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HANOI CONSTRUCTION CORPORATION - JSC

CONSOLIDATED FINANCIAL STATEMENTS

QUARTER 3/2026

Hanoi, October 2026

HANOI CONSTRUCTION CORPORATION - JSC

CONSOLIDATED FINANCIAL STATEMENTS

QUARTER 3/2026

Hanoi, October 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

	ASSETS	Code	Note	30/09/2026 VND	01/01/2026 VND
A -	**CURRENT ASSETS (100=110+120+130+140+150+160)**	**100**		**6.082.727.504.362**	**5.694.560.741.213**
I.	**Cash and cash equivalents**	**110**	**5.1**	**247.996.611.665**	**491.737.337.087**
1.	Cash	111		235.014.366.665	478.755.092.087
2.	Cash equivalents	112		12.982.245.000	12.982.245.000
II.	**Short - term investments**	**120**		**54.652.985.021**	**6.652.985.021**
1.	Trading securities	121		100.000.000	100.000.000
3.	Short - term held to maturity Investments	123	5.2	54.552.985.021	6.552.985.021
III.	**Short- term receivables**	**130**		**3.990.248.211.828**	**3.453.724.835.231**
1.	Short-term receivables from customers	131		2.407.246.941.685	2.156.607.527.951
2.	Prepayments to sellers in short-term	132		1.060.348.328.826	908.879.230.412
5.	Other short-term receivables	135		737.590.139.171	576.483.255.825
6.	Short-term allowances for doubtful debts	136		(214.937.197.854)	(188.245.178.957)
IV.	**Inventories**	**140**		**1.628.632.009.598**	**1.578.337.891.268**
1.	Inventories	141	0	1.628.674.666.625	1.578.380.548.295
2	Allowances for devaluation of inventories	149		(42.657.027)	(42.657.027)
VI.	**Other current assets**	**160**		**161.197.686.250**	**164.107.692.606**
1.	Short-term deferred expenses	161	5.7	1.731.861.190	1.288.202.785
2.	Deductible value added tax	162		100.190.978.618	115.442.643.445
3.	Tax and other receivables from government budget	163	5.16	59.274.846.442	47.376.846.376
B -	**LONG-TERM ASSETS (200=210+220+230+240+250+260+270)**	**200**		**1.162.937.720.430**	**1.241.817.337.284**
I.	**Long-term receivables**	**210**		**4.154.325.669**	**2.683.500.000**
5.	Other long-term receivables	215		4.154.325.669	2.683.500.000
II.	**Fixed assets**	**220**		**51.736.126.080**	**45.093.761.856**
1.	Tangible fixed assets	221	5.8	49.611.886.707	42.569.940.630
	- *Historical Costs*	*222*		*192.084.108.807*	*179.758.720.605*
	- *Accumulated depreciation*	*223*		*(142.472.222.100)*	*(137.188.779.975)*
2.	Finance lease fixed assets	224	5.8	-	309.225.606
	- *Historical Costs*	*225*		-	*2.036.363.636*
	- *Accumulated depreciation*	*226*		-	*(1.727.138.030)*
3.	Intangible fixed assets	227	5.9	2.124.239.373	2.214.595.620
	- *Historical Costs*	*228*		*2.808.687.283*	*2.808.687.283*
	- *Accumulated amortization*	*229*		*(684.447.910)*	*(594.091.663)*

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 September 2026

III.	**Investment properties**	**240**	**5.10**	**500.938.532.617**	**512.886.383.205**
1.	Historical Costs	241		708.342.691.592	708.342.691.592
2.	Accumulated depreciation	242		(207.404.158.975)	(195.456.308.387)
IV.	**Long-term assets in progress**	**250**		**133.369.457.727**	**10.900.403.296**
2.	Construction in progress	252	5.11	133.369.457.727	10.900.403.296
V.	**Long-term investments**	**260**	**5.12**	**465.540.223.521**	**664.902.252.751**
2.	Investments in joint ventures and associates	262		179.103.438.956	346.587.341.761
3.	Investments in equity of other entities	263		337.954.751.222	364.346.649.145
4.	Allowances for long-term investments	264		(51.517.966.657)	(46.031.738.155)
VI.	**Other Long-term assets**	**270**		**7.199.054.816**	**5.351.036.176**
1.	Long-term deferred expenses	271	5.7	6.846.406.852	4.998.388.212
2.	Deferred income tax assets	272	5.13	352.647.964	352.647.964
TOTAL ASSETS (270 = 100+200)		**270**		**7.245.665.224.792**	**6.936.378.078.497**

		Code	Note	30/09/2026 VND	01/01/2026 VND
C-	**LIABILITIES (300=310+330)**	**300**		**5.460.126.802.707**	**5.280.980.645.897**
I.	**Short-term liabilities**	**310**		**5.114.474.265.146**	**5.055.573.645.554**
1.	Short-term trade payables	311		1.170.336.007.973	1.129.457.640.871
2.	Short-term prepayments from customers	312		422.080.460.965	849.968.322.088
3.	Dividends and profit payables	313		15.104.428.229	35.459.331.139
4.	Short-term Taxes and other payables to State budget	314		105.622.926.926	73.264.218.638
5.	Payables to employees	315		18.479.110.773	19.916.166.915
6.	Short-term accrued expenses	316		1.542.231.740.786	1.331.039.342.671
9.	Short-term deferred revenues	319		83.960.100.710	125.952.495.365
10.	Other short-term payments	320		559.377.849.031	545.158.980.828
11.	Short-term borrowings and finance lease liabilities	321		1.165.381.536.133	925.526.903.617
12.	Short-term provisions	322		20.687.725.771	7.064.908.115
13.	Bonus and welfare funds	323		11.212.377.849	12.765.335.307
II.	**Long-term liabilities**	**330**		**345.652.537.561**	**225.407.000.343**
7.	Long-term deferred revenues	337		138.103.610.550	141.064.440.237
8.	Other long-term payables	338		855.172.727	150.000.000
9.	Long-term borrowings and finance lease liabilities	339		201.296.613.178	78.795.419.000
12.	Deferred income tax payables	342		4.589.724.742	4.589.724.742
13.	Long-term provisions	343		807.416.364	807.416.364

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 September 2026

	Code	Note	30/09/2026 VND	01/01/2026 VND
D- OWNERS' EQUITY	**400**		**1.785.538.422.085**	**1.655.397.432.600**
1. Contributed capital	411		1.410.480.000.000	1.410.480.000.000
- *Ordinary shares with voting rights*	*411a*		1.410.480.000.000	1.410.480.000.000
4. Other capital	414		3.867.578.059	3.867.578.059
6. Differences upon asset revaluation	416		(37.318.374.070)	(37.318.374.070)
8. Development and investment funds	418		74.719.114.114	72.087.372.885
10. Undistributed profit after tax	420		74.258.127.432	58.344.525.790
- *Undistributed profit after tax brought forward*	*420a*		52.108.822.292	(5.697.426.080)
- *Undistributed profit after tax for the current year*	*420b*		22.149.305.140	64.041.951.870
11. Non-controlling interests			259.531.976.550	147.936.329.936
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)	**440**		**7.245.665.224.792**	**6.936.378.078.497**

Hanoi, 27 October 2026

Preparer	Chief Accountant	General Director
Nguyễn Nhật Quang	Nguyễn Thị Thu Hương	Dương Ngọc Quang

CONSOLIDATED INCOME STATEMENT

Quarter 3 of 2026

ITEMS		Code	Note	Quarter 3 of 2026	Quarter 3 of 2025	Year-to-date (current year)	Year-to-date (prior year)
1.	Revenues from sales and services rendered	01		494.299.912.583	605.440.459.434	2.139.705.923.531	2.361.537.283.381
2.	Revenue deductions	02		-	-	28.467.708	-
3.	Net revenues from sales and services rendered (10 = 01-02)	10		494.299.912.583	605.440.459.434	2.139.677.455.823	2.361.537.283.381
4.	Cost of goods and services	11		443.376.478.282	571.305.612.381	2.014.634.709.500	2.259.473.901.441
5.	**Gross revenues from sales and services rendered (20 = 10-11)**	**20**		**50.923.434.301**	**34.134.847.053**	**125.042.746.323**	**102.063.381.940**
	Gain/(loss) on sale and disposal of investment properties	21		-	-	-	-
6.	Financial income	22		6.525.025.182	8.391.537.902	50.450.278.834	48.144.998.966
7.	Financial expenses	23		20.217.360.869	14.360.701.093	58.345.747.567	42.868.207.282
	In which: interest expenses	*24*		20.217.360.869	14.348.831.857	52.859.519.065	38.225.624.562
8.	Selling expenses	26		13.622.817.656	-	13.622.817.656	963.219.828
9.	General administrative expenses	27		20.628.527.707	25.171.170.757	81.983.759.100	80.828.767.827
11.	Share of profit (loss) of associates and joint ventures			-	-	-	-
10.	**Net profits from operating activities {30 = 20+(21-22)+24-(25+26)}**	**30**		**2.979.753.251**	**2.994.513.105**	**21.540.700.834**	**25.548.185.969**
11.	Other income	31		19.795.559.926	24.985.811.163	55.927.865.273	76.173.016.848
12.	Other expenses	32		15.742.868.741	21.397.580.302	46.185.051.000	70.996.254.912
13.	**Other profits (40 = 31-32)**	**40**		**4.052.691.185**	**3.588.230.861**	**9.742.814.273**	**5.176.761.936**

