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HANOI CONSTRUCTION CORPORATION - JSC

SEPARATE FINANCIAL STATEMENTS

FOR THE THIRD QUARTER YEAR 2026

Hanoi, October 2026

HANOI CONSTRUCTION CORPORATION - JSC

SEPARATE FINANCIAL STATEMENTS

FOR THE THIRD QUARTER YEAR 2026

Hanoi, October 2026

SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30th September 2026

	ASSETS	Code	Note	30/09/2026 VND	01/01/2026 VND
A -	**CURRENT ASSETS (100=110+120+130+140+150+160)**	**100**		**4.232.247.626.601**	**4.022.018.938.036**
I.	**Cash and cash equivalents**	**110**	**5.1**	**135.936.662.372**	**389.496.638.738**
1.	Cash	111		135.936.662.372	389.496.638.738
II.	**Short - term investments**	**120**		**3.292.985.021**	**3.292.985.021**
3.	Short - term held to maturity Investments	123	5.2	3.292.985.021	3.292.985.021
III.	**Short- term receivables**	**130**		**3.175.367.178.209**	**2.718.462.874.773**
1.	Short-term receivables from customers	131		1.949.478.194.268	1.653.024.705.918
2.	Prepayments to sellers in short-term	132		926.999.073.712	786.613.358.297
5.	Other short-term receivables	135		384.662.803.637	364.597.703.966
6.	Short-term allowances for doubtful debts	136		(85.772.893.408)	(85.772.893.408)
IV.	**Inventories**	**140**		**785.813.198.153**	**767.974.806.648**
1.	Inventories	141	0	785.813.198.153	767.974.806.648
VI.	**Other current assets**	**160**		**131.837.602.846**	**142.791.632.856**
2.	Deductible value added tax	162		81.063.858.700	96.372.515.076
3.	Tax and other receivables from government budget	163	5.16	50.773.744.146	46.419.117.780
B -	**LONG-TERM ASSETS (200=210+220+230+240+250+260+270)**	**200**		**1.236.082.437.885**	**1.289.998.231.457**
I.	**Long-term receivables**	**210**		**1.000.000.000**	**1.000.000.000**
5.	Other long-term receivables	215		1.000.000.000	1.000.000.000
II.	**Fixed assets**	**220**		**28.838.696.317**	**31.872.245.996**
1.	Tangible fixed assets	221	5.8	27.146.287.977	30.097.918.909
	- *Historical Costs*	*222*		*87.433.116.159*	*87.163.092.290*
	- *Accumulated depreciation*	*223*		*(60.286.828.182)*	*(57.065.173.381)*
3.	Intangible fixed assets	227	5.9	1.692.408.340	1.774.327.087
	- *Historical Costs*	*228*		*2.107.700.000*	*2.107.700.000*
	- *Accumulated amortization*	*229*		*(415.291.660)*	*(333.372.913)*

SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)

As at 30th September 2026

III.	**Investment properties**	**240**	**5.10**	**429.951.706.103**	**438.399.512.908**
1.	Historical Costs	241		560.678.797.155	560.678.797.155
2.	Accumulated depreciation	242		(130.727.091.052)	(122.279.284.247)
IV.	**Long-term assets in progress**	**250**		**12.019.320.473**	**10.601.380.495**
2.	Construction in progress	252	5.11	12.019.320.473	10.601.380.495
V.	**Long-term investments**	**260**	**5.12**	**763.495.349.576**	**807.315.412.611**
1.	Investments in subsidiaries	261		342.566.749.763	192.511.012.070
2.	Investments in joint ventures and associates	262		147.023.438.956	314.507.341.761
3.	Investments in equity of other entities	263		336.229.751.222	362.621.649.145
4.	Allowances for long-term investments	264		(62.324.590.365)	(62.324.590.365)
VI.	**Other Long-term assets**	**270**		**777.365.416**	**809.679.447**
1.	Long-term deferred expenses	271	5.7	777.365.416	809.679.447
TOTAL ASSETS (270 = 100+200)		**270**		**5.468.330.064.486**	**5.312.017.169.493**

SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)
As at 30th September 2026

	RESOURCES	Code	Note	30/09/2026 VND	01/01/2026 VND
C-	**LIABILITIES (300=310+330)**	**300**		**3.956.775.578.399**	**3.816.668.516.536**
I.	**Short-term liabilities**	**310**		**3.617.383.446.671**	**3.596.816.749.299**
1.	Short-term trade payables	311		645.224.794.030	589.299.406.725
2.	Short-term prepayments from customers	312		116.121.001.115	618.807.823.388
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		93.973.545.044	61.790.945.821
5.	Payables to employees	315		6.011.486.778	5.532.924.778
6.	Short-term accrued expenses	316		1.478.050.578.288	1.267.889.139.984
9.	Short-term deferred revenues	319		3.947.772.916	3.947.772.916
10.	Other short-term payments	320		137.169.750.032	126.215.214.881
11.	Short-term borrowings and finance lease liabilities	321		1.115.280.119.074	880.363.119.502
13.	Bonus and welfare funds	323		6.499.971.165	7.511.070.165
II.	**Long-term liabilities**	**330**		**339.392.131.728**	**219.851.767.237**
7.	Long-term deferred revenues	337		138.103.610.550	141.064.440.237
9.	Long-term borrowings and finance lease liabilities	339		201.288.521.178	78.787.327.000
D-	**OWNERS' EQUITY**	**400**		**1.511.554.486.087**	**1.495.348.652.957**
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
8.	Development and investment funds	418		37.908.859.524	37.908.859.524
10.	Undistributed profit after tax	420		63.165.626.563	46.959.793.433
-	*Undistributed profit after tax brought forward*	*420a*		46.959.793.433	339.833.152
-	*Undistributed profit after tax for the current year*	*420b*		16.205.833.130	46.619.960.281
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)		**440**		**5.468.330.064.486**	**5.312.017.169.493**

Ha Noi, 26 October 2026

Preparer	Chief Accountant	General Director
Nguyen Nhat Quang	Nguyen Thi Thu Huong	Duong Ngoc Quang

