CÔNG TY CỔ PHẦN TẬP ĐOÀN BẤT ĐỘNG SẢN QUỐC GIA
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FINANCIAL STATEMENT

For the third quarter of the year 2026

NATIONAL REALTY CORPORATION JOINT STOCK COMPANY

(formerly known as NRC Corporation Joint Stock Company)

NATIONAL REALTY CORPORATION JOINT STOCK COMPANY

Form B 01 - DN

Circular No. 99/2025/TT-BTC

SEPARATE STATEMENT OF FINANCIAL POSITION

As at Sep 30, 2026

Unit: VND

	ASSETS	Code	Notes	Sep 30,2026	Jan 01,2026
A.	**CURRENT ASSETS**	**100**		**212,172,385,752**	**736,523,982,305**
I.	**Cash and cash equivalents**	**110**	**V.1**	**492,072,216**	**1,284,878,407**
1.	Cash	111		492,072,216	1,284,878,407
II.	**Short-term receivables**	**130**		**200,303,953,213**	**723,787,705,570**
1.	Short-term trade receivables	131	V.3	6,885,449,939	9,288,713,160
2.	Short-term prepayments to suppliers	132		361,708,000	1,620,000
3.	Other short-term receivables	135	V.4	193,443,295,274	732,028,902,410
4.	Provision for doubtful short-term debts	136	V.5	(386,500,000)	(17,531,530,000)
III.	**Inventories**	**140**		**9,635,820,663**	**9,618,060,663**
1.	Inventories	141	V.6	9,635,820,663	9,618,060,663
IV.	**Other current assets**	**160**		**1,740,539,660**	**1,833,337,665**
1.	Short-term prepayments	161	V.7	8,869,026	168,109,504
2.	Deductible VAT	162		1,731,670,634	1,665,228,161
B.	**NON-CURRENT ASSETS**	**200**		**1,458,032,830,574**	**990,559,490,241**
I.	**Long-term receivables**	**210**		**507,910,438,356**	**395,753,500,000**
1.	Receivables from long-term loans	215	V.4	507,910,438,356	395,753,500,000
II.	**Fixed assets**	**220**		**65,036,737,372**	**65,836,309,270**
1.	Tangible fixed assets	221	V.8	6,767,606,098	7,410,077,236
	- Cost	222		*13,778,902,954*	*13,778,902,954*
	- Accumulated depreciation	223		*(7,011,296,856)*	*(6,368,825,718)*
2.	Intangible fixed assets	227	V.9	58,269,131,274	58,426,232,034
	- Cost	228		*59,462,034,270*	*59,462,034,270*
	- Accumulated depreciation	229		*(1,192,902,996)*	*(1,035,802,236)*
III.	**Investment Properties**	**240**	**V.10**	**65,567,550,000**	**65,726,400,000**
	- Cost	241		66,150,000,000	66,150,000,000
	- Accumulated depreciation	242		(582,450,000)	(423,600,000)
IV.	**Long-term investments**	**260**	**V.2**	**819,421,358,754**	**463,109,140,199**
1.	Investments in subsidiaries	261		819,600,000,000	371,800,000,000
2.	Investments in associates, joint-ventures	262		-	99,800,000,000
3.	Provision for decline in the value of long-term in	264		(178,641,246)	(8,490,859,801)
V.	**Other long-term assets**	**270**		**96,746,092**	**134,140,772**
1.	Long-term prepaid expenses	271	V.7	96,746,092	134,140,772
	TOTAL ASSETS (100+200)	**280**		**1,670,205,216,326**	**1,727,083,472,546**