14.	**Total net profit before tax (50 = 30+40)**	**50**	**7.032.444.436**	**6.582.743.966**	**31.283.515.107**	**30.724.947.905**
15.	Current corporate income tax expenses	51	972.082.900	1.000.173.743	3.379.042.739	2.025.636.478
17.	**Profits after enterprise income tax (60 = 50-51-52)**	**60**	**6.060.361.536**	**5.582.570.223**	**27.904.472.368**	**28.699.311.427**
20.	**Profit after tax of Parent Company**	**61**	4.370.918.333	4.079.671.646	22.149.305.140	27.232.335.937
21.	**Profit after tax attributable to Non-controlling interests**	**62**	1.689.443.203	1.502.898.577	5.755.167.228	1.466.975.490
22.	**Basic earnings per share**	**70**	43	40	198	203

Hanoi, 27 October 2026

Preparer	Chief Accountant	General Director
Nguyễn Nhật Quang	Nguyễn Thị Thu Hương	Dương Ngọc Quang

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

For the accounting period ended 30/09/2026

	ITEMS	Code	Note	For the accounting period ended September 30, 2026 VND	For the accounting period ended September 30, 2025 VND
I.	**Net cash flows from operating activities**			-	-
1.	*Profit before tax*	**01**		**31.283.515.107**	**30.724.947.905**
2.	*Adjustments for*			-	-
	- Depreciation of fixed assets and investment properties	02		17.342.560.913	23.654.199.409
	- Provisions	03		45.801.065.055	-
	- Gains (losses) on investing activities	05		(49.787.265.210)	(48.354.544.421)
	- Interest expenses	06		20.217.360.869	42.868.207.282
3.	*Operating profit before changes in working capital*	**08**		**64.857.236.734**	**48.892.810.175**
	- Increase (decrease) in receivables	09		(410.840.783.068)	(80.771.464.908)
	- Increase (decrease) in inventories	10		(50.294.118.330)	61.540.460.114
	- Increase (decrease) in payables	11		(151.436.758.747)	(314.566.340.283)
	- (Increase) decrease defered expenses	12		(2.291.677.045)	269.810.785
	- Interest paid	14		(57.167.429.854)	(42.868.207.282)
	- Corporate income tax paid	15		(6.013.736.815)	(30.086.582.659)
	- Other payments on operating activities	17		(2.036.326.778)	(2.452.843.110)
	Net cash flows from operating activities	**20**		**(615.223.593.903)**	**(360.042.357.168)**
II.	**Cash flows from investing activities**				
1.	Expenditures on purchase and construction of fixed assets and long-term assets	21		(13.155.991.726)	(4.148.833.743)
3.	Expenditures on loans and purchase of debt instruments from other entities	23		(50.244.328.787)	-
4.	Proceeds from lending or repurchase of debt instruments from other entities	24		3.000.000.000	(36.000.000.000)
6.	Proceeds from equity investment in other entities	26		40.096.212.000	-
7.	Proceeds from interests, dividends and distributed profits	27		49.786.053.210	43.250.767.650
	Net cashflow from investing activities	**30**		**29.481.944.697**	**3.101.933.907**
III.	**Cash flows from financing activities**			-	-
3.	Proceeds from borrowings	33		964.294.294.479	1.047.004.794.210
4.	Repayment of financial principal	34		(601.938.467.785)	(889.071.797.025)
6.	Dividends and profits paid to the owner	36		(20.354.902.910)	(41.819.321.520)
	Net cashflow from financing activities	**40**		**342.000.923.784**	**116.113.675.665**

CONSOLIDATED CASH FLOW STATEMENT (CONTINUED)

(Indirect method)

For the accounting period ended 30/09/2026

ITEMS	Code	Note	For the accounting period ended September 30, 2026 VND	For the accounting period ended September 30, 2025 VND
Net cashflow during the period (50 = 20+30+40)	**50**		**(243.740.725.422)**	**(240.826.747.596)**
Cash and cash equivalents at beginning of year	**60**	**5.1**	**491.737.337.087**	**438.522.216.415**
Cash and cash equivalents at end of year (70 = 50+60+61)	**70**	**5.1**	**247.996.611.665**	**197.695.468.819**

Hanoi, 27 October 2026

Preparer	Chief Accountant	General Director
Nguyễn Nhật Quang	Nguyễn Thị Thu Hương	Dương Ngọc Quang

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
Quarter 3 of 2026

CORPORATE INFORMATION

1.1. Form of capital ownership

Hanoi Construction Corporation - JSC was formerly a State-owned enterprise established under Decision No. 990/BXD-TCLĐ dated 20/11/1995 of the Minister of Construction. The Corporation completed its equitisation and converted to operate as a joint stock corporation on 14/8/2014.

Hanoi Construction Corporation - JSC operates under the Enterprise Registration Certificate of the Joint Stock Corporation No. 0100106338, first issued by the Hanoi Department of Planning and Investment on 17/6/1996, with amendments made on several occasions, the 12th (twelfth) amendment being registered on 23/3/2021.

The Corporation's charter capital, according to the 12th (twelfth) amended business registration dated 23/3/2021, is VND 1,410,480,000,000 (In words: One thousand four hundred and ten billion, four hundred and eighty million Vietnamese dong only), equivalent to 141,048,000 shares, with a par value of VND 10,000 per share.

The Corporation's shares are traded on the UPCoM exchange under the stock code HAN. The Corporation's shares are currently under continued warning status pursuant to Decision No. 392/QĐ-SGDHN dated 14/4/2026 of the Hanoi Stock Exchange.

Head office of the Corporation: No. 57 Quang Trung, Hai Ba Trung Ward, Hanoi City.

1.2 Business sectors

The principal activities of the Corporation are:

- Construction of buildings of all types;
- Construction of railways and roads;
- Construction of utility projects;
- Construction of other civil engineering works;
- Installation of electrical systems
- Installation of water supply and drainage, heating and air-conditioning systems;
- Other construction installation;
- Completion of civil works;
- Other specialised construction activities;
- Real estate business, and land use rights owned, used or leased (Real estate business; Management and operation of apartment buildings).

The principal activities of the Corporation during the year: Real estate business and construction of building projects.

1.3 Normal production and business cycle

The Corporation's normal production and business cycle is 12 months.

1.4 Corporate structure

As at 30/09/2026, the Corporation had the following dependent units, subsidiaries, joint ventures and associates:

Name of dependent unit	Address	Principal business activity
Project Management Board No. 1 (formerly the Housing and Urban Development Projects Management Board)	Diplomatic Quarter Project, Xuan Dinh Ward, Hanoi City	Project management

Urban and Housing Services Enterprise (ceased operations)	Thang Long International Village, Cau Giay Ward, Hanoi City	Project management and operation
International Construction Company	No. B3B, Thang Long International Village, Cau Giay Ward, Hanoi City	Construction
Ho Chi Minh City Branch (ceased operations)	No. 11 D1 Street, Thanh My Tay Ward, Ho Chi Minh City	Construction

Company name	Address	Business activity	Capital contribution ratio	Voting rights ratio
Investments in subsidiaries				
Hanoi Construction Joint Stock Company No. 1	Hanoi	Real estate business and construction	50.36%	50.36%
Tay Ho Housing Development Investment and Construction JSC	Hanoi	Manufacturing, commercial services and construction	50.09%	50.09%
Hancorp Construction Equipment and Materials JSC	Hanoi	Real estate business and construction	95.52%	95.52%
Hancorp 3 One Member Co., Ltd.	Ho Chi Minh City	Construction	100%	100%
Hantech One Member Co., Ltd.	Hanoi	Construction	100 %	100%
Hancorp1 Hanoi Trading Investment JSC	Hanoi	Construction	51.00%	51.00%
My Duc Cement JSC	Hanoi	Cement manufacturing	57.00%	57.00%
Hancorp Urban Services JSC	Hanoi	Construction and services	51.00%	51.00%
Investments in joint ventures and associates				
Hancorp JSC	Hanoi	Manufacture of concrete and building materials; construction	27.73%	27.73%
Hancorp.2 Construction JSC	Thanh Hoa	Construction; design consultancy	46.07%	46.07%
Housing Design Consultancy and Trading JSC	Hanoi	Consultancy and design	36.00%	36.00%
Construction Joint Stock Company No. 34	Hanoi	Construction	30.00%	30.00%
Mechanical and Construction JSC	Hanoi	Mechanical engineering and construction	29.95%	29.95%

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
Quarter 3 of 2026

1.4 Corporate structure (Continued)

Construction Joint Stock Company No. 2	Hanoi	Construction; concrete manufacturing	28.07%	28.07%
West Lake International Co., Ltd.	Hanoi	Hotel business	25.00%	25.00%
Hancorp5 Construction Technology JSC	Hanoi	Consultancy	25.00%	25.00%
Hoa Binh - Son La Expressway Investment JSC	Hanoi	Construction	20.00%	20.00%

1.5 Statement of comparability of information in the consolidated financial statements

The Corporation consistently applies accounting policies in accordance with the Enterprise Accounting Regime issued with Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance guiding the Enterprise Accounting Regime; therefore, the information and figures presented in the separate financial statements are comparable.

2. ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING

Annual accounting period

The Corporation's annual accounting period follows the calendar year, starting on 1 January and ending on 31 December each year.

Currency used in accounting

The accompanying consolidated financial statements are presented in Vietnamese dong (VND).

3. APPLICABLE ACCOUNTING STANDARDS AND REGIME

Applicable accounting regime

The Corporation applies the Vietnamese Enterprise Accounting Regime issued with Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance, together with other Vietnamese accounting regulations.