SEPARATE INCOME STATEMENT

For the 3rd Quarter of 2026

	ITEMS	Code	Note	Quarter 3 of 2026 VND	Quarter 3 of 2025 VND	Year-to-date through the end of this quarter 2026 VND	Year-to-date through the end of this quarter 2025 VND
1.	Revenues from sales and services rendered	01	6.1	276.442.335.319	456.395.343.151	1.466.799.924.964	1.957.306.469.220
2.	Revenue deductions	02		-	-	-	-
3.	Net revenues from sales and services rendered (10 = 01-02)	10		276.442.335.319	456.395.343.151	1.466.799.924.964	1.957.306.469.220
4.	Cost of goods and services	11	6.2	247.256.765.089	435.727.600.313	1.414.202.651.190	1.906.642.858.667
5.	**Gross revenues from sales and services rendered (20 = 10-11)**	**20**		**29.185.570.230**	**20.667.742.838**	**52.597.273.774**	**50.663.610.553**
	Gain/(loss) on sale and disposal of investment properties	21		-	-	-	-
6.	Financial income	22	6.3	4.807.638.578	6.657.093.838	48.483.331.733	45.052.395.751
7.	Financial expenses	23	6.4	20.650.349.955	13.504.578.776	53.710.407.662	35.371.976.922
	In which: interest expenses	*24*		20.650.349.955	13.504.578.776	53.710.407.662	35.371.976.922
8.	Selling expenses	26		-	-	-	-
9.	General administrative expenses	27	6.5	11.329.699.558	13.078.132.045	32.444.936.682	36.720.362.043
10.	**Net profits from operating activities {30 = 20+(21-22)+24-(25+26)}**	**30**		**2.013.159.295**	**742.125.855**	**14.925.261.163**	**23.623.667.339**
11.	Other income	31	6.6	8.626.426.102	17.256.967.956	28.952.593.195	57.842.040.103
12.	Other expenses	32	6.6	8.014.059.776	15.113.900.820	27.672.021.228	55.280.855.075
13.	**Other profits (40 = 31-32)**	**40**	**6.6**	**612.366.326**	**2.143.067.136**	**1.280.571.967**	**2.561.185.028**

14.	**Total net profit before tax(50 = 30+40)**	**50**		**2.625.525.621**	**2.885.192.991**	**16.205.833.130**	**26.184.852.367**
15.	Current corporate income tax expenses	51	6.7	-	-	-	-
16.	Deferred corporate income tax expenses	52		-	-	-	-
17.	**Profits after enterprise income tax (60 = 50-51-52)**	**60**		**2.625.525.621**	**2.885.192.991**	**16.205.833.130**	**26.184.852.367**

Ha Noi, 26 October 2026

Preparer	Chief Accountant	General Director
Nguyen Nhat Quang	Nguyen Thi Thu Huong	Duong Ngoc Quang

SEPARATE CASH FLOW STATEMENT

(Indirect method)

For the 3rd Quarter of 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**		**16.205.833.130**	**26.184.852.367**
2.	***Adjustments for***			-	-
	- Depreciation of fixed assets and investment properties	02		11.751.380.353	11.528.044.814
	- Gains (losses) on investing activities	05		(5.432.575.543)	(45.052.395.751)
	- Interest expenses	06		20.650.349.955	35.371.976.922
3.	***Operating profit before changes in working capital***	**08**		**43.174.987.895**	**28.032.478.352**
	- Increase (decrease) in receivables	09		(442.225.210.391)	(62.508.643.692)
	- Increase (decrease) in inventories	10		(17.838.391.505)	15.077.170.922
	- Increase (decrease) in payables	11		(197.756.452.646)	(233.973.224.099)
	- (Increase) decrease defered expenses	12		32.314.031	182.817.674
	- Interest paid	14		(23.887.898.327)	(35.371.976.922)
	- Corporate income tax paid	15		(2.756.877.709)	(26.032.146.904)
	- Other payments on operating activities	17		(1.011.099.000)	(579.500.000)
	Net cash flows from operating activities	**20**		**(642.268.627.652)**	**(315.173.024.669)**
II.	**Cash flows from investing activities**			-	-
1.	Expenditures on purchase and construction of fixed assets and long-term assets	21		(1.687.963.847)	(3.691.277.326)
6.	Proceeds from equity investment in other entities	26		40.719.936.965	-
7.	Proceeds from interests, dividends and distributed profits	27		4.807.638.578	43.250.767.650
	Net cashflow from investing activities	**30**		**43.839.611.696**	**39.559.490.324**
III.	**Cash flows from financing activities**			-	-
3.	Proceeds from borrowings	33		934.730.052.311	896.004.468.973
4.	Repayment of financial principal	34		(575.711.858.561)	(780.144.204.754)
6.	Dividends and profits paid to the owner	36		(14.149.154.160)	(41.819.321.520)
	Net cashflow from financing activities	**40**		**344.869.039.590**	**74.040.942.699**

SEPARATE CASH FLOW STATEMENT

(Indirect method)

For the 3rd Quarter of 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**		**(253.559.976.366)**	**(201.572.591.646)**
Cash and cash equivalents at beginning of year	**60**	**5.1**	**389.496.638.738**	**309.860.481.594**
Cash and cash equivalents at end of year (70 = 50+60+61)	**70**	**5.1**	**135.936.662.372**	**108.287.889.948**

Ha Noi, 26 October 2026

Preparer	Chief Accountant	General Director
Nguyen Nhat Quang	Nguyen Thi Thu Huong	Duong Ngoc Quang

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
For the 3rd Quarter of 2026

1. CORPORATION INFORMATION

1.1 Structure of ownership

Hanoi Construction Corporation- JSC predecessor was a State enterprise established under Decision No. 990/BXD-TCLD dated 20/11/1995 of the Minister of Construction. The Corporation was equitized and switched to operation under the Joint Stock Corporation model on 14/8/2014.

Hanoi Construction Corporation – JSC operating under the Enterprise Registration Certificate of Joint Stock Corporation No. 0100106338 issued by the Department of Planning and Investment of Hanoi City for the third time on June 17, 1996, business registration changed for the twelfth (12th) time and changed on March 23, 2021.

The charter capital of the Corporation according to the 12th change in business registration dated March 23, 2021 is VND 1,140,480,000,000 (*In words: One thousand, one hundred and forty billion, four hundred and eighty million*); equivalent to 141,048,000 shares, the par value of VND 10,000/share.

The Corporation's shares are being traded on UpCOM using the stock code HAN. The Corporation's shares are currently maintained under warning status according to Decision No. 285/QD-SGDHN dated April 4, 2024 of the Hanoi Stock Exchange.

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

The total number of the Corporation's employees as at 31/12/2025 is 250 employees (As at 31/12/2024 is 253 employees).