NATIONAL REALTY CORPORATION JOINT STOCK COMPANY

Form B 01 - DN

Circular No. 99/2025/TT-BTC

SEPARATE STATEMENT OF FINANCIAL POSITION

As at Sep 30, 2026

Unit: VND

	RESOURCES	Code	Notes	Sep 30,2026	Jan 01,2026
C.	**LIABILITIES**	**300**		**646,952,406,979**	**712,150,476,584**
I.	**Current liabilities**	**310**		**546,044,406,979**	**549,071,821,273**
1.	Short-term trade payables	311	V.11	3,862,305,660	4,111,356,578
2.	Short-term advances from customers	312	V.12	1,803,644,625	2,003,644,625
3.	Taxes and other payables to the State Budget	314	V.13	99,730,632,185	94,672,460,537
4.	Payables to employees	315		6,303,594,140	6,717,143,608
5.	Short-term accrued expenses	316	V.14	135,831,883,221	119,054,506,734
6.	Other short-term payables	320	V.15	66,209,507,847	64,777,586,751
7.	Short-term borrowings and financial lease liabili	321	V.16	223,988,153,519	249,957,455,243
8.	Bonus and welfare fund	323		8,314,685,782	7,777,667,197
II.	**Non-current liabilities**	**330**		**100,908,000,000**	**163,078,655,311**
1.	Other long-term payables	338	V.15	62,108,000,000	122,878,655,311
2.	Long-term borrowings and financial lease liabilities	339		38,800,000,000	40,200,000,000
D.	**OWNERS' EQUITY**	**400**	**V.18**	**1,023,252,809,347**	**1,014,932,995,962**
1.	Owners' equity	411		925,977,620,000	925,977,620,000
	Ordinary shares with voting rights	411a		*925,977,620,000*	*925,977,620,000*
2.	Share premium	412		29,461,170,400	29,461,170,400
3.	Investment and development fund	418		11,821,832,131	11,527,322,839
4.	Undistributed earnings	420		55,992,186,816	47,966,882,723
	Undistributed earnings accumulated to the end	420a		*47,083,354,846*	*38,149,906,308*
	Undistributed earnings in this period	420b		*8,908,831,970*	*9,816,976,415*
	TOTAL RESOURCES (300+400)	**440**		**1,670,205,216,326**	**1,727,083,472,546**

HCM City, Oct 20, 2026

By authorization of the legal representative

Prepared by	Chief Accountant	General Director
Le Thi Phi Yen	Nguyen Thi Van	Trinh Van Bao

CÔNG TY CỔ PHẦN TẬP ĐOÀN BẤT ĐỘNG SẢN QUỐC GIA
NATIONAL REALTY CORPORATION
M.S.D.N: 0312695565

NATIONAL REALTY CORPORATION JOINT STOCK COMPANY

INCOME STATEMENT

For the third quarter of the year 2026

Form B 021 - DN
Circular No. 99/2025/TT-BTC

Unit: VND

ITEMS	Code	Notes	Quarter 3		Accumulated	
			Y2026	Y2025	Y2026	Y2025
1. Revenue from sale of goods and rendering of services	01		1,292,460,000	3,283,065,791	18,982,520,000	14,484,306,513
2. Net revenue from sale of goods and rendering of ser	**10**	**VI.1**	**1,292,460,000**	**3,283,065,791**	**18,982,520,000**	**14,484,306,513**
3. Cost of goods sold	11		95,236,386	67,635,869	285,709,158	1,119,165,064
4. Gross profit	**20**		**1,197,223,614**	**3,215,429,922**	**18,696,810,842**	**13,365,141,449**
5. Financial income	22		44,868	110,531	6,000,154,468	198,777
6. Financial expenses	23	VI.2	625,489,183	5,825,075,322	18,554,811,669	24,392,655,664
In which: borrowings expenses	*24*		*8,874,979,920*	*5,827,011,422*	*26,867,030,224*	*24,392,655,664*
7. General & administration expenses	26	VI.3	(1,119,734,957)	(29,298,218,373)	(4,959,560,618)	(48,628,377,499)
8. Operating profit	**30**		**1,691,514,256**	**26,688,683,504**	**11,101,714,259**	**37,601,062,061**
9. Other income	31	VI.4	1,000,000,000	-	7,892,191,781	-
10. Other expenses	32	VI.5	1,035,733,037	2,646,152,652	4,835,108,906	7,920,377,977
11. Other profit/loss (40 = 31 - 32)	**40**		**(35,733,037)**	**(2,646,152,652)**	**3,057,082,875**	**(7,920,377,977)**
13. Net accounting profit before tax	**50**		**1,655,781,219**	**24,042,530,852**	**14,158,797,134**	**29,680,684,084**
14. Corporate income tax - current	51	VI.7	73,563,985	4,535,161,539	5,249,965,164	8,623,850,899
15. Net profit after corporate income tax	**60**		**1,582,217,234**	**19,507,369,313**	**8,908,831,970**	**21,056,833,185**

HCM City, Oct 20, 2026

By authorization of the legal representative

Prepared by	Chief Accountant	General Director
Le Thi Phi Yen	Nguyen Thi Van	Trinh Van Bao

The notes to the financial statements form an intergral part of this report

NATIONAL REALTY CORPORATION JOINT STOCK COMPANY

CASH FLOW STATEMENT

(Under indirect method)

