458,015,834)	(728,350,600)	(300,000,000)	-	(287,380,000)	(146,773,746,434)
Liquidation, sale	-	-	(1,512,193,941)	(38,879,630)	-	(1,551,073,571)
Reclassification	-	-	181,000,000	-	(181,000,000)	-
Other Decrease	(643,956,639)	-	-	-	-	(643,956,639)
Balance as at 30/09/2026	**2,429,712,222,479**	**84,404,073,135**	**76,874,245,310**	**12,802,570,955**	**18,559,557,698**	**2,622,352,669,577**
ACCUMULATED DEPRECIATION						
Balance as at 01/01/2026	**422,607,104,620**	**73,463,704,694**	**44,852,746,318**	**9,408,767,763**	**9,182,093,319**	**559,514,416,714**
Depreciation in the period	47,815,354,290	2,955,011,305	4,453,042,582	513,649,731	1,287,783,838	57,024,841,746
Decrease due to divestment	(33,799,280,607)	(604,145,978)	(300,000,000)	-	(19,158,664)	(34,722,585,249)
Other Decrease	(643,956,639)	-	-	-	-	(643,956,639)
Liquidation, sale	-	-	(1,491,852,144)	-	-	(1,491,852,144)
Reclassification	-	-	181,000,000	-	(181,000,000)	-
Balance as at 30/09/2026	**435,979,221,664**	**75,814,570,021**	**47,694,936,756**	**9,922,417,494**	**10,269,718,493**	**579,680,864,428**
NET BOOK VALUE						
Balance as at 01/01/2026	**2,000,170,293,510**	**11,241,751,523**	**29,865,133,190**	**2,513,098,933**	**9,422,538,658**	**2,053,212,815,814**
Balance as at 30/09/2026	**1,993,733,000,815**	**8,589,503,114**	**29,179,308,554**	**2,880,153,461**	**8,289,839,205**	**2,042,671,805,149**

8 Intangible fixed assets

Items	Land use right	Computer softwares	Trademark, brand name	Patent	Other assets	Total
HISTORICAL COST						
Balance as at 01/01/2026	**47,211,516,460**	**23,505,139,888**	**267,227,596**	**208,518,000**	**751,546,300**	**71,943,948,244**
Purchase in the period	-	150,000,000	-	-	-	150,000,000
Decrease due to divestment	-	(45,000,000)	-	-	-	(45,000,000)
Other decrease	-	(765,363,750)	-	-	-	(765,363,750)
Balance as at 30/09/2026	**47,211,516,460**	**22,844,776,138**	**267,227,596**	**208,518,000**	**751,546,300**	**71,283,584,494**
ACCUMULATED DEPRECIATION						
Balance as at 01/01/2026	**7,231,683,904**	**19,855,576,551**	**267,227,596**	**208,518,000**	**349,457,252**	**27,912,463,303**
Depreciation in the period	713,370,042	773,165,732	-	-	246,719,448	1,733,255,222
Decrease due to divestment	-	(45,000,000)	-	-	-	(45,000,000)
Other decrease	-	(765,363,750)	-	-	-	(765,363,750)
Balance as at 30/09/2026	**7,945,053,946**	**19,818,378,533**	**267,227,596**	**208,518,000**	**596,176,700**	**28,835,354,775**
NET BOOK VALUE						
Balance as at 01/01/2026	**39,979,832,556**	**3,649,563,337**	**-**	**-**	**402,089,048**	**44,031,484,941**
Balance as at 30/09/2026	**39,266,462,514**	**3,026,397,605**	**-**	**-**	**155,369,600**	**42,448,229,719**

9 Investment property

	Building and structures	Land use right	Total
	VND	VND	VND
COST			
Balance as at 01/01/2026	**651,091,261,863**	**84,310,364,771**	**735,401,626,634**
Decrease in the period	(41,696,820,057)	-	**(41,696,820,057)**
Balance as at 30/09/2026	**609,394,441,806**	**84,310,364,771**	**693,704,806,577**
ACCUMULATED DEPRECIATION			
Balance as at 01/01/2026	**137,084,120,440**	**13,331,781,239**	**150,415,901,679**
Depreciation in the period	10,955,322,384	1,474,385,337	12,429,707,721
Decrease in the period	(7,983,400,099)	-	(7,983,400,099)
Balance as at 30/09/2026	**140,056,042,725**	**14,806,166,576**	**154,862,209,301**
NET BOOK VALUE			
Balance as at 01/01/2026	**514,007,141,423**	**70,978,583,532**	**584,985,724,955**
Balance as at 30/09/2026	**469,338,399,081**	**69,504,198,195**	**538,842,597,276**