1.2 Operating industries and principal activities

The main activities of the Corporation are:

- Construction of houses of all kinds;
- Construction of railway and road works;
- Construction of public-utility works;
- Construction of other civil technical works;
- Installation of electrical systems
- Installation of water supply, drainage, heater and air conditioning systems;
- Installation of other construction systems;
- Completion of civil works;
- Other specialized construction activities;
- Real estate business, land use rights belonging to owners, users or leases (Real estate business; Management and operation of apartment buildings).

Main activities of the Corporation in the year: Real estate business and construction works.

1.3 Normal operating cycle

The Corporation's normal operating cycle is 12 months.

1.4 The Corporation structure

As at 30/09/2026, the Corporation has subsidiaries, associates and dependent units as :

Name	Address	Major business lines	Capital contribution ratio	Voting Ratio
Subsidiaries				
Hanoi Construction JSC No1	Hanoi	Real Estate and Construction Business	50.36%	50.36%
Tay Ho Construction And Housing Investment JSC	Hanoi	Production, trade and construction services	50.09%	50.09%
Hancorp Construction Equipment And Material JSC	Hanoi	Real Estate and Construction Business	95.52%	95.52%
Hancorp 3 One Member Limited Liability Company	Ho Chi Minh City	Construction	100%	100%
Hantech One Member Limited Liability Company	Hanoi	Construction	100 %	100%
Hancorp 1 Investment and Trading JSC	Hanoi	Construction	51.00%	51.00%
Hancorp Urban Service JSC	Hanoi	Construction and services	51.00%	51.00%
My Duc Cement Joint Stock Company	Hanoi	Cement manufacturing	57,02%	57,02%
Associates				
Hancorp Joint Stock Company	Hanoi	Concrete production, building materials, construction	27.73%	27.73%
Hancorp 2 Construction JSC	Thanh Hoa	Construction, Design Consulting	46.07%	46.07%
Construction Design House Trading Consultancy JSC	Hanoi	Consulting, design	36.00%	36.00%
Investment And Construction JSC No.34	Hanoi	Build	30.00%	30.00%
Hanoi Mechanical And Construction JSC	Hanoi	Mechanical and Construction	29.95%	29.95%
Mechanized Construction JSC	Hanoi	Construction, construction materials business	28.53%	28.53%
Construction JSC No.2	Hanoi	Construction, concrete production	28.07%	28.07%
Material Trading And Construction JSC	Hanoi	Build	27.00%	27.00%
Lanmak Property Investment Construction JSC	Hanoi	Construction, Real Estate, Consulting, Real Estate Management	27.00%	27.00%
Westlake International Company Limited	Hanoi	Hotel Business	25.00%	25.00%
Hancorp 5 Construction Technology JSC	Hanoi	Advise	25.00%	25.00%

1.4 The Corporation structure (Continued)

Name	Address	Major business lines
Housing and Urban Development Project Management Board	Diplomatic Area 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	Build
Ho Chi Minh Branch (ceased operations)	No. 11, D1 Street, Ward 25, Thanh My Tay Ward, Ho Chi Minh City	Build

1.5 Statement of information comparability on the Separate financial statements

The Corporation applies the Vietnamese Enterprise Accounting Regime issued together with Circular No. 200/2014/TT-BTC dated December 22, 2014 and Circular 53/2016/TT-BTC dated March 21, 2016 amending and supplementing a number of articles of Circular 200/2014/TT-BTC dated November 22, 2014 issued by the Ministry of Finance, therefore, the information and figures presented in the Separate Financial Statements are comparable.

2 FISCAL YEAR AND ACCOUNTING CURRENCY

Fiscal years

The Corporation's fiscal year begins on 3rd January and ends on 33rd December of solar year.

Accounting currency

The accompanying Separate financial statements are expressed in Vietnam Dong (VND).

3 ACCOUNTING STANDARDS AND SYSTEM

Accounting System

The Corporation applies the Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance, along with other Vietnamese accounting regulations.

4 Statements for the compliance with Accounting Standards and System

The Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Separate Financial Statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of preparation of the Separate financial statements

The attached financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of Separate financial statements

The separate financial statements of the Corporation are prepared on the basis of the summary of the financial statements of the dependent units and the financial statements of the Office of the Corporation. All transactions and balances between the Office of the Corporation and its dependent units as well as between the dependent units have been eliminated when preparing and presenting the Corporation's separate financial statements.

The accompanying separate financial statements are the Corporation's ones, therefore, they do not include the financial statements of subsidiaries. Users of the separate financial statements should read them together with the Corporation's Separate financial statements for the year ended 31 December, 2025 to obtain full information of the Corporation's financial position as well as the results of operations and cash flow during the year.

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

Accounting estimates

The preparation of the Separate Financial Statements in compliance with Vietnamese Accounting Standards requires the Board of Directors to make estimates and assumptions that affect the reported figures on liabilities, assets and the disclosure of contingent assets and liabilities at the date of the separate financial statements, as well as the reported amounts of revenues and expenses during the financial year. Actual results may differ from the estimates and assumptions made

Types of exchange rates applied in accounting

For transactions arising in foreign currency

Transactions arising in foreign currencies are converted at the exchange rate applicable at the time of the transaction. Exchange rate differences arising from these transactions are recorded as financial income and expenses in the Separate Statement of Business Performance.

Revaluation of foreign currency monetary items at the time of preparing the Separate Financial Statements

(i) Cash capital in foreign currency classified as assets (Cash, Receivables, etc.): Revalued at the buying rate of the Joint Stock Commercial Bank where the Corporation opens an account as at 30 September, 2026.

(ii) Cash capital in foreign currency classified as payables (Payables to sellers, loans, etc.): Revalued at the selling exchange rate of the Joint Stock Commercial Bank where the Corporation opens an account as at 30 September, 2026.

Exchange rate differences arising from revaluation are transferred to Financial Revenue or Expense at the time of preparing the Interim Separate Financial Statements.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial investments

Held to maturity investments

Held to maturity investments includes: term bank deposits and bonds held to maturity with the aim of earning periodic interest.

Held-to-maturity investments are initially recognized at cost including the purchase cost and other transaction costs. Interest from these held-to-maturity investments after acquisition date is recognized in the profit or loss on the basis of the interest income to be received. Interests arising prior to the Corporation's acquisition of held-to-maturity investments are recorded as a decrease in the costs as at the acquisition time.

Held-to-maturity investments are stated at cost less allowance for bad debts.

Allowance for bad debts of held-to-maturity investments is made in conformity with current accounting regulations.