4. APPLICABLE ACCOUNTING POLICIES

Basis of preparation of the consolidated financial statements

The Corporation's consolidated financial statements are prepared in accordance with Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance on guidance for the preparation and presentation of consolidated financial statements, specifically:

The consolidated financial statements comprise the separate financial statements of the Corporation and the financial statements of the companies controlled by the Corporation (the subsidiaries), prepared up to 31 December each year. Control is achieved when the Corporation has the power to govern the financial and operating policies of the investee companies so as to obtain benefits from their activities.

The operating results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the date of acquisition or up to the date of disposal of the investment in the subsidiary.

Where necessary, the financial statements of subsidiaries are adjusted so that the accounting policies applied at the Corporation and the subsidiaries are uniform.

All transactions and balances between companies within the Corporation are eliminated on consolidation of the consolidated financial statements.

Non-controlling interests in the net assets of consolidated subsidiaries are identified as a separate item from the equity of the parent company's shareholders. Non-controlling interests comprise the amount of non-controlling interests at the date of the original business combination and the non-controlling interests' share of movements in total equity since the date of the business combination. Losses incurred at a subsidiary must be allocated in proportion to the non-controlling shareholders' ownership interest, even where such losses exceed the non-controlling shareholders' interest in the net assets of the subsidiary.

The consolidated financial statements are consolidated on the basis of the audited separate financial statements of the Corporation and the financial statements of the Corporation's subsidiaries, namely Hanoi Construction Joint Stock Company No. 1, Tay Ho Housing Development Investment and Construction JSC, Hancorp Construction Equipment and Materials JSC, Hancorp 3 One Member Co., Ltd., Hantech One Member Co., Ltd., Hancorp1 Hanoi Trading Investment JSC, and Hancorp Urban Services JSC.

The accompanying consolidated financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

Accounting estimates

The preparation of the consolidated financial statements in compliance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting Regime and relevant legal regulations on the preparation and presentation of consolidated financial statements requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities and assets, the disclosure of contingent liabilities and assets at the date of the consolidated financial statements, and the reported amounts of revenues and expenses during the financial year. Actual business results may differ from the estimates and assumptions made.

4. APPLICABLE ACCOUNTING POLICIES (Continued)

Exchange rates applied in accounting

For transactions arising in foreign currencies

Transactions arising in foreign currencies are translated at the exchange rate applicable at the date of the transaction. Exchange differences arising from these transactions are recognised as financial income and expenses in the consolidated income statement.

Revaluation of monetary items denominated in foreign currencies at the date of preparing the consolidated financial statements

(i) Monetary items denominated in foreign currencies classified as assets (cash, receivables, etc.): revalued at the buying rate of the commercial joint stock bank where the Corporation holds its accounts as at 30/09/2026.

(ii) Monetary items denominated in foreign currencies classified as liabilities (payables to suppliers, borrowings, etc.): revalued at the selling rate of the commercial joint stock bank where the Corporation holds its accounts as at 30/09/2026.

Exchange differences arising from revaluation are transferred to financial income or expenses at the date of preparing the interim consolidated financial statements.

Principles for recognising cash and cash equivalents

Cash comprises cash on hand and bank deposits.

Cash equivalents are short-term investments and term deposits with a recovery or maturity period of not more than 3 months from the date of investment or deposit, that are readily convertible into a known amount of cash and are subject to no risk of conversion into cash at the reporting date.

Accounting principles for financial investments

Held-to-maturity investments

Held-to-maturity investments comprise term bank deposits and bonds held to maturity for the purpose of earning periodic interest.

Held-to-maturity investments are recognised from the date of purchase and initially measured at purchase price plus costs related to the purchase of the investments. Interest income from held-to-maturity investments after the purchase date is recognised in the income statement on an accrual basis. Interest earned before the Corporation held the investment is deducted from the cost at the time of purchase.

Held-to-maturity investments are measured at cost less allowance for doubtful receivables.

The allowance for doubtful receivables on held-to-maturity investments is made in accordance with current accounting regulations.

Investments in joint ventures, associates and other investments

Investments in associates and joint ventures over which the Corporation has significant influence are presented using the cost method in the consolidated financial statements.

Profit distributions received by the Corporation from the accumulated profits of subsidiaries after the date the Corporation obtained control are recognised in the Corporation's profit or loss for the period. Other distributions are regarded as a recovery of investments and are deducted from the carrying amount of the investment.

Investments in joint ventures, associates and other investments are presented in the consolidated balance sheet at cost less allowance for diminution in value (if any).

4. APPLICABLE ACCOUNTING POLICIES (Continued)

Accounting principles for financial investments (Continued)

Other investments are recognised using the cost method, comprising the purchase price and directly attributable acquisition costs. After initial recognition, these investments are measured at cost less allowance for diminution in value of investments.

Allowance for investment losses

Allowance for diminution in value of investments in joint ventures, investments in associates and investments in equity instruments of other entities is made when there is reliable evidence of impairment of these investments at the end of the financial year.

The allowance for diminution in value of investments is made on the basis of the fair value of the investments as determined by the Corporation.

Accounting principles for receivables

Receivables are amounts recoverable from customers or other parties. Receivables are presented at carrying amount less allowance for doubtful receivables.

The allowance for doubtful receivables is assessed and made for receivables that are overdue and difficult to recover, or receivables where the debtor is unlikely to be able to pay due to liquidation, bankruptcy or similar difficulties

Accounting principles for inventories

Inventories are stated at cost; where the cost of inventories is higher than their net realisable value, they are stated at net realisable value. The cost of inventories comprises direct material costs, direct labour costs and manufacturing overheads, if any, incurred in bringing the inventories to their present location and condition. Net realisable value is determined based on the estimated selling price less estimated costs of completion and costs of marketing, selling and distribution. Inventories are accounted for using the perpetual inventory method and valued using the specific identification method.

The allowance for inventory devaluation is made when there is reliable evidence of a decline in net realisable value below the cost of inventories.

Accounting principles for prepaid expenses

Prepaid expenses comprise expenses actually incurred but related to the operating results of several accounting periods. The Corporation's prepaid expenses include tools and supplies expenses, insurance expenses and other expenses.

Tools and supplies put into use are allocated to expenses using the straight-line method over a period of not more than 36 months.

Insurance expenses are allocated to expenses using the straight-line method over the insurance period.

Other expenses are allocated to expenses using the straight-line method over a period of not more than 36 months.

4. APPLICABLE ACCOUNTING POLICIES (Continued)

Accounting principles and depreciation of tangible fixed assets

Tangible fixed assets are stated at cost, presented as original cost less accumulated depreciation. The cost of a fixed asset comprises all expenses the Corporation incurs to acquire the asset up to the time it is ready for its intended use.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful lives. Specific depreciation periods are as follows:

	Years
Buildings and structures	10 - 50
Machinery and equipment	05 - 15
Motor vehicles	06 - 10
Management equipment and tools	03 - 10
Other tangible fixed assets	03 - 10

When fixed assets are sold or disposed of, their cost and accumulated depreciation are written off, and any gain or loss arising from the disposal is included in other income or other expenses for the year.

Accounting principles and amortisation of intangible fixed assets

Intangible fixed assets represent computer software and are stated at cost, presented as original cost less accumulated amortisation

The cost of intangible fixed assets is all expenses the Corporation incurs to acquire the intangible fixed asset up to the time it is ready for its intended use

Intangible fixed assets that are computer software are amortised using the straight-line method based on their estimated useful lives. The amortisation period ranges from 3 years to 5 years.

Intangible fixed assets that are indefinite-term land use rights are not amortised by the Corporation.

Accounting principles and depreciation of investment properties

Investment properties comprise land use rights and factory buildings and structures held by the Corporation to earn rentals or for capital appreciation, and are presented at cost less accumulated depreciation.

The cost of investment property comprises all expenses (cash and cash equivalents) the Corporation incurs, or the fair value of other consideration given, to acquire the investment property up to the time of purchase or completion of construction of that investment property.

Expenses related to investment property incurred after initial recognition are recognised as production and business expenses in the year, unless such expenses are certain to enable the investment property to generate future economic benefits in excess of the originally assessed level of performance, in which case they are added to the cost of the investment property.

Investment properties held for lease are depreciated using the straight-line method based on their estimated useful lives, as follows:

	Years
Buildings and structures	10 - 50

Disposal: Gains and losses on disposal of investment property are determined as the difference between net disposal proceeds and the carrying amount of the investment property, and are recognised as income or expenses in the income statement.

4. APPLICABLE ACCOUNTING POLICIES (Continued)

Accounting principles for construction in progress

Assets under construction for production, leasing, administrative or any other purposes are recognised at cost. This cost includes service costs and related borrowing costs in accordance with the Corporation's accounting policy. Depreciation of these assets is calculated on the same basis as for other assets, commencing when the assets are ready for their intended use.

Accounting principles for operating leases

An operating lease is a lease of fixed assets under which substantially all the risks and rewards incidental to ownership of the asset remain with the lessor. Payments under operating leases are charged to the income statement on a straight-line basis over the term of the operating lease.

Accounting principles for liabilities

Liabilities are monitored in detail by payment term, payee, original currency payable and other factors according to the Corporation's management requirements.

Liabilities comprise trade payables, borrowings and other payables, which are liabilities determined with near certainty as to amount and timing and are recognised at no less than the obligation to be settled, classified as follows:

- Trade payables: Comprise payables of a commercial nature arising from purchases of goods, services and assets between the Corporation and suppliers.
- Other payables comprise payables of a non-commercial nature, not related to the purchase, sale or supply of goods and services.