For the third quarter of the year 2026

Form B 03 - DN

Circular No. 99/2025/TT-BTC

Unit: VND

ITEMS	Code	Notes	Quarter 3		Accumulated	
			Y2026	Y2025	Y2026	Y2025
I. CASH FLOWS FROM OPERATING ACTIVITIES						
1. Net profit before tax	01		**1,655,781,219**	**24,042,530,852**	**14,158,797,134**	**29,680,684,084**
2. Adjustments for :						
Depreciation of fixed assets and investment properties	02		319,473,966	319,473,966	958,421,898	962,175,487
Provisions	03		(13,019,490,737)	(33,453,000,000)	(25,457,248,555)	(58,926,863,900)
Interest expense	06	VI.2	8,874,979,920	5,827,011,422	26,867,030,224	24,392,655,664
3. Profit from operating activities before changes in working capital	**08**		**(2,169,255,632)**	**(3,263,983,760)**	**16,527,000,701**	**(3,891,348,665)**
Increase (-)/ decrease (+) in receivables	09		96,587,557,490	54,578,087,007	580,405,401,528	116,287,955,005
Increase (-)/ decrease (+) in inventories	10		-	132,139,089	(17,760,000)	132,139,089
Increase (+)/ decrease (-) in payables (Other than interest payable, income tax)	11		(54,539,194,369)	(25,947,411,827)	(51,838,296,313)	(22,477,685,474)
Increase (-)/ decrease (+) in deferred expenses	12		70,104,406	(105,345,655)	196,635,158	(75,916,027)
Interest paid	14		-	(2,091,868,153)	(17,960,696,346)	(3,554,064,701)
Corporate income tax paid	15		(173,563,985)	-	(683,789,195)	(424,722)
Other receipts from operating activities	16		(13,000,000)	-	(13,000,000)	-
Other payments on operating activities	17		-	(10,500,000)	(39,000,000)	(41,527,778)
Net cash flows from operating activities	**20**		**39,762,647,910**	**23,291,116,701**	**526,576,495,533**	**86,379,126,727**

The notes to the financial statements form an intergral part of this report

NATIONAL REALTY CORPORATION JOINT STOCK COMPANY

CASH FLOW STATEMENT

(Under indirect method)

For the third quarter of the year 2026

Form B 03 - DN

Circular No. 99/2025/TT-BTC

Unit: VND

ITEMS	Code	Notes	Quarter 3		Accumulated	
			Y2026	Y2025	Y2026	Y2025
II. CASH FLOWS FROM INVESTING ACTIVITIES	**0**					
4. Collection of loans, proceeds from sale of debt instruments of other entities	24		-	52,894,000,000	-	52,894,000,000
1. Investments in other entities	25		-	(69,800,000,000)	(500,000,000,000)	(69,800,000,000)
Net cash flows from investing activities	**30**		**-**	**(16,906,000,000)**	**(500,000,000,000)**	**(16,906,000,000)**
III. CASH FLOWS FROM FINANCING ACTIVITIES	**0**					
1. Proceeds from borrowings	33	VII.2	1,903,000,000	-	47,109,999,999	-
2. Repayments of borrowings	34	VII.3	(42,356,932,847)	(6,076,276,000)	(74,479,301,723)	(69,178,653,200)
Net cash flows from financing activities	**40**		**(40,453,932,847)**	**(6,076,276,000)**	**(27,369,301,724)**	**(69,178,653,200)**
Net cash flows (50 = 20+ 30 + 40)	**50**		**(691,284,937)**	**308,840,701**	**(792,806,191)**	**294,473,527**
Cash and cash equivalents at the beginning of the pe	**60**		**1,183,357,153**	**86,454,988**	**1,284,878,407**	**100,822,162**
Cash and cash equivalents at the end of the period (5	**70**	**V.1**	**492,072,216**	**395,295,689**	**492,072,216**	**395,295,689**

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HCM City, Oct 20, 2026

By authorization of the legal representative

Prepared by	Chief Accountant	General Director
Le Thi Phi Yen	Nguyen Thi Van	Trinh Van Bao

CÔNG TY CỔ PHẦN TẬP ĐOÀN BẤT ĐỘNG SẢN QUỐC GIA
NATIONAL REALTY CORPORATION
M.S.D.N: 0312695565

The notes to the financial statements form an intergral part of this report

I. BUSINESS HIGHLIGHTS

1. Establishment

National Realty Corporation Joint Stock Company (formerly known as NRC Corporation Joint Stock Company), originally Netland Real Estate Joint Stock Company was established and operates under the Business Registration Certificate No. 0312695565 dated March 19, 2014 issued by Ho Chi Minh City Department of Planning and Investment and the 18th amended certificate dated July 06, 2026 issued by the Ho Chi Minh City Department of Finance on the change of the Company's name.