Investments in subsidiaries, associates and other investments

Investments in subsidiaries over which the Corporation has control, investments in associates and joint ventures over which the Corporation has significant influence are stated at cost method in the Separate financial statements

Profit distributions that Corporation received from the accumulated profits of the subsidiaries after the Corporation obtains control right are recognized in income statement. Other distributions are considered a recovery of investment and are deducted to the investment value

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

Other investments are recorded at cost, including purchase price plus directly attributable acquisition costs. After the initial recognition, these investments are measured at cost less allowance for diminution in value of investments.

Allowance for loss of investments

Allowance for losses of investments in joint ventures, investments in associates and investments in equity instruments of other entities is made when there is apparent evidence for impairment in value of the investments as at the balance sheet date.

Allowance for investment depreciation is made based on the fair value of investments determined by the Corporation.

Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Inventories

Inventories are measured at cost, unless the cost is higher than net realizable value. Cost includes direct materials, direct labor and those overheads that have been incurred in bringing the inventories to their present location and condition. Net realizable value is determined as the estimated selling price less all costs of completion and costs to be incurred in marketing, selling and distribution. Inventories are accounted for using the perpetual inventory method and are valued using the weighted average method.

The Corporation's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the history cost of inventories.

Tangible fixed assets and Depreciation

Tangible fixed assets are stated at history cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Corporation to bring the asset to its working condition for its intended use.

Tangible fixed assets are depreciated using straight line method over their estimated useful lives. Details are as follows:

	Years
Buildings, structures	10 - 50
Machinery and equipment	05 - 15
Motor vehicles	06 - 10
Office equipment	03 - 10

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

Intangible fixed assets and Amortization

Intangible fixed assets are stated at cost, less accumulated amortization
Historical costs of intangible fixed assets include all the expenses paid by the Corporation to bring the asset to its working condition for its intended use.

Intangible fixed assets are computer software which is amortized using the straight-line method over its estimated useful life. The amortization period ranges from 3 years to 5 years.

Intangible fixed assets are indefinite land use rights, the Corporation does not perform depreciation

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Investment properties

Investment properties include land use rights and buildings and structures held by the Corporation to earn rental income or for capital appreciation, stated at cost less accumulated depreciation.

The historical cost of investment property includes all expenses (cash and cash equivalents) paid by the Corporation, or the fair value of other amount exchanged to acquire the investment property by the time of purchase or construction of the investment property.

Cost related to investment property incurred after initial recognition must be recognized as Cost for Production and Business in the year, unless the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of an item of investment property beyond its originally assessed standard of performance, the expenditure is capitalized as an additional cost of investment property.

Investment property for lease is amortized on a straight-line basis over its estimated useful life as follows:

	Years
Buildings and structures	10 - 50

Liquidation: Gains and losses from disposal of investment property are measured by the difference between net proceeds from disposal and the remaining amount of the investment property and are recognized as income or expense in the Income Statement.

Prepaid expenses

Incurred expenses related to the operating results of multiple financial years are recorded as prepaid expenses and allocated gradually to the operating results of subsequent financial years..

The calculation and allocation of long-term prepaid expenses into production and business expenses for each financial year are based on the nature and extent of each type of expense to determine an appropriate allocation method and basis..

The types of prepaid expenses of the Corporation include:

Tools and equipment: These comprise assets held by the Corporation for use in normal business operations, with an original cost of less than VND 30 million per asset, and therefore not qualifying for recognition as fixed assets under current regulations. The original cost of tools and equipment is allocated using the straight-line method over 36 months.

Other prepaid expenses: These are recognized at original cost and allocated using the straight-line method over their useful life of 36 months.

Construction in progress

Construction in progress reflects the Properties in progress for production, leasing, administrative purposes, or for any other purposes are recognized at the historical cost. This cost includes relevant service fees, interest fees in accordance with the Corporation's accounting policies. Depreciation of these assets is the same as the other assets, commencing from these assets are ready for their intended use.

Operating leases as lessor

Operating leases are leases of fixed assets in which substantially all the risks and rewards of ownership of the asset remain with the lessor. Payments made under operating leases are recognised in the income statement on a straight-line basis over the lease term.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Payables

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on the Corporation's management requirement.

The account payables include payables as trade payables, loans payable, intercompany payable and other payables which are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services, or assets, payables for import through trustees of which the seller with the Corporation (It is an independent entity from the Corporation, including payables between the Parent Corporation and its Subsidiaries, Joint Ventures, and Associates).
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

Loans

Loans and finance lease liabilities include loans excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The Corporation monitors loan amounts and financial liabilities in details by each type and classifies them into short-term and long-term according to repayment term.

Expenses directly related to the loan are recognized to financial expenses, except for expenses incurred from a separate loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

Recognition and capitalization of Borrowing costs

All other borrowing costs are recognised in the Income statement when incurring, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

Accrued expenses

Accrued expenses are those already recorded in operating expenses in the period/year but not actually paid to ensure that when these expenses actually occur, they will not have a significant influence on operating expenses based on matching principle between income and expenses.

Unrealized revenues

Unearned revenue includes: revenue received in advance (such as: amount received in advance from customers in many accounting periods for leasing assets, infrastructure, interest received in advance when lending capital or purchasing debt instruments); and other unrealized revenue (such as: difference between deferred payment, instalment payment as committed and cash payment price, revenue corresponding to the value of goods, services or the amount of discounts for customers in traditional customer programs...); excluding: money received in advance from buyers for which the Corporation has not yet provided products, goods, services; uncollected revenue from asset leasing, service provision for many years.

Revenue received in advance is allocated using the straight-line method based on the number of periods in advance collected.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Owners' equity

Capital is recorded according to the actual amounts invested by owners.

Undistributed profits are determined based on the business results after corporate income tax and the distribution of profits or loss handling of the Corporation..

The Corporation's after-tax profit is distributed as dividends to shareholders after being approved by the Board of Shareholders at the Corporation's Annual General Meeting and after setting aside reserve funds according to the Corporation's Charter.

Revenue and other income

The Corporation's revenue includes construction contract revenue, real estate business revenue, sales revenue and service revenue (office rental and service fees, equipment rental),...

Revenue from sale of goods

Revenue from sale of goods shall be recognized when it satisfies all the five (5) conditions below:

- The Corporation has transferred to the buyer the significant risks and reward of ownership of the goods;
- The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Corporation; and
- Costs related to transactions can be determined.