Principles for recognising borrowings

Borrowings comprise amounts borrowed, excluding borrowings in the form of bonds issued or preference shares with terms requiring the issuer to repurchase them at a specified future date.

The Corporation monitors borrowings and finance lease liabilities in detail by creditor and classifies them as short-term and long-term according to the repayment period.

Costs directly related to borrowings are recognised as financial expenses, except for costs arising from consolidated borrowings for the purpose of investment, construction or production of assets in progress, which are capitalised in accordance with the accounting standard on borrowing costs.

Principles for recognising and capitalising borrowing costs

All borrowing costs are recognised in the income statement when incurred, unless capitalised in accordance with the accounting standard "Borrowing Costs".

Principles for recognising accrued expenses

Expenses that have not actually been paid but are accrued in advance to production and business expenses in the year, to ensure that actual expenses, when incurred, do not cause abrupt fluctuations in production and business expenses, on the basis of ensuring the matching principle between revenue and expenses.

4. APPLICABLE ACCOUNTING POLICIES (Continued)

Principles for recognising unearned revenue

Unearned revenue comprises: revenue received in advance for amounts collected in advance from customers over several accounting periods for asset leasing.

Revenue received in advance is allocated using the straight-line method based on the number of periods for which payment has been received in advance.

Principles for recognising owners' equity

Owners' contributed capital is recognised at the amount actually contributed by the owners.

Undistributed profit is determined on the basis of business results after corporate income tax and the profit distribution or loss treatment of the Corporation.

The Corporation's profit after tax is appropriated for dividends to shareholders after approval by the General Meeting of Shareholders at the Corporation's annual meeting and after allocation to reserve funds in accordance with the Corporation's Charter.

Principles and methods of recognising revenue and other income

The Corporation's revenue comprises construction contract revenue, real estate business revenue, sales of goods and rendering of services (office leasing and service fees, equipment leasing), etc.

Revenue from sales of goods

Revenue from sales of goods is recognised when all of the following five (5) conditions are satisfied simultaneously:

- The Corporation has transferred to the buyer the significant risks and rewards of ownership of the products or goods;
- The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- Revenue can be measured reliably;
- The Corporation will obtain economic benefits from the sale transaction; and
- The costs related to the sale transaction can be determined.

Revenue from rendering of services

Revenue from a service transaction is recognised when the outcome of the transaction can be estimated reliably. Where a service transaction spans several periods, revenue is recognised in the year by reference to the stage of completion at the balance sheet date of that period. The outcome of a service transaction is determined when all of the following four (4) conditions are satisfied:

- Revenue can be measured reliably;
- It is probable that economic benefits associated with the service transaction will flow to the Corporation;
- The stage of completion at the balance sheet date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
Quarter 3 of 2026

4. APPLICABLE ACCOUNTING POLICIES (Continued)

Principles and methods of recognising revenue and other income (Continued)

Revenue from sales of real estate

Revenue from sales of real estate where the Corporation is the investor is recognised when all of the following conditions are satisfied simultaneously:

The real estate has been fully completed and handed over to the buyer, and the enterprise has transferred the risks and rewards of ownership of the real estate to the buyer.

- The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership of the real estate nor effective control over the real estate.
- Revenue can be measured reliably.
- The Corporation has received or will receive economic benefits from the real estate sale transaction.
- The costs related to the real estate sale transaction can be determined

Construction contract revenue

Where a construction contract stipulates that the Corporation is paid according to the value of work performed, when the outcome of the construction contract can be estimated reliably and is confirmed by the customer, revenue and costs related to the contract are recognised in proportion to the work completed as confirmed by the customer in the year, as reflected on the invoices issued.

Increases or decreases in construction volume, compensation receipts and other receipts are recognised as revenue only when agreed with the customer.

When the outcome of a construction contract cannot be estimated reliably:

- Revenue is recognised only to the extent of contract costs incurred that are probable of being recovered.
- Contract costs are recognised as expenses only when incurred.

Revenue from interest, dividends and profits distributed, and other income

Revenue is recognised when the Corporation is likely to obtain economic benefits from the activity and the amount can be measured reliably.

Accounting principles for revenue deductions

Revenue deductions comprise:

- Sales discounts: Deductions granted to buyers because products or goods are defective, have lost quality or do not meet the specifications stipulated in the economic contract; excluding sales discounts to buyers already reflected on the VAT invoice or sales invoice.

Accounting principles for cost of goods sold

Comprises the cost of products, goods and services (including depreciation expenses; repair expenses; operating expenses for investment property leased under operating leases; expenses for disposal and liquidation of investment property, etc.) recognised in accordance with revenue in the year.

Principles and methods of recognising financial expenses

- Borrowing costs: Recognised monthly based on the loan, the interest rate and the actual number of days borrowed.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
Quarter 3 of 2026

4. APPLICABLE ACCOUNTING POLICIES (Continued)

Principles and methods of recognising current corporate income tax expense and deferred corporate income tax expense

Corporate income tax expense (or corporate income tax income): The total of current income tax expense and deferred income tax expense (or current income tax income and deferred income tax income) when determining the profit or loss of a period.

- Current corporate income tax expense: The corporate income tax payable, calculated on taxable income for the year and the prevailing corporate income tax rate. Current income tax is calculated based on taxable income and the tax rate applicable in the tax year. Taxable income differs from accounting profit because of adjustments for differences between accounting profit and taxable income under current tax policies.
- Deferred corporate income tax expense: The corporate income tax that will be payable in the future arising from: recognition of deferred income tax liabilities in the year; reversal of deferred tax assets recognised in prior years; and non-recognition of deferred tax assets or deferred tax liabilities arising from transactions recognised directly in equity.

The Corporation is obliged to pay corporate income tax at the rate of 20% on taxable income.

The determination of the Corporation's income tax is based on current tax regulations. However, these regulations change from time to time, and the final determination of corporate income tax depends on the results of inspection by the competent tax authorities.

Basic earnings per share

Basic earnings per share for ordinary shares is calculated by dividing the profit or loss attributable to holders of ordinary shares by the weighted average number of ordinary shares outstanding during the year.

Related parties

Parties are considered related if one party has the ability to control, or exercise significant influence over, the other party in making financial and operating policy decisions. Parties are also considered related if they are subject to common control or common significant influence.

In considering each related party relationship, attention is directed to the substance of the relationship rather than merely the legal form.

Segment reporting

A segment is a distinguishable component of the Corporation engaged in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and returns different from those of other segments. The Board of General Directors considers that the Corporation operates in the following business segments: real estate business, construction and other activities, and in a single geographical segment, Vietnam. Segment reporting will be prepared by business segment.

5. SUPPLEMENTARY INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION

5.1 Cash and cash equivalents

	30/09/2026 VND	01/01/2026 VND
Cash on hand	16.689.348.548	20.496.311.494
Demand deposits (*)	218.325.018.117	458.258.780.593
Cash equivalents (**)	12.982.245.000	12.982.245.000
Total	**247.996.611.665**	**491.737.337.087**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
Quarter 3 of 2026

5.2 Financial investments

a. Held-to-maturity investments

	30/09/2026 (VND)			01/01/2026 (VND)		
	Cost	Recoverable amount	Allowance	Cost	Recoverable amount	Allowance
Short-term	**54.552.985.021**	**54.552.985.021**	-	**6.552.985.021**	**6.552.985.021**	-
Term deposits	***54.552.985.021***	***54.552.985.021***	-	**6.552.985.021**	**6.552.985.021**	-
Saigon - Hanoi Commercial Joint Stock Bank - Thang Long Branch	-	-		3.000.000.000	3.000.000.000	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch	50.000.000.000	50.000.000.000	-	-	-	-
Joint Stock Commercial Bank for Investment and Development of Vietnam	3.292.985.021	3.292.985.021	-	3.292.985.021	3.292.985.021	-
Southeast Asia Commercial Joint Stock Bank	1.000.000.000	1.000.000.000				-
Other parties	260.000.000	260.000.000	-	260.000.000	260.000.000	-
Total	**54.552.985.021**	**54.552.985.021**	-	**6.552.985.021**	**6.552.985.021**	-

(*) This is a 12-month term deposit placed at the Joint Stock Commercial Bank for Investment and Development of Vietnam at an interest rate of 6.3% per annum

b. Trading securities

	30/09/2026		01/01/2026	
	Cost	Allowance	Cost	Allowance
	VND	VND		VND
- **Bonds (*)**	100.000.000	-	100.000.000	-
	100.000.000	-	**100.000.000**	-

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
Quarter 3 of 2026

(*) These are bonds arising at Hancorp1 Hanoi Trading Investment Joint Stock Company. Information on the bonds is as follows:

- Issuer: Vietnam Bank for Agriculture and Rural Development;
- Issue date: 25/12/2018;
- Quantity: 100 bonds; par value: VND 1,000,000 per bond;
- Term: 10 years;
- Interest rate: floating, adjusted periodically.