10 Long-term assets in progress

	30/09/2026	01/01/2026
	VND	VND
CEO Private Kindergarten Construction Investment Project	-	38,582,418,572
CEO Private Primary School Construction Investment Project	-	73,801,824,188
Sonasea Van Don Harbor City Resort and Tourism Complex Project	1,092,685,889,089	1,049,631,476,856
Sonasea Premier Nha Trang Resort Project	479,635,148,425	143,326,002,022
Investment Project for the Construction of a Medical, Commercial, Service and Office Complex in Quoc Oai Commune	97,884,551,314	23,152,667,465
Other Projects	37,914,639,672	4,389,757,553
Total	**1,708,120,228,500**	**1,332,884,146,656**

11 Goodwill

	30/09/2026	01/01/2026
	VND	VND
Phu Quoc Housing and Urban Development JSC.	1,065,320,335	10,653,203,260
Nha Trang Investment and Development JSC.	5,734,902,614	9,174,184,394
Total	**6,800,222,949**	**19,827,387,654**

12 Short-term trade payables

	30/09/2026 VND	01/01/2026 VND
Hoa Binh Construction Group JSC.	10,621,696,671	8,699,104,521
Sao Bac Construction and Trading Joint Stock Company	288,025,290	218,539,600
Bao Viet Investment One Member Co., Ltd.	15,000,000,000	15,000,000,000
D.H.C Joint Stock Company	1,608,149,783	3,178,312,057
SunSpace Door Joint Stock Company	5,737,987,249	8,097,637,666
HAI A Investment Construction Joint Stock Company	8,854,403,527	8,854,403,527
Others	137,735,768,063	181,425,322,733
Total	**179,846,030,583**	**225,473,320,104**

13 Short-term prepayments from customers

	30/09/2026 VND	01/01/2026 VND
Nguyen Kim Hoa	11,888,912,038	11,888,912,038
LMN Investment Trading Company Limited	5,946,475,149	12,119,631,646
Nguyen The Lam	23,849,800,217	23,849,800,217
International Trade and Industry Group Joint Stock Company	-	13,000,000,000
Nguyen Manh Chien	17,841,219,508	17,841,219,508
Others	423,301,873,329	440,515,170,347
Total	**482,828,280,241**	**519,214,733,756**

14 Short-term Taxes and payables to the State budget

	30/09/2026 VND	01/01/2026 VND
a. Payables		
Value added tax	18,327,424,077	7,077,996,981
Corporate income tax	32,593,999,668	39,920,776,748
Personal income tax	6,198,854,874	1,209,618,702
Other taxes	1,102,914,033	1,543,432,295
Total	**58,223,192,652**	**49,751,824,726**
b. Receivables		
Value added tax	21,302,885	21,302,885
Corporate income tax	2,616,154,283	2,618,185,961
Personal income tax	64,371,893	82,574,915
Housing tax, land rent	15,691,704,157	16,097,889,706
Total	**18,393,533,218**	**18,819,953,467**

15 Accrued expenses

	30/09/2026 VND	01/01/2026 VND
a. Short-term		
Accrued interest expense	36,658,907,945	122,719,242
Accrued cost of real estate business	178,739,885,088	237,678,811,910
Pre-deduct brokerage fees	3,529,171,048	2,385,615,057
Expenses payable to Hotel	15,500,719,726	21,068,006,698
Other accrued expenses	18,869,137,005	21,203,980,246
Total	**253,297,820,812**	**282,459,133,153**
b. Long-term		
Accrued interest expense	6,361,068,112	5,410,979,784
Land rental expenses for the Sonasea Villas and Resort Tourism Complex Project in Phu Quoc	75,723,565,512	75,723,565,512
Accrued expenses for infrastructure, construction and equipment	87,839,993	87,839,993
Accrued interest rate support expenses	-	51,866,742
Accrued other Long-term Expenses	2,044,931,510	-
Total	**84,217,405,127**	**81,274,252,031**