Revenue from services

Revenue from services is recognized when the outcome of that transaction can be reliably determined. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the year by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Corporation;
- Identify the completed work as at the separate balance sheet date; and
- Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

Revenue from the sale of real estate

The Corporation's revenue from sale of real estate is recognized when it satisfies all following conditions:

- The real estate is totally completed and handed over to the buyer. The Corporation has transferred the significant risks and rewards of ownership of the real estate to the buyer.
- The Corporation does not retain managerial right over the real estate as the owners or control involvement with the real estate.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Corporation.
- The costs incurred in respect of the transaction can be measured reliably

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue and other income (Continued)

Revenue of construction contract

Construction contract revenue stipulates that the Corporation is paid according to the value of the performed volume. When the results of the construction contract are reliably determined and confirmed by the customer, the revenue and costs related to the contract are recorded corresponding to the completed work confirmed by the customer in the year reflected on the issued invoices.

Increases and decreases in construction volume, compensation and other revenues are recognized as revenue only when agreed with the customer.

Revenues of construction are not recognized in the following cases:

- Revenue is recognized in equivalent proportion to contract costs which is probable to be paid.
- The contract costs are recognized to expenses only when they actually incur.

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

The revenue is recognized when the Corporation can obtain economic benefits from the above activities and when it is reliably measured.

Cost of goods sold

Including the cost of products, goods, services (including depreciation costs; repair costs; operating costs of leasing investment real estate under the operating lease method, costs of transferring and liquidating investment real estate, etc.) recorded in accordance with revenue in the year.

Financial expenses

- Borrowing costs: Recorded monthly based on loan amount, interest rate and actual number of days borrowed.
- Exchange rate loss expenses: Recognized when there is a difference between the actual transaction exchange rate and the accounting book exchange rate, and when a loss arises from the revaluation of foreign currency-denominated monetary items.

Current corporate income tax expense and deferred corporate income tax expense

Corporate income tax expenses (or corporate income tax income): is total current and deferred income tax expenses (or total current and deferred tax) in determining profit or loss of a period.

- Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.
- Deferred income tax expenses: is corporate income tax payable in the future arising from: recognising deferred income tax payable during the year; reversing deferred tax assets recognised in previous years/periods; not recognising deferred tax assets or deferred tax liabilities arising from transactions that directly recorded to equity.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Current corporate income tax expense and deferred corporate income tax expense (Continued)

The Corporation has an obligation to pay corporate income tax at the rate of 20% on taxable profits.

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 examination results of the competent tax authorities.

Related parties

A party is considered a related party of the Corporation in case that party is able to control the Corporation or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

Segment reporting

A business segment is a distinguishable component of the Corporation that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Board of Directors believes that the Corporation operates in three business segments, namely Real Estate, Construction, Other and one geographical segment, namely Vietnam. Segment reporting will be prepared according to business segments.

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE SEPARATE BALANCE SHEET

5.1 Cash and cash equivalents

	30/09/2026 VND	01/01/2026 VND
Cash on hand	928.054.349	779.806.982
Cash at bank	135.008.608.023	388.716.831.756
Total	**135.936.662.372**	**389.496.638.738**

5.2 Held to maturity investments

	30/09/2026 (VND)			01/01/2026 (VND)		
	Cost	Recoverable amount	Allowance	Cost	Recoverable amount	Allowance
Short-term	**3.292.985.021**	**3.292.985.021**		**3.292.985.021**	**3.292.985.021**	-
- Term deposits 12 months (*)	3.292.985.021	3.292.985.021		3.292.985.021	3.292.985.021	
Cộng	**3.292.985.021**	**3.292.985.021**	-	**3.292.985.021**	**3.292.985.021**	-

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

Long-term investments

	Ratio		30/09/2026			01/01/2026		
	Equity owned	Voting rights	Book value	Fair value	Provision	Book value	Fair value	Provision
Investments in subsidiaries			**342.566.749.763**	**319.618.126.055**	**(22.948.623.708)**	**192.511.012.070**	**169.562.388.362**	**(22.948.623.708)**
Hanoi Construction Joint Stock Company No.1	50,36%	50,36%	87.683.054.206	87.683.054.206	-	87.683.054.206	87.683.054.206	-
Tay Ho Construction and Housing Investment Joint Stock Company	50,09%	50,09%	22.427.957.864	22.427.957.864	-	22.427.957.864	22.427.957.864	-
Hancorp Construction Equipment And Materials Joint Stock Company	95,52%	95,52%	32.000.000.000	15.486.578.158	(16.513.421.842)	32.000.000.000	15.486.578.158	(16.513.421.842)
Hancorp 3 One Member Limited Liability Company	100,00%	100,00%	20.000.000.000	19.633.853.522	(366.146.478)	20.000.000.000	19.633.853.522	(366.146.478)
Hantech One Member Limited Liability Company	100,00%	100,00%	10.000.000.000	3.930.944.612	(6.069.055.388)	10.000.000.000	3.930.944.612	(6.069.055.388)
Hancorp 1 Investment and Trading Joint Stock Company	51,00%	51,00%	10.200.000.000	10.200.000.000	-	10.200.000.000	10.200.000.000	-
Hancorp Urban Service Joint Stock Company	51,00%	51,00%	10.200.000.000	10.200.000.000	-	10.200.000.000	10.200.000.000	-
My Duc Cement JSC (1)	57,02%	57,02%	150.055.737.693	150.055.737.693	-			

Long-term investments (Continued)

	Ratio		30/09/2026			01/01/2026		
	Equity owned	Voting rights	Book value	Fair value	Provision	Book value	Fair value	Provision
Investments in Associates			**147.023.438.956**	**140.526.158.781**	**(6.497.280.175)**	**314.507.341.761**	**308.010.061.586**	**(6.497.280.175)**
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 JSC	46,07%	46,07%	3.706.000.000	-	(3.706.000.000)	3.706.000.000	-	(3.706.000.000)
Construction Design House Trading Consultancy JSC	36,00%	36,00%	2.244.173.657	2.244.173.657	-	2.244.173.657	2.244.173.657	-
Investment And Construction JSC 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)
Mechanized Construction JSC			-	-	-	17.428.165.112	17.428.165.112	-
Construction JSC No.2	28,07%	28,07%	19.087.163.048	19.087.163.048	-	19.087.163.048	19.087.163.048	-
Westlake International Company Limited	25,00%	25,00%	91.614.451.680	91.614.451.680	-	91.614.451.680	91.614.451.680	-
Hancorp 5 Construction Technology JSC	25,00%	25,00%	3.500.000.000	3.500.000.000	-	3.500.000.000	3.500.000.000	-
My Duc Cement Joint Stock Company	57,02%	57,02%	-	-	-	150.055.737.693	150.055.737.693	-
Hoa Binh – Son La Express Way Investment JSC	20,00%	20,00%	6.000.000.000	6.000.000.000	-		6.000.000.000	6.000.000.000
						-		-