c. Investments in other entities

	Ratio		30/09/2026 (VND)			01/01/2026 (VND)		
	Capital held	Voting rights	Cost	Recoverable amount	Allowance	Cost	Recoverable amount	Allowance
Investments in joint ventures and associates			**179.103.438.956**	**39.411.707.101**	**(18.639.280.175)**	**346.587.341.761**	**333.434.290.088**	**(13.153.051.673)**
Hancorp Joint Stock Company	27,73%	27,73%	8.320.000.000	8.320.000.000	-	8.320.000.000	8.320.000.000	-
Hancorp.2 Construction Joint Stock Company	46,07%	46,07%	3.706.000.000	-	(3.706.000.000)	3.706.000.000	-	(3.706.000.000)
Housing Design Consultancy and Trading Joint Stock Company	36,00%	36,00%	2.244.173.657	2.244.173.657	-	2.244.173.657	2.244.173.657	-
Construction Joint Stock Company No. 34	30,00%	30,00%	9.706.450.571	9.706.450.571	-	9.706.450.571	9.706.450.571	-
Mechanical and Construction Joint Stock Company	29,95%	29,95%	2.845.200.000	53.919.825	(2.791.280.175)	2.845.200.000	53.919.825	(2.791.280.175)
Mechanised Construction and Installation Joint Stock Company (1)			-	-	-	17.428.165.112	17.428.165.112	-
Construction Joint Stock Company No. 2	28,07%	28,07%	19.087.163.048	19.087.163.048	-	19.087.163.048	19.087.163.048	-
West Lake International Co., Ltd.	25,00%	25,00%	91.614.451.680	91.614.451.680	-	91.614.451.680	91.614.451.680	-
Hancorp5 Construction Technology Joint Stock Company	25,00%	25,00%	3.500.000.000	3.500.000.000	-	3.500.000.000	3.500.000.000	-

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
Quarter 3 of 2026

My Duc Cement Joint Stock Company (2) (4)	0,00%	0,00%	-	-	-	150.055.737.693	150.055.737.693	-
Hoa Binh - Son La Expressway Investment Joint Stock Company	20,00%	20,00%	6.000.000.000	6.000.000.000	-	6.000.000.000	6.000.000.000	-
Van Xuan Urban Development Investment Joint Stock Company	11,1%	22,0%	30.800.000.000	18.658.000.000	(12.142.000.000)	30.800.000.000	24.144.228.502	(6.655.771.498)
Tay Ho Bach Investment Joint Stock Company	11,0%	22,0%	1.280.000.000	1.280.000.000	-	1.280.000.000	1.280.000.000	-
Investments in other entities			**337.954.751.222**	**305.076.064.740**	**(32.878.686.482)**	**364.346.649.145**	**331.467.962.663**	**(32.878.686.482)**
Bach Dang Joint Stock Company	12,97%	12,97%	4.542.847.049	4.542.847.049		4.542.847.049	4.542.847.049	-
Hung Loi Hydropower Joint Stock Company	15,00%	15,00%	4.500.000.000	-	(4.500.000.000)	4.500.000.000	-	(4.500.000.000)
Sahabak Joint Stock Company (4)	25,00%	25,00%	32.500.000.000	13.000.000.000	(19.500.000.000)	32.500.000.000	13.000.000.000	(19.500.000.000)
Da Nang International Terminal Investment and Operation Joint Stock Company	10,00%	10,00%	30.000.000.000	30.000.000.000	-	30.000.000.000	30.000.000.000	-
Hanoi Construction Investment and Development Joint Stock Company No. 1	1,27%	1,27%	1.695.579.072	1.695.579.072	-	1.695.579.072	1.695.579.072	-
CIE - CMC - Vinaconex E&C Housing Investment and Development Joint Stock Company	2,95%	2,95%	1.474.200.000	1.359.769.500	(114.430.500)	1.474.200.000	1.359.769.500	(114.430.500)
Vietnam Urban Construction Investment Joint Stock Company	10,25%	10,25%	3.488.318.859	2.008.976.877	(1.479.341.982)	3.488.318.859	2.008.976.877	(1.479.341.982)
North Hanoi Urban Development Joint Stock Company	1,50%	1,50%	3.000.000.000	-	(3.000.000.000)	3.000.000.000	-	(3.000.000.000)
Urban Gas Investment and Development Joint Stock Company (PCG)	1,16%	1,16%	1.613.940.000	545.250.000	(1.068.690.000)	1.613.940.000	545.250.000	(1.068.690.000)

PetroVietnam Securities Joint Stock Company (PSI)	0,17%	0,17%	690.000.000	690.000.000	-	690.000.000	690.000.000	-
Deo Ca Investment Joint Stock Company	8,06%	8,06%	175.218.750.000	175.218.750.000	-	175.218.750.000	175.218.750.000	-
Ground Electric Vehicle BOT No. 1 Joint Stock Company	1,45%	1,45%	3.216.224.000	-	(3.216.224.000)	3.216.224.000	-	(3.216.224.000)
Trung Do Joint Stock Company	8,63%	8,63%	55.861.727.130	55.861.727.130	-	55.861.727.130	55.861.727.130	-
Mechanical and Electrical Water Installation and Construction Joint Stock Company (3)			-	-	-	43.820.063.035	43.820.063.035	-
Moc Chau Urban Joint Stock Company	15,00%	15,00%	1.000.000.000	1.000.000.000	-	1.000.000.000	1.000.000.000	-
Mechanised Construction and Installation Joint Stock Company	13,7%	13,7%	17.428.165.112	17.428.165.112	-	-	-	-
Tay Ho Real Estate Services Trading Joint Stock Company	9,00%	9,00%	1.725.000.000	1.725.000.000	-	1.725.000.000	1.725.000.000	-
Total			**517.058.190.178**	**344.487.771.841**	**(51.517.966.657)**	**710.933.990.906**	**664.902.252.751**	**(46.031.738.155)**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
Quarter 3 of 2026

5.3 Trade receivables

	30/09/2026 (VND)		01/01/2026 (VND)	
	Carrying amount	Allowance	Carrying amount	Allowance
Short-term	**2.407.246.941.685**	**(123.811.443.718)**	**2.156.607.527.951**	**(99.335.124.727)**
Project Management Board of Song Hau 1 Thermal Power Plant - Vietnam Machinery Installation Corporation - JSC	235.194.621.537	-	235.194.621.537	-
Viet Duc Hospital - Campus 2	215.989.585.052	-	215.989.585.052	-
Phu My Real Estate Investment Joint Stock Company	48.699.900.000	-	48.699.900.000	-
Tan Son Nhat International Airport - Branch of Airports Corporation of Vietnam - JSC	478.621.769.093	-	478.621.769.093	-
Lanmak Real Estate Investment and Construction Joint Stock Company	10.813.589.744	-	10.155.423.360	-
Noi Bai International Airport - Branch of Airports Corporation of Vietnam - JSC	88.079.210.184	-	44.580.757.769	-
Hanoi Real Estate Construction and Investment Joint Stock Company	-	-	15.586.038.600	-
People's Committee of Dong Nai Province	100.048.699.111	-	100.048.699.111	
Hanoi Urban Railway Management Board	81.838.836.970	-	88.860.545.750	-
New House Trading Joint Stock Company	58.211.100.588	(18.138.874.279)	58.211.100.588	-
Intimex Vietnam Joint Stock Company	3.076.652.412	-	3.076.652.412	-
Vingroup Joint Stock Company	2.209.072.595	-	2.209.072.595	-
Gia Lam Urban Investment and Development Co., Ltd.	7.727.340.003	-	7.727.340.003	-
Hung Yen Branch - Vinhomes Joint Stock Company	88.860.604.159	-	159.185.833.421	-
Phu Quoc Far East One Member Co., Ltd.	25.908.817.239	-	25.908.817.239	-
FECON Joint Stock Company	-	-	4.073.821.286	-
Other trade receivables	961.967.142.998	(105.672.569.439)	658.477.550.135	(99.335.124.727)
Total	**2.407.246.941.685**	**(123.811.443.718)**	**2.156.607.527.951**	**(99.335.124.727)**

5.4 Prepayments to suppliers

	30/09/2026 (VND)		01/01/2026 (VND)	
	Carrying amount	Allowance	Carrying amount	Allowance
Short-term	**1.060.348.328.826**	**(33.068.109.000)**	**908.879.230.412**	**(33.068.109.000)**
Hancorp Joint Stock Company	206.362.931.835	-	198.561.223.855	-
Hanoi Technical Joint Stock Company	62.984.769.245	-	62.984.769.245	-
389 Technology Joint Stock Company	51.314.794.474	-	50.417.419.000	-
An Xuan Thinh Trading Construction Joint Stock Company	29.161.327.815	-	29.161.327.815	-
Hancorp 5 Construction Technology Joint Stock Company	11.052.000.050	-	11.052.000.050	-
Aviation Equipment Supply and Maintenance Services Joint Stock Company	109.349.888.731	-	129.143.371.400	-
Contech Construction Joint Stock Company	3.177.981.508	-	4.095.992.775	-
Hai Nam Tourism Trading Construction Joint Stock Company	2.620.278.275	-	2.620.278.275	-
Other parties	584.324.356.893	(33.068.109.000)	420.842.847.997	(33.068.109.000)
Total	**1.060.348.328.826**	**(33.068.109.000)**	**908.879.230.412**	**(33.068.109.000)**

5.5 Other receivables

	30/09/2026 (VND)		01/01/2026 (VND)	
	Carrying amount	Allowance	Carrying amount	Allowance
Short-term	**737.590.139.171**	**(88.910.054.229)**	**576.483.255.825**	**(88.910.054.229)**
Advances	117.524.064.960	-	111.479.329.455	-
Deposits and collaterals	123.470.395	-	12.639.296.064	-
Other receivables	619.942.603.816	(88.910.054.229)	452.364.630.306	(88.910.054.229)
Mechanical and Construction Joint Stock Company	*29.423.759.161*	*(14.852.252.980)*	*29.423.759.161*	*(14.852.252.980)*
Lanmak Real Estate Investment and Construction Joint Stock Company	4.667.351.532	-	*4.667.351.532*	-
Investment and Construction Joint Stock Company No. 4	2.500.000.000	-	*2.500.000.000*	-
Materials Trading and Construction Joint Stock Company	4.824.594.541	-	*4.824.594.541*	-
Mechanical and Electrical	*1.283.589.360*	-	*1.283.589.360*	-