16 Unearned revenue

	30/09/2026 VND	01/01/2026 VND
a. Short-term		
Unearned revenue from leases of CEO Tower	3,423,726,087	3,270,180,411
Unearned revenue from apartment service fees – Sonasea Condotel & Villas Phu Quoc Project	8,861,274,262	9,643,594,298
Unearned revenue from real estate business services (15 overnight stays)	2,702,446,140	2,702,445,652
Unearned revenue from utility usage fees – Sonasea Villas and Resort Project	9,730,924,966	9,730,925,454
Other unearned revenue	959,040,493	3,209,319,537
Total	**25,677,411,948**	**28,556,465,352**
b. Long-term		
Unearned revenue from leases of CEO Tower	66,617,029,169	68,354,864,690
Unearned revenue from apartment service fees – Sonasea Condotel & Villas Phu Quoc Project	7,820,686,157	14,226,061,846
Unearned revenue from real estate business services (15 overnight stays)	3,378,054,515	5,404,878,414
Unearned revenue from utility usage fees – Sonasea Villas and Resort Project	20,999,974,573	28,298,179,506
Total	**98,815,744,414**	**116,283,984,456**

17 Other payables	30/09/2026 VND	01/01/2026 VND
a. Short-term		
-Trade Union Fee, Social Insurance, Health Insurance, Accident Insurance payables	2,879,746,337	3,334,986,427
-Short-term collaterals, deposits received	162,011,769,116	198,586,082,112
-Income pledged to be repaid to customers under the management contract for apartment leasing	10,583,348,936	79,464,706,189
-Contingency and maintenance cost for common area received from customers who bought apartments	15,132,034,903	15,542,544,378
-Other payables	64,524,054,544	46,618,890,569
Total	**255,130,953,835**	**343,547,209,675**
b. Long-term		
-Long-term collaterals, deposits received	9,848,800,787	32,437,847,259
-Other payables	5,000,000,000	5,000,000,000
Total	**14,848,800,787**	**37,437,847,259**

18 Loans and finance lease liabilities	30/09/2026 VND	01/01/2026 VND
a Short-term		
Loans from BIDV	310,208,021,943	81,453,068,697
Others	-	11,530,000,000
Total	**310,208,021,943**	**92,983,068,697**
b Long-term		
Loans from BIDV	398,663,796,510	342,857,351,936
Loans from Vietinbank	273,163,926,183	-
Loans from Agribank	1,877,168,141,198	-
Total	**2,548,995,863,891**	**342,857,351,936**

19 Owner's equity

Movement in owner's equity

	Owner's contributed capital	Investment and Development fund	Owner's other funds	Retained earnings	Non-controlling interest	Total
	VND	VND	VND	VND	VND	VND
Balance as at 01/01/2026	**5,674,160,750,000**	**243,967,519,433**	**(433,150,000)**	**291,855,108,812**	**232,107,601,969**	**6,441,657,830,214**
Increase due to capital contribution	-	-	-	-	6,930,000,000	6,930,000,000
Profit in the period	-	-	-	146,151,154,615	41,430,639,810	187,581,794,425
Bonus fund, welfare, Executive Board	-	-	-	(7,000,000,000)	-	(7,000,000,000)
Other decrease	-	(1,409,068,658)	-	-	-	(1,409,068,658)
Dividend distribution	283,596,800,000	-	-	(283,596,800,000)	-	-
Distribution of profits at Subsidiaries	-	-	-	(1,180,183,070)	(1,541,547,733)	(2,721,730,803)
Balance as at 30/09/2026	**5,957,757,550,000**	**242,558,450,775**	**(433,150,000)**	**146,229,280,357**	**278,926,694,046**	**6,625,038,825,178**

(*) According to Resolution No. 01/2026/NQ/CEO-ĐHĐCĐ dated April 24, 2026 of the Annual General Meeting of Shareholders 2026 of C.E.O Group Joint Stock Company on the share issuance plan and Resolution No. 13/2026/NQ/CEO-HĐQT on the approval of the results of share issuance for 2025 dividend payment. Accordingly, the General Meeting of Shareholders has approved the plan to issue shares for 2025 dividend payment amounting to VND 283,596,800,000, equivalent to 28,359,680 shares, increasing the charter capital of C.E.O Group Joint Stock Company from VND 5,674,160,750,000 to VND 5,957,757,550,000. On July 6, 2026, the Company registered for the 30th change of the Enterprise Registration Certificate and made appropriations to the reward and welfare fund in accordance with Board of Directors' Resolution No. 18A/2026/NQ/CEO-HĐQT dated August 3, 2026.