	Ratio		30/09/2026			01/01/2026		
	Equity owned	Voting rights	Book value	Fair value	Provision	Book value	Fair value	Provision
Investments in other entities			**336.229.751.222**	**303.351.064.740**	**(32.878.686.482)**	**362.621.649.145**	**329.742.962.663**	**(32.878.686.482)**
Mechanized Construction JSC	13,70%	13,70%	17.428.165.112	17.428.165.112	-			
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 JSC Tuyen Quang	15,00%	15,00%	4.500.000.000	-	(4.500.000.000)	4.500.000.000	-	(4.500.000.000)
Sahabak JSC (1)	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	-
Investment And Construction Development Corporation 1 Ha Noi	1,27%	1,27%	1.695.579.072	1.695.579.072	-	1.695.579.072	1.695.579.072	-
CIE Housing Investment and Development Joint Stock Company - CMC - Vinaconex E&C	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)
Viet Nam Urban Construction And 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)
Bac 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)
PetroVietnam Gas City Investment and Development Joint Stock Company (PCG) (2)	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	0,17%	0,17%	690.000.000	690.000.000	-	690.000.000	690.000.000	-

Stock Company (3)								
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 Joint Stock Company No. 1	1,45%	1,45%	3.216.224.000	-	(3.216.224.000)	3.216.224.000	-	(3.216.224.000)
Trung Do JSC	8,63%	8,63%	55.861.727.130	55.861.727.130	-	55.861.727.130	55.861.727.130	-
Water Electrical Mechanical Installation And Construction Joint Stock Company			-	-	-	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	-
Total			**825.819.939.941**	**763.495.349.576**	**(62.324.590.365)**	**869.640.002.976**	**807.315.412.611**	**(62.324.590.365)**

5.3 Receivables from customers

	30/09/2026 (VND)		01/01/2026 (VND)	
	Book value	Provision	Book value	Provision
Short-term	**1.743.812.805.698**	-	**1.653.024.705.918**	-
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 - Facility 2	215.989.585.052	-	215.989.585.052	-
Phu My Land Investment Corporation	48.699.900.000	-	48.699.900.000	-
Lanmak Investment and Construction Joint Stock Company	10.813.589.744	-	10.155.423.360	-
National Children's Hospital	16.580.108.238	-	16.580.108.238	-
Ha Noi Real Estate Investment And Constructions JSC (*)	-	-	15.586.038.600	-
Dong Nai Provincial People's Committee	100.048.699.111	-	100.048.699.111	-
Tan Son Nhat International Airport – Branch of Airports Corporation of Vietnam – JSC	478.621.769.093	-	479.668.528.054	-
Noi Bai International Airport – Branch of Airports Corporation of Vietnam – JSC	88.079.210.184	-	44.580.757.769	-
Hanoi Urban Railway Management Board	81.838.836.970	-	88.860.545.750	-
Receivables from other customers	673.611.874.339	(502.002.298)	397.660.498.447	(502.002.298)
Total	**1.949.478.194.268**	**(502.002.298)**	**1.653.024.705.918**	**(502.002.298)**

5.4 Repayments to suppliers

	30/09/2026 (VND)		01/01/2026 (VND)	
	Book value	Allowances	Book value	Allowances
Hancorp Joint Stock Company	206 062 931 835		198.561.223.855	
Hanoi Engineering 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 Construction Trading Joint Stock Company	29.161.327.815		29.161.327.815	
Aviation Products And Maintenance Joint Stock Company	109.349.888.731	-	129.143.371.400	-
Hancorp 5 Technology And Construction Joint Stock Company	11.052.000.050	-	11.052.000.050	-
Others	456.273.361.562	(33.068.109.000)	305.293.246.932	(33.068.109.000)
Total	**926.999.073.712**	**(33.068.109.000)**	**786.613.358.297**	**(33.068.109.000)**

5.5 Other receivables

	30/09/2026 (VND)		01/01/2026 (VND)	
	Book value	Allowances	Book value	Allowances
Short-term	**366.039.071.148**	**(85.772.893.408)**	**364.597.703.966**	**(85.772.893.408)**
- Social insurance, Health insurance, Unemployment insurance	71.025.089		181.550.731	
- Advances	14.924.168.766		13.721.171.935	
- Other receivables	369.667.609.782	(84.986.937.768)	350.694.981.300	
Mechanical & 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 & Construction Joint Stock Company No. 4	*2.500.000.000*		*2.500.000.000*	
Construction & Materials Trading Joint Stock Company	*4.824.594.541*		*4.824.594.541*	
Electricity, Water and Construction Installation	*1.283.589.360*		*1.283.589.360*	

Joint Stock Company				
Housing Construction Design Consultancy and Business Joint Stock Company	*1.413.329.742*		*1.370.197.742*	
Hancorp Joint Stock Company	*46.244.134.470*		*45.035.486.608*	
Others	*279.310.850.976*	*(70.134.684.788)*	*261.590.002.356*	*(70.920.640.428)*
Long-term	**1.000.000.000**	-	**1.000.000.000**	-
- Deposits	1.000.000.000	-	1.000.000.000	-
Total	**385.662.803.637**	**(84.986.937.768)**	**365.597.703.966**	**(84.986.937.768)**

5.6 Inventories

	30/09/2026 (VND)		01/01/2026 (VND)	
	Book value	**Allowances**	**Book value**	**Allowances**
Work in progress	785.813.198.153		767.974.806.648	
Total	**785.813.198.153**	-	**767.974.806.648**	-

5.7 Construction in progress

	30/09/2026 (VND)		01/01/2026 (VND)	
	Book value	**Recoverable amount**	**Giá gốc**	**Recoverable amount**
b) Construction in progress	**12.019.320.473**	**12.019.320.473**	**10.601.380.495**	**10.601.380.495**
Cost of Renovation of the Corporation Headquarters at 57 Quang Trung	11.459.170.473	11.459.170.473	10.041.230.495	10.041.230.495
Cost of buying land in Dong Anh (*)	560.150.000	560.150.000	560.150.000	560.150.000
Total	**12.019.320.473**	**12.019.320.473**	**10.601.380.495**	**10.601.380.495**

(*): Contracts for transferring land use rights for population dispersion planning of the People's Committee of Co Loa commune, Dong Anh with a total area of 189 m^2.