Water Installation and Construction Joint Stock Company				
Housing Design Consultancy, Construction and Trading Joint Stock Company	*1.413.329.742*	-	*1.370.197.742*	-
Hancorp Joint Stock Company	*46.244.134.470*	-	*45.035.486.608*	-
Receivables from the Directors of Branches and Enterprises of Tay Ho Housing Development Investment and Construction Joint Stock Company	*16.608.035.915*	-	*16.608.035.915*	-
Compensation and Site Clearance Council of My Duc District (former)	*137.846.134.250*	-	-	-
Other receivables	*375.131.674.845*	*(74.057.801.249)*	*346.651.615.447*	*(74.057.801.249)*
		-		-
Long-term	**4.154.325.669**	-	**2.683.500.000**	-
Deposits and collaterals	4.154.325.669	-	2.683.500.000	-
Total	**741.744.464.840**	**(88.910.054.229)**	**579.166.755.825**	**(88.910.054.229)**

5.6 Inventories

	30/09/2026 (VND)		01/01/2026 (VND)	
	Cost	Allowance	Cost	Allowance
Raw materials	8.240.298.575	-	5.244.651.184	-
Tools and supplies	406.868.531	-	362.098.232	-
Work in progress	1.615.966.912.764	(42.657.027)	1.568.368.627.147	(42.657.027)
Finished goods	747.622.883	-	760.965.905	-
Merchandise	3.312.963.872	-	3.644.205.827	-
Total	**1.628.674.666.625**	**(42.657.027)**	**1.578.380.548.295**	**(42.657.027)**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
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5.7 Long-term assets in progress

	30/09/2026 (VND)		01/01/2026 (VND)	
	Cost	Recoverable amount	Cost	Recoverable amount
a) Construction in progress	**133.369.457.727**	**133.369.457.727**	**10.900.403.296**	**10.900.403.296**
Renovation costs of the Corporation's head office at No. 57 Quang Trung	11.459.170.473	11.459.170.473	10.041.230.495	10.041.230.495
Land purchase costs in Dong Anh (*)	560.150.000	560.150.000	560.150.000	560.150.000
My Duc cement plant project costs	121.350.137.254	121.350.137.254	-	-
Costs of purchasing other fixed assets	-	-	299.022.801	299.022.801
Total	**133.369.457.727**	**133.369.457.727**	**10.900.403.296**	**10.900.403.296**

(*): Contracts for transfer of land use rights in the population resettlement planning area of the People's Committee of Co Loa Commune, Dong Anh, with a total area of 189 m2

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.8 Movements in tangible fixed assets

Unit: VND

	Buildings and structures	Machinery and equipment	Motor vehicles and transmission equipment	Management equipment and tools	Total
COST					
Balance as at 01/01/2026	**78.545.702.035**	**56.283.141.921**	**35.050.512.557**	**9.879.364.092**	**179.758.720.605**
Purchases in the period	1.211.230.069	6.310.025.930	4.337.369.697	352.027.573	12.210.653.269
Repurchase of finance-leased assets	-	2.036.363.636	-	-	2.036.363.636
Decrease in the period			(2.279.073.637)		(2.279.073.637)
Increase due to consolidation	-	-	-	357.444.934	357.444.934
Balance as at 30/09/2026	**79.756.932.104**	**64.629.531.487**	**37.108.808.617**	**10.588.836.599**	**192.084.108.807**
ACCUMULATED DEPRECIATION					
Balance as at 01/01/2026	**45.390.797.947**	**55.814.935.091**	**26.418.051.215**	**9.564.995.722**	**137.188.779.975**
Depreciation in the period	2.249.831.829	197.188.311	2.757.216.743	100.117.195	5.304.354.078
Decrease due to disposal of fixed assets			(2.279.073.637)		(2.279.073.637)
Increase due to consolidation	-	-		357.444.934	357.444.934
Repurchase of finance-leased assets	-	1.727.138.030	-	-	1.727.138.030
Other increases	-	-	-	81.360.672	81.360.672
Balance as at 30/09/2026	**47.640.629.776**	**57.739.261.432**	**26.896.194.321**	**10.022.557.851**	**142.380.004.052**
NET BOOK VALUE					
As at 01/01/2026	**33.154.904.088**	**468.206.830**	**8.632.461.342**	**314.368.370**	**42.569.940.630**
As at 30/09/2026	**32.116.302.328**	**6.890.270.055**	**10.212.614.296**	**566.278.748**	**49.704.104.755**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
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5.9 Movements in finance-leased fixed assets

	Machinery and equipment	Total
COST		
Balance as at 01/01/2026	**2.036.363.636**	**2.036.363.636**
Transfer to tangible fixed assets	(2.036.363.636)	(2.036.363.636)
Balance as at 30/9/2026	**-**	**-**
ACCUMULATED DEPRECIATION		
Balance as at 01/01/2026	**1.727.138.030**	**1.727.138.030**
Transfer to tangible fixed assets	(1.727.138.030)	(1.727.138.030)
Balance as at 30/9/2026	**-**	**-**
NET BOOK VALUE		
As at 01/01/2026	**309.225.606**	**309.225.606**
As at 30/9/2026	**-**	**-**

5.10 Movements in intangible fixed assets

	Land use rights	Computer software	Total
COST			
Balance as at 01/01/2026	**1.719.187.283**	**1.089.500.000**	**2.808.687.283**
Balance as at 30/06/2026	**1.719.187.283**	**1.089.500.000**	**2.808.687.283**
ACCUMULATED AMORTISATION			
Balance as at 01/01/2026	**-**	**594.091.663**	**594.091.663**
Amortisation in the period	-	90.356.247	90.356.247
Balance as at 30/09/2026	**-**	**684.447.910**	**684.447.910**
NET BOOK VALUE			
As at 01/01/2026	**1.719.187.283**	**495.408.337**	**2.214.595.620**
As at 30/09/2026	**1.719.187.283**	**405.052.090**	**2.124.239.373**

Of which:

- The land use right is a long-term land use right (94 m2) at No. 1C5, D1 Street, Ward 25, Binh Thanh District, Ho Chi Minh City, with a value of VND 1,297,200,000

5.11 Movements in investment properties

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
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	01/01/2026 VND	Increase in the period VND	Decrease in the period VND	30/09/2026 VND
a. Investment properties held for lease				
Cost	**706.437.781.501**	-	-	**706.437.781.501**
Buildings (*)	690.263.823.451	-	-	690.263.823.451
Infrastructure (**)	16.173.958.050	-	-	16.173.958.050
Accumulated depreciation	**194.913.409.013**	**11.925.040.850**	-	**206.838.449.863**
Buildings (*)	192.570.967.128	11.630.273.201	-	204.201.240.329
Infrastructure (**)	2.342.441.885	294.767.649	-	2.637.209.534
Net book value	**511.524.372.488**	**(11.925.040.850)**	-	**499.599.331.638**
Buildings (*)	497.692.856.323	(11.630.273.201)	-	486.062.583.122
Infrastructure (**)	13.831.516.165	(294.767.649)	-	13.536.748.516
b. Investment properties held for capital appreciation				
Cost	**1.904.910.091**	-	-	**1.904.910.091**
- Buildings	1.904.910.091	-	-	1.904.910.091
Impairment losses	**542.899.374**	**22.809.738**	-	**565.709.112**
- Buildings	542.899.374	22.809.738	-	565.709.112
Net book value	**1.362.010.717**	**(22.809.738)**	-	**1.339.200.979**
- Buildings	1.362.010.717	(22.809.738)	-	1.339.200.979

(*): Investment properties that are buildings comprise:

Investment properties held for lease

(1) Basement, 3-storey shopping centre block, 1st and 2nd floors, and the office area of the 28-storey project at Thang Long International Village;

(2) Basement and 1st-floor office area of the N04A residential and commercial complex - Diplomatic Corps infrastructure project;

(3) Basement and 1st-floor office area of the N01T8 high-rise residential project - Diplomatic Corps infrastructure project;

(4) Parking lot P2 of the Diplomatic Corps area.

(5) Basement N01T6,7 of the N01T6,7 high-rise residential project - Diplomatic Corps infrastructure project.

(6) 14-storey office building at No. 59 Quang Trung, Hai Ba Trung Ward, Hanoi;

(7) Basement block and floors KT1 and KT2 of the Residential Project for sale combined with commercial services - Times Tower;

(8) Floor 1A of the N03 - T5 High-rise Apartment Project in the Diplomatic Corps area;

(9) Kindergarten floor area on floors 1 and 2 of the East Tower, 28-storey multi-purpose residential complex, Thang Long International Village, Cau Giay Ward, Hanoi.

Investment properties held for capital appreciation

(10) Villa 28.6, Phuong An - Long Tho residential area project, Phuoc An Commune, Dong Nai Province.

(**): Investment properties held for lease that are infrastructure comprise:

(1) Tennis court - N04A official and commercial housing area, Diplomatic Corps Project;

(2) Swimming pool and pool service area - N01T8 high-rise residential building, Diplomatic Corps Project.