VI ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN CONSOLIDATED INCOME STATEMI

1 Gross revenue from goods sold and services rendered

	Q3/2026 VND	Q3/2025 VND
Revenue from services rendered	228,259,258,264	192,642,038,723
Revenue from real estate business	37,864,190,629	49,304,473,966
Total	**266,123,448,893**	**241,946,512,689**

2 Cost of sales

	Q3/2026 VND	Q3/2025 VND
Cost of services rendered	153,835,733,382	138,739,555,742
Cost of real estate business	45,588,416,046	18,407,935,821
Total	**199,424,149,428**	**157,147,491,563**

3 Financial income

	Q3/2026 VND	Q3/2025 VND
Interest from bank deposits, loan receivables	6,722,920,180	15,536,257,299
Gain from foreign exchange differences during the period	5,383,630	2,708,973
Total	**6,728,303,810**	**15,538,966,272**

4 Financial expenses

	Q3/2026 VND	Q3/2025 VND
Interest expense	9,836,634,574	6,508,676,929
Loss from foreign exchange differences during the period	21,974,381	8,306,657
Loss from exchange rate difference due to revaluation at the period	776,099	97,113,167
Others	118,181,818	-
Total	**9,977,566,872**	**6,614,096,753**

5 Corporate income tax expense

	Q3/2026 VND	Q3/2025 VND
a Current corporate income tax expense		
- Corporate income tax expense calculated on current taxable incor	10,756,663,784	7,527,040,407
Total	**10,756,663,784**	**7,527,040,407**
b Deferred corporate income tax expense		
- Deferred CIT expense from taxable temporary difference	(5,922,880,313)	393,791,276
Total	**(5,922,880,313)**	**393,791,276**

VII OTHER INFORMATION

1 Subsequent events after reporting date

According to Resolution No. 21/2026/NQ/CEO-HĐQT dated September 21, 2026 of the Board of Directors, C.E.O Group Joint Stock Company has approved the establishment of C.E.O Asset Management Joint Stock Company with an amount of VND 980,000,000 (corresponding to an ownership ratio of 98%).

1 Comparative information

The opening comparative figures in the Consolidated Statement of Financial Position for 2026 are the closing figures in the Consolidated Balance Sheet included in the audited Consolidated Financial Statements for the year ended 31 December 2025. The comparative figures presented in the Consolidated Statement of Profit or Loss and the Consolidated Statement of Cash Flows for the third quarter of 2026 are the corresponding figures for the third quarter of 2025 prepared by the Company.

The Company has not restated certain comparative figures in the Consolidated Financial Statements for the year ended 31 December 2025, as the third quarter of 2026 falls within the first financial year in which the Company applies the new accounting regime prescribed by Circular No. 99/2025/TT-BTC dated 27 October 2025 and Circular No. 43/2026/TT-BTC amending Circular No. 202/2014/TT-BTC, which provides guidance on the preparation and presentation of Consolidated Financial Statements.

However, certain line items in the Consolidated Financial Statements for the year ended 31 December 2025 have been re-presented to comply with the aforementioned regulations and ensure comparability with the figures for the current period.

Consolidated statement of financial position as at 31 December 2025

Item	Code	As Previously Reported in the Prior Year's Financial Statements	Restated Amount	Difference
		(1)	(2)	(3)=(2)-(1)
Cash equivalents	112	669,777,314,155	671,194,843,343	1,417,529,188
Held to maturity investments	123	767,707,101,181	770,825,481,143	3,118,379,962
Other short-term receivables	135	799,859,352,852	796,408,443,702	(3,450,909,150)
Other long-term receivables	215	9,934,570,694	8,849,570,694	(1,085,000,000)

Consolidated Statement of Cash Flows for the Period from 1 January 2025 to 30 September 2025

Item	Code	As Previously Reported in the Prior Year's Financial Statements	Restated Amount	Difference
		(1)	(2)	(3)=(2)-(1)
Gains and losses from investing and financing activities	05	(48,073,973,382)	(48,003,476,639)	70,496,743
Interest received from loans, dividends and profits distributed	27	50,978,675,378	50,908,178,635	(70,496,743)

Hanoi, 30/10/2026

Prepared by	Chief Accountant	General Director
Do Huu Thang	Thai Thi Tuoi	Tran Trung Ket