5.8 Intangible fixed assets

Unit: VND

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Total
HISTORY COST					
As at 01/01/2026	**58.987.426.121**	**4.471.495.953**	**18.468.014.543**	**5.236.155.673**	**87.163.092.290**
Increase					-
Decrease					-
As at 30/09/2026	**58.987.426.121**	**4.471.495.953**	**18.468.014.543**	**5.236.155.673**	**87.163.092.290**
ACCUMULATED DEPRECIATION					
As at 01/01/2026	**35.074.556.088**	**4.471.495.953**	**12.499.575.273**	**5.019.546.067**	**57.065.173.381**
Increase	532.772.748		509.046.972	29.225.175	1.071.044.895
Other increases					-
Internal transfers					-
Disposals and write-offs					-
As at 30/09/2026	**35.607.328.836**	**4.471.495.953**	**13.008.622.245**	**5.048.771.242**	**58.136.218.276**
NET BOOK VALUE					
As at 01/01/2026	**23.912.870.033**	**-**	**5.968.439.270**	**216.609.606**	**30.097.918.909**
As at 30/09/2026	**23.380.097.285**	**-**	**5.459.392.298**	**187.384.431**	**29.026.874.014**

5.9 Intangible fixed assets

	Land use rights (*)	Computer software	Total
HISTORY COST			
As at 01/01/2026	**1.297.200.000**	**810.500.000**	**2.107.700.000**
Increase			-
Decrease			-
As at 30/09/2026	**1.297.200.000**	**810.500.000**	**2.107.700.000**
ACCUMULATED DEPRECIATION			
As at 01/01/2026	-	**333.372.913**	**333.372.913**
Increase		81.918.747	81.918.747
As at 30/09/2026	-	**415.291.660**	**415.291.660**
NET BOOK VALUE			
As at 01/01/2026	**1.297.200.000**	**477.127.087**	**1.774.327.087**
As at 30/09/2026	**1.297.200.000**	**395.208.340**	**1.692.408.340**

(*): The land use right represents the perpetual land use right (94 m²) at No. 1C5, D1 Street, Thanh My Tay Ward, Ho Chi Minh City

5.10 Investment property

	01/01/2026 VND	Increases during the year VND	Decreases during the year VND	30/09/2026 VND
a) Investment property				
History Cost	**558.773.887.064**	-	-	**558.773.887.064**
- Buildings	542.599.929.014	-	-	542.599.929.014
- Infrastructure	16.173.958.050	-	-	16.173.958.050
Accumulated Depreciation	**122.279.284.247**	**8.424.997.067**		**130.161.381.940**
- Buildings	119.393.942.988	8.130.229.418		127.524.172.406
- Infrastructure	2.342.441.885	294.767.649	-	2.637.209.534
Net book Value	**437.037.502.191**	**(8.424.997.067)**		**435.641.736.501**
- Buildings	423.205.986.026	(8.130.229.418)		387.722.026.287
- Infrastructure	13.831.516.165	(294.767.649)	-	47.919.710.214

5.11 Prepaid expenses

	30/09/2026 VND	01/01/2026 VND
Long term	**6.358.776.078**	**809.679.447**
Office supplies expenses	777.365.416	809.679.447
Total	**6.358.776.078**	**809.679.447**

5.12 Borrowings and finance lease liabilities

	30/09/2026 (VND)	Increases during the year VND	Decreases during the year VND	01/01/2026 (VND)
'Short-term borrowings	**1.115.280.119.074**	**810.628.858.133**	**575.711.858.561**	**880.363.119.502**
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
Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch (2)	589.763.205.640	589.763.205.640	248.007.909.111	248.007.909.111
Military Commercial Joint Stock Bank - Ba Dinh Branch	1.951.129.552	1.951.129.552		
Tay Ho Construction and Housing Investment Joint Stock Company (3)	15.000.000.000			15.000.000.000
Hancorp Construction Equipment And Material Joint Stock Company (4)	14.000.000.000			14.000.000.000
Others	2.450.000.000		2.800.000.000	5.250.000.000
'Long-term borrowings	**117.013.326.102**	**38.225.999.102**	**-**	**78.787.327.000**
'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
Total	**921.971.428.007**	**174.691.004.685**	**211.870.023.180**	**959.150.446.502**

5.17 Trade payables

	30/09/2026 VND	01/01/2026 VND
Short-term	**156.895.280.029**	**589.299.406.725**
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 Company Limited	1.444.469.395	2.005.558.317
Tay Ho Housing Investment and Construction Joint Stock Company	3.573.400.452	13.185.950.460
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
Electrical and Water Installation and Construction Joint Stock Company		-
Nam Long Elevator and Equipment Company Limited	25.677.312.353	54.082.068.757
Tan Thanh An Technology and Trading Investment Joint Stock Company	5.916.521.471	26.928.238.037
Lanmak Real Estate Investment and Construction Joint Stock Company	27.746.983.529	21.042.917.262
Mechanized Construction JSC	55.287.941.445	21.195.619.772
HCM Museum Construction Joint Stock Company	5.916.521.471	6.450.714.928
Others	492.585.280.007	422.518.790.875
Total	**645.224.794.030**	**589.299.406.725**

5.18 Prepayments from customers

	30/09/2026 VND	01/01/2026 VND
Airports Corporation of Vietnam	-	514.020.534.055
Project B1 Management Board	23.629.907.817	23.629.907.817
Others	92.491.093.298	81.157.381.516
Total	**116.121.001.115**	**618.807.823.388**

5.19 Taxes and payables to State Treasury

	01/01/2026 VND	Additions VND	Paid VND	30/09/2026 VND
Payables	**61.790.945.821**	**55.531.764.754**	**23.349.165.531**	**93.973.545.044**
Corporate income tax	2.808.734.367	-	2.756.877.709	51.856.658
Personal income tax	90.091.445	1.931.298.325	1.797.713.325	223.676.445
Land tax, Land rental charges	58.775.219.397	52.796.449.310	18.169.580.717	93.402.087.990
Fee, charges and other payables	116.900.612	804.017.119	624.993.780	295.923.951
Receivables	**46.419.117.780**	**420.818.273**	**4.775.444.639**	**50.773.744.146**
VAT	37.816.137.063	420.818.273	4.775.444.639	42.170.763.429
Corporate income tax	8.602.980.717	-	-	8.602.980.717

(*) The Corporation's tax finalisation will be subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions can be interpreted in various ways, the tax amounts presented in the separate Financial Statements may be subject to change based on the final decision of the tax authorities.