In accordance with Vietnamese Accounting Standard No. 05 - Investment Property, the fair value of investment property must be disclosed in the Notes to the consolidated financial statements. As at 30/09/2026, the Corporation has not determined the fair value of its investment properties and has not disclosed it in the Notes to the Corporation's consolidated financial statements; however, based on the occupancy rate of these assets and market value, the Corporation assesses that the market value of these investment properties is higher than their carrying amount at the end of the financial year.

5.12 Prepaid expenses

	30/09/2026 VND	01/01/2026 VND
Short-term	**1.731.861.190**	**1.288.202.785**
Tools and supplies to be allocated	1.731.861.190	1.288.202.785
Long-term	**6.846.406.852**	**4.998.388.212**
Tools and supplies to be allocated	3.275.280.375	1.379.426.466
Prepaid expenses	3.571.126.477	3.618.961.746
Total	**8.578.268.042**	**6.286.590.997**

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Quarter 3 of 2026

5.13 Borrowings and finance lease liabilities

	30/09/2026 VND	Increase in the period VND	Decrease in the period VND	01/01/2026 VND
Short-term	**1.165.381.536.133**	**840.193.100.301**	**600.338.467.785**	**925.526.903.617**
Borrowings	***1.165.381.536.133***	***840.193.100.301***	***600.338.467.785***	***925.526.903.617***
Joint Stock Commercial Bank for Investment and Development of Vietnam - Transaction Office (1)	492.115.783.882	218.914.522.941	324.903.949.450	598.105.210.391
Military Commercial Joint Stock Bank - Ba Dinh Branch	1.951.129.552	1.951.129.552	-	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch (2)	615.459.353.474	615.459.353.474	265.417.251.311	265.417.251.311
Southeast Asia Commercial Joint Stock Bank - Transaction Office Branch	-	-	3.176.322.690	3.176.322.690
Van Xuan Urban Development Investment Joint Stock Company (3)	18.658.000.000	-	-	18.658.000.000
Vietnam Bank for Agriculture and Rural Development (4)	18.050.089.280	-	-	18.050.089.280
Borrowings from other parties	19.147.179.945	3.868.094.334	6.840.944.334	22.120.029.945
Long-term	**201.296.613.178**	**124.101.194.178**	**1.600.000.000**	**78.795.419.000**
Borrowings	***201.296.613.178***	***124.101.194.178***	***1.600.000.000***	***78.795.419.000***
Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch (5)	201.288.521.178	124.101.194.178	1.600.000.000	78.787.327.000
Other parties	8.092.000	-	-	8.092.000
Total	**1,366,678,149,311**	**964,294,294,479**	**601,938,467,785**	**1,004,322,322,617**

5.17 Trade payables

	30/09/2026 VND	01/01/2026 VND
Short-term	**1.170.336.007.973**	**1.129.457.640.871**
Construction Joint Stock Company No. 34	3.443.466.813	3.443.466.813
Lac Hong Investment Joint Stock Company	9.265.946.183	9.265.946.183
Ha Hung Co., Ltd.	1.444.469.395	2.005.558.317
ACC-BVA Foundation and Construction Joint Stock Company	4.325.231.190	4.325.231.190
Thang Long Construction Joint Stock Company	4.128.013.706	4.128.013.706
Tan Phu Automobile Transport Cooperative Branch	5.913.706.015	726.890.425
Nam Long Elevator and Equipment Co., Ltd.	25.677.312.353	54.082.068.757
Lanmak Real Estate Investment and Construction Joint Stock Company	27.746.983.529	21.042.917.262
Mechanised Construction and Installation Joint Stock Company	55.287.941.445	21.195.619.772
Ho Chi Minh Museum Construction JSC	41.719.984.698	6.450.714.928
Tan Thanh An Trading Investment and Technology JSC	5.916.521.471	26.928.238.037
Lam Anh Trading Development Co., Ltd.	20.309.650.177	28.534.731.886
VGHAU Joint Stock Company	35.524.288.851	32.403.487.361
Other parties	929.632.492.147	914.924.756.234
Total	**1.170.336.007.973**	**1.129.457.640.871**

5.18 Advances from customers

	30/09/2026 VND	01/01/2026 VND
Short-term	**422.080.460.965**	**849.968.322.088**
Airports Corporation of Vietnam - JSC	-	514.020.534.055
Project Management Board "Development of Vietnam National Universities - Sub-project of Vietnam National University, Hanoi"	-	44.446.122.881
Hung Yen Branch - Vinhomes Joint Stock Company	10.315.706.351	13.316.194.175
CRV Real Estate Group Joint Stock Company	49.576.466.682	51.260.491.367
Specialised Transport and Civil Project Management Board of Ba Ria - Vung Tau Province	28.945.000.000	28.945.000.000
Advances from customers - Project DAQV, 43 rough-built units	61.205.816.458	-
Other parties	272.037.471.474	197.979.979.610
Total	**422.080.460.965**	**849.968.322.088**

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5.19 Taxes and amounts payable to the State

	01/01/2026 VND	Payable in the period VND	Paid in the period VND	30/09/2026 VND
Payable	**73.264.218.638**	**66.413.334.326**	**34.054.626.038**	**105.622.926.926**
Short-term	***73.264.218.638***	***66.413.334.326***	***34.054.626.038***	***105.622.926.926***
Value added tax	6.122.848.050	2.297.624.887	2.496.590.505	5.923.882.432
Corporate income tax	6.337.108.532	959.190.119	5.710.285.804	1.586.012.847
Personal income tax	312.799.148	2.640.020.481	2.395.056.626	557.763.003
Land and housing tax, land rental	60.309.814.388	59.712.481.720	22.827.699.323	97.194.596.785
Fees, charges and other payables (*)	181.648.520	804.017.119	624.993.780	360.671.859
Receivable	**47.376.846.376**	**55.407.662.786**	**67.305.662.852**	**59.274.846.442**
Short-term	***47.376.846.376***	***55.407.662.786***	***67.305.662.852***	***59.274.846.442***
Value added tax	38.301.697.446	52.285.899.812	64.042.791.516	50.058.589.150
Corporate income tax	8.997.804.571	163.238.481	303.451.011	9.138.017.101
Personal income tax	7.400	35.645	860.385	832.140
Land and housing tax, land rental	76.336.959	2.958.488.848	2.958.559.940	76.408.051
Other taxes	1.000.000	-	-	1.000.000

(*) The Corporation's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations to many different types of transactions may be interpreted in various ways, the tax amounts presented in the separate financial statements may be changed according to the decision of the tax authorities.
(*): These are late payment amounts: late payment penalties on dividends, corporate income tax, land rental, etc.

5.20 Accrued expenses

	30/09/2026 VND	01/01/2026 VND
Dividends and profits payable	15.104.428.229	35.459.331.139
Total	**15.104.428.229**	**35.459.331.139**

	30/09/2026 VND	01/01/2026 VND
Short-term	**1.542.231.740.786**	**1.331.039.342.671**

Interest expenses	924.871.357	1.878.939.875
Accrued costs of construction projects	1.269.767.401.038	964.196.796.062
Accrued costs of real estate projects	258.141.464.645	361.536.117.197
Other items	13.398.003.746	3.427.489.537
Total	**1.542.231.740.786**	**1.331.039.342.671**

5.21 Other payables

	30/09/2026 VND	01/01/2026 VND
Short-term	**559.377.849.031**	**545.158.980.828**
Trade union funds	10.696.292.040	11.155.013.531
Social insurance	1.289.712.927	669.982.290
Health insurance	155.302.428	53.726.051
Unemployment insurance	97.532.766	51.447.191
Short-term deposits and collaterals received	9.555.975	538.728.702
- Other payables	547.129.452.895	532.690.083.063
2% maintenance fee - Projects N06, N07	*473.114.587*	*473.114.587*
Balance of Reward and Welfare Fund to be distributed to employees upon equitisation	*8.837.794.747*	*8.837.794.747*
Payable for capital contributions received on behalf for My Duc Cement Joint Stock Company (*)	*9.793.145.000*	*9.793.145.000*
Payable for capital contributions received on behalf for Sahabak Joint Stock Company (*)	*13.000.000.000*	*13.000.000.000*
Tu Minh Real Estate Joint Stock Company (***)	*21.831.000.000*	*21.831.000.000*
Thang Long Land Development and Investment Joint Stock Company (**)	*295.457.253.530*	*292.457.253.530*
Da Nang International Terminal Investment and Operation Joint Stock Company	*31.059.000.000*	*42.840.000.000*
Other payables and amounts due	*166.678.145.031*	*143.457.775.199*
Long-term	**855.172.727**	**150.000.000**
Long-term deposits and collaterals received	855.172.727	150.000.000
Total	**560.233.021.758**	**545.308.980.828**

(*): Payables for capital contributions received on behalf for investments in the entities detailed in Note 5.2 - Financial investments.

(**): Investment Cooperation Contracts No. 01/2020/HĐHTĐT/TH-TL dated 15/7/2020 and No. 02/2020/HĐHTĐT/TH-TL dated 04/8/2020 between Tay Ho Housing Development Investment and Construction Joint Stock Company and Thang Long Land Development and Investment Joint Stock Company on cooperation in investing in the construction, business organisation, transfer of technical infrastructure, and construction and sale of products for the purpose of generating profit from the "Que Vo I New Urban Area Project - Bac Ninh in Que Vo District, Bac Ninh Province". Tay Ho Housing Development

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Investment and Construction Joint Stock Company contributes 5% and Thang Long Land Development and Investment Joint Stock Company contributes 95%. Profits and risks are shared in proportion to capital contributions.