5.20 Accrued expenses

	30/09/2026 VND	01/01/2026 VND
Short term	**1.278.139.268.054**	**1.267.889.139.984**
Interest expense		954.068.518
Accrued construction project costs	938.136.488.905	917.839.863.471
Accrued real estate project costs	339.446.352.745	348.160.207.995
Others	556.426.404	935.000.000
Total	**1.278.139.268.054**	**1.267.889.139.984**

5.21 Other payables

	30/09/2026 VND	01/01/2026 VND
Short-term	**124.890.950.521**	**126.197.714.881**
Trade Union fees	155.674.193	155.656.130
Others	137.014.075.839	126.042.058.751
Maintenance Fee 2% - Project N06, N07	*473.114.587*	*473.114.587*
Maintenance Fee 2% - N01T8 NGĐ Building Project	*2.259.675.755*	*2.236.769.245*
Bonus and Welfare Fund balance distributed to employees upon equitization	*8.837.794.747*	*8.837.794.747*
Must pay for capital contribution to My Duc Cement Joint Stock Company (*)	*9.793.145.000*	*9.793.145.000*

Must pay for capital contribution to Sahabak JSC (*)	*13.000.000.000*	*13.000.000.000*
Da Nang International Terminal Investment And Operation Joint Stock Company	*54.353.250.000*	*42.840.000.000*
Interest payable on loans	*2.088.715.932*	*1.517.613.193*
Others	91.592.684.963	*90.183.621.979*
Total	**124.890.950.521**	**126.197.714.881**

5.22 Unearned revenues

	30/09/2026 VND	01/01/2026 VND
Short-term	**3.947.772.916**	**3.947.772.916**
3-Storey Shopping Center – 28-Storey Apartment Complex Project, Thang Long International Village (*)	3.947.772.916	3.947.772.916
Long-term	**139.090.553.779**	**141.064.440.237**
3-Storey Shopping Center – 28-Storey Apartment Complex Project, Thang Long International Village (*)	137.989.610.550	140.950.440.237
Others	114.000.000	114.000.000
Total	**142.051.383.466**	**145.012.213.153**

(*) This is the revenue received in advance for the rental of the commercial center under the following contract:

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

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

The total contract value is 218 billion VND, the lease term is 50 years from 29/11/2012.

5.23 Owners' equity

a. Changes of owners' equity

Unit: VND

	Các khoản mục thuộc vốn chủ sở hữu			
	Share capital	Development and Investment Fund	Retained profits	Total
As at 01/01/2025	**1.410.480.000.000**	**37.471.859.524**	**38.038.833.152**	**1.485.990.692.676**
Profit in the previous year	-	-	46.619.960.281	46.619.960.281
Dividends	-	-	(35.262.000.000)	(35.262.000.000)
Appropriation to equity funds	-	437.000.000	(2.437.000.000)	(2.000.000.000)
As at 01/01/2026	**1.410.480.000.000**	**37.908.859.524**	**46.959.793.433**	**1.495.348.652.957**
Profit in the this year	-		16.205.833.130	16.205.833.130
Dividends				-
As at 30/09/2026	**1.410.480.000.000**	**37.908.859.524**	**63.165.626.563**	**1.511.554.486.087**

b. Details of owners' equity

	30/09/2026 VND	01/01/2026 VND
State capital contribution (Ministry of Construction)	1.393.996.080.000	1.393.996.080.000
Capital contribution of other subjects	16.483.920.000	16.483.920.000
Total	**1.410.480.000.000**	**1.410.480.000.000**

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLDATED INCOME STATEMENT

6.1 Revenue from sales of goods and provision of services

	3rd Quarter 2026	3rd Quarter 2025
Revenue from real estate		-
Construction revenue	270.947.951.418	452.186.939.119
Revenue from provision of services	5.494.383.901	4.208.404.032
Total	**276.442.335.319**	**456.395.343.151**

6.2 Cost of goods sold

	3rd Quarter 2026	3rd Quarter 2025
Real estate business cost		
Cost of construction activities	245.178.804.680	432.668.439.902
Cost of service	2.077.960.409	3.059.160.411
Total	**247.256.765.089**	**435.727.600.313**

6.3 Financial income

	3rd Quarter 2026	3rd Quarter 2025
Interest income from deposits	52.577.978	91.577.462
Dividends received	4.755.060.600	6.565.516.376
Total	**4.807.638.578**	**6.657.093.838**

6.4 Financial expenses

	3rd Quarter 2026	3rd Quarter 2025
Interest expense	20.650.349.955	13.504.578.776
Total	**20.650.349.955**	**13.504.578.776**

6.5 Other income

	3rd Quarter 2026	3rd Quarter 2025
Office for rent, location	-	2.611.911.494
Income from management fees, electricity, water, management fees of secondary investors, contractors	7.665.231.549	14.347.106.250
Others	961.194.553	297.950.212
Total	**8.626.426.102**	**17.256.967.956**

6.6 Other expenses

	3rd Quarter 2026	3rd Quarter 2025
Electricity costs of secondary investors, contractors	7.284.311.605	14.347.106.250
Others	729.748.171	766.794.570
Total	**8.014.059.776**	**15.113.900.820**

6.7 Selling and General administrative expenses

	3rd Quarter 2026	3rd Quarter 2025
General administrative expenses	**11.329.699.558**	**13.078.132.045**
Employee expenses	6.306.414.345	7.602.328.768
Depreciation of fixed assets	1.164.661.694	1.188.789.801
Taxes, fees, and charges	637.848.234	637.848.234
Outsourcing expenses	3.220.775.285	3.649.165.242
Total	**11.329.699.558**	**13.078.132.045**

7 Comparative figures

Comparative figures on the Statement of Financial Position and the respective notes are taken from the separate financial statements for the fiscal year ended 31 December 2025, which were audited by CPA Vietnam Auditing Company Limited. Comparative figures on the Income Statement and the Statement of Cash Flows are taken from the separate financial statements for the third quarter of 2025 prepared by the Corporation.

Ha Noi, 26 October 2026

Preparer	Chief Accountant	General Director
Nguyen Nhat Quang	Nguyen Thi Thu Huong	Duong Ngoc Quang