(***): Under the investment cooperation contract for the construction of social housing in the Que Vo District New Urban Area Project, Bac Ninh Province, Tay Ho Housing Development Investment and Construction Joint Stock Company and Tu Minh Real Estate Joint Stock Company agreed to cooperate in investing in the Que Vo District New Urban Area Project, Bac Ninh Province, in accordance with the approved master plan. The two parties participate in all related cooperation activities to carry out the investment and business of the Project effectively and are entitled to profits in proportion to their capital contributions. As at the present time, the two parties are still carrying out procedures to request the People's Committee of Bac Ninh Province to approve the investment policy for the project cooperation.

5.22 Unearned revenue

	30/09/2026 VND	01/01/2026 VND
Short-term	**83.960.100.710**	**125.952.495.365**
Customers' advances for purchase of real estate	74.267.614.174	73.512.972.810
Customers' prepayments for office rental	4.431.344.075	2.922.778.860
3-storey shopping centre block, 28-storey apartment complex project, Thang Long International Village (*)	3.947.772.916	3.947.772.916
Unearned revenue from sale of apartments "Que Vo Project"	-	40.144.762.531
Unearned revenue from construction works	1.313.369.545	5.424.208.248
Other service revenue	-	
Long-term	**138.103.610.550**	**141.064.440.237**
3-storey shopping centre No. 3, 28-storey apartment complex project, Thang Long International Village (*)	137.989.610.550	140.950.440.237
Other unearned revenue	114.000.000	114.000.000
Total	**222.063.711.260**	**267.016.935.602**

This is unearned revenue from shopping centre leasing under the following contracts:

(1) Lease contract dated 29/11/2012 between Hanoi Construction Corporation and Ocean Group Joint Stock Company.

(2) Minutes of agreement dated 25/5/2017 between Hanoi Construction Corporation, Ocean Group Joint Stock Company and Vincommerce General Commercial Services Joint Stock Company.

The total contract value is VND 218 billion, with a lease term of 50 years from 29/11/2012

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Quarter 3 of 2026

5.23 Owners' equity

a. Statement of changes in owners' equity

Unit: VND

	Owners' contributed capital	Other owners' capital	Asset revaluation differences	Investment and development fund	Undistributed profit after tax	Non-controlling interests	Total
Balance as at 01/01/2025	**1.410.480.000.000**	**3.867.578.059**	**(37.318.374.070)**	**70.706.609.047**	**33.768.260.580**	**149.696.438.401**	**1.631.200.512.017**
Profit in prior year	-	-	-	-	64.041.951.870	3.935.963.096	67.977.914.966
Dividends at subsidiaries	-	-	-	-	-	(5.045.437.100)	(5.045.437.100)
Appropriation to development investment fund at subsidiaries	-	-	-	943.763.838	(943.763.838)	-	-
Appropriation to reward and welfare fund at subsidiaries	-	-	-	-	(1.361.503.312)	(1.330.321.750)	(2.691.825.062)
Appropriation to funds at the parent company	-	-	-	437.000.000	(2.437.000.000)	-	(2.000.000.000)
Dividends at the parent company	-	-	-	-	(35.262.000.000)	-	(35.262.000.000)
Adjustments at subsidiaries	-	-	-	-	620.068.725	598.199.054	1.218.267.779
Consolidation increase/decrease	-	-	-	-	(81.488.235)	81.488.235	-
Balance as at 01/01/2026	**1.410.480.000.000**	**3.867.578.059**	**(37.318.374.070)**	**72.087.372.885**	**58.344.525.790**	**147.936.329.936**	**1.655.397.432.600**
Profit in the current period	-	-	-	-	22.149.305.140	5.755.167.228	27.904.472.368
Increase in the period				2.631.741.229			2.631.741.229
Increase due to consolidation of subsidiaries arising in the period	-	-	-	-	-	113.103.877.854	113.103.877.854
Other adjustments at subsidiaries	-	-	-	-	(6.235.703.498)	(7.263.398.468)	(13.499.101.966)
Balance as at 30/09/2026	**1.410.480.000.000**	**3.867.578.059**	**(37.318.374.070)**	**74.719.114.114**	**74.258.127.432**	**259.531.976.550**	**1.785.538.422.085**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
Quarter 3 of 2026

5.23 Owners' equity (Continued)

b. Details of owners' contributed capital

	30/09/2026 VND	01/01/2026 VND
Capital contributed by the State (Ministry of Construction)	1.393.996.080.000	1.393.996.080.000
Capital contributed by other parties	16.483.920.000	16.483.920.000
Total	**1.410.480.000.000**	**1.410.480.000.000**

c. Capital transactions with owners and distribution of dividends and profits

	For the accounting period ended 30/9/2026	For the accounting period ended 30/9/2025
Owners' contributed capital		
Opening contributed capital	1.410.480.000.000	1.410.480.000.000
Contributed capital increased in the period	-	-
Contributed capital decreased in the period	-	-
Closing contributed capital	1.410.480.000.000	1.410.480.000.000
Distribution of dividends and profits	-	-

d. Shares

	30/09/2026 Shares	01/01/2026 Shares
Number of shares registered for issue	**141.048.000**	**141.048.000**
Number of shares sold to the public	**141.048.000**	**141.048.000**
Ordinary shares	141.048.000	141.048.000
Number of treasury shares	-	-
Ordinary shares	-	-
Number of shares outstanding	**141.048.000**	**141.048.000**
Ordinary shares	141.048.000	141.048.000
Par value of outstanding shares (VND/share)	10.000	10.000

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
Quarter 3 of 2026

6 SUPPLEMENTARY INFORMATION ON ITEMS PRESENTED IN THE INCOME STATEMENT

6.1 Revenue from sales of goods and rendering of services

	Quarter 3 of 2026	Quarter 3 of 2025
Revenue from sales of goods and rendering of services		
Revenue from real estate business	-	
Revenue from construction activities	468.027.628.472	578.074.626.652
Revenue from sales of goods and supply of materials	57.049.388	
Revenue from rendering of services	26.215.234.723	27.365.832.782
Total	**494.299.912.583**	**605.440.459.434**
Revenue deductions		
Sales discounts	-	-
	-	-
Net revenue from sales of goods and rendering of services		
Revenue from real estate business	-	-
Revenue from construction activities	468.027.628.472	578.074.626.652
Revenue from sales of goods and supply of materials	57.049.388	-
Revenue from rendering of services	26.215.234.723	27.365.832.782
Total	**494.299.912.583**	**605.440.459.434**

6.2 Cost of goods sold

	Quarter 3 of 2026	Quarter 3 of 2025
Cost of real estate business	-	
Cost of construction activities	425.614.371.098	552.803.631.585
Cost of goods and materials sold	-	
Cost of services rendered	17.762.107.184	18.501.980.796
Total	**443.376.478.282**	**571.305.612.381**

6.3 Financial income

	Quarter 3 of 2026	Quarter 3 of 2025
Interest on deposits and loans	1.768.752.582	1.826.021.526
Dividends and profits distributed	4.755.060.600	6.565.516.376
Other financial income	1.212.000	-
Total	**6.525.025.182**	**8.391.537.902**

6.4 Financial expenses

	Quarter 3 of 2026	Quarter 3 of 2025
Interest expenses	20.217.360.869	14.348.831.857
Other expenses	-	11.869.236
Total	**20.217.360.869**	**14.360.701.093**

6.5 Other income

	Quarter 3 of 2026	Quarter 3 of 2025
Other income		
Office and premises leasing	3.232.903.330	2.611.911.494
Income from general contractor fees. electricity. water and management fees collected from secondary investors and contractors	7.665.231.549	20.788.992.758
Other income	8.897.425.047	1.584.906.911
Total	**19.795.559.926**	**24.985.811.163**

6.6 Other expenses

	Quarter 3 of 2026	Quarter 3 of 2025
Management and electricity expenses of secondary investors and contractors	7.284.311.605	20.563.241.252
Other expenses	8.458.557.136	834.339.050
Total	**15.742.868.741**	**21.397.580.302**
Other profit	**4.052.691.185**	**3.588.230.861**

6.7 Selling expenses and general and administrative expenses

	Quarter 3 of 2026	Quarter 3 of 2025
Selling expenses	**13.622.817.656**	-
Warranty expenses	13.622.817.656	-
General and administrative expenses	**20.628.527.707**	**25.171.170.757**
Management staff costs	11.835.767.977	13.094.941.041
Management materials expenses	74.290.040	
Office supplies expenses	263.244.631	
Depreciation of fixed assets	1.642.474.611	1.713.462.040
Taxes. fees and charges	752.188.330	659.666.134
Provision expenses	-	
Outsourced service expenses	3.899.879.094	9.703.101.542
Other cash expenses	2.160.683.024	
Total	**34.251.345.363**	**25.171.170.757**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
Quarter 3 of 2026

7. Comparative information

The comparative figures in the Statement of Financial Position and the corresponding notes are those of the consolidated financial statements for the financial year ended 31/12/2025, which were audited by CPA Vietnam Auditing Company Limited. The comparative figures in the Income Statement and the Cash Flow Statement are those of the Corporation's financial statements for Quarter 3 of 2025, prepared by the Corporation.

Hanoi, 27 October 2026

Preparer	Chief Accountant	General Director
Nguyễn Nhật Quang	Nguyễn Thị Thu Hương	Dương Ngọc Quang