On April 05, 2018, the Company's shares were first officially traded on Hanoi Stock Exchange with the code of NRC in accordance with listing decision No. 96/QD-SGDHN issued by the General Director of Hanoi Stock Exchange on March 05, 2018.

Listed on Hanoi Stock Exchange (HNX), code: NRC.

Vietnamese name: CÔNG TY CỔ PHẦN TẬP ĐOÀN BẤT ĐỘNG SẢN QUỐC GIA

Short name: National Realty Corporation.

Securities code: NRC.

Head office: No. 03 Tran Nhat Duat Street, Tan Dinh Ward, HCMC, Vietnam.

2. Structure of ownership: Joint Stock Company.

3. Business sector: Real estate.

4. Principal activities

The Company's principal business activities are real estate brokerage, consulting and trading services.

In which:

Trading real estates, the land use rights held by the owner, user or lessor;

Giving consultancy, brokerage, bidding on land use rights. Details: consultancy, brokerage on real estates (except for legality); Valuating real estates; Real estates exchange; Real estates bidding; Real estates management; Activities of real estates trading and brokerage agency;

Advertising;

Researching the market and implementing public poll.

5. Normal operating cycle

-As for project trading activity: production and operating cycle over 12 months

- As for normal trading activity: operating cycle is within 12 months

6. Total employees to at the end of the period

Total employees to June 30, 2026: 27 people. (December 31, 2025: 29 people).

I. BUSINESS HIGHLIGHTS

7. Enterprise structure

No	Company's name	Year of establishment	Address	Principal activities	Sep 30,2026		Jan 01,2026	
					Percentage of owning (%)	Percentage of voting rights (%)	Percentage of owning (%)	Percentage of voting rights (%)
	List of directly subsidiaries							
1	NRC Property Investment And Development Joint Stock Company (Formerly: Danh Khoi TK Joint Stock Company)	2021	No. 03 Tran Nhat Duat Street, Tan Dinh Ward, HCMC, Vietnam.	Real estates trading	85.69%	85.69%	49.90%	49.90%
2	Netland Real Estate Joint Stock Company	2025	Floor 12 (Unit 1206), CitiLight Tower, 45 Vo Thi Sau Street, Tan Dinh Ward, HCMC, Vietnam.	Real estates trading	99.88%	99.88%	99.88%	99.88%
3	NRC High Tech Agricultural Investment Company Limited	2025	No. 03 Tran Nhat Duat Street, Tan Dinh Ward, HCMC, Vietnam.	Wholesale of agricultural products	100.00%	100.00%	100.00%	100.00%
4	DKTK Thuan An Joint Stock Company	2022	No. 03 Tran Nhat Duat Street, Tan Dinh Ward, HCMC, Vietnam.	Real estates trading			50.66%	50.66%
	List of indirectly subsidiaries							
1	AG High-Tech Agricultural Services Company Limited (*)	2022	Bac Son Hamlet, Thoai Son Commune, An Giang Province, Vietnam.	Wholesale of agricultural products			78.74%	78.74%
2	Nagri Trading Joint Stock Company	15/05/2026	36 Mac Dinh Chi Street,Tan Dinh Ward, HCMC, Vietnam.	Wholesale of agricultural products	80.00%	80.00%		

(*) As at July 27, 2026, the Company had completed the divestment from this subsidiary.

List of subsidiary with no capital contribution: NRC Pharma Company Limited, established under Enterprise Registration Certificate No. 0319151204 dated September 11, 2025, issued by the Ho Chi Minh City Department of Finance, with a charter capital of VND 50,000,000,000. The Company's investment in this subsidiary amounts to VND 50,000,000,000, equivalent to 100% of its charter capital. As at the date of this report, the Company has not yet completed the capital contribution to this subsidiary.

I. BUSINESS HIGHLIGHTS

8. Disclosure on comparability of information in the separate financial statements

The Company changed the basis for the preparation and presentation of its financial statements from the accounting regime prescribed under Circular No. 200/2014/TT-BTC to that prescribed under Circular No. 99/2025/TT-BTC dated October 27, 2025, which became effective from January 01, 2026. Due to differences in the recognition, measurement and presentation principles between the two accounting regimes, the Company made non-retrospective adjustments to the comparative figures of the prior period to ensure consistency and comparability between periods. The material impacts arising from the transition have been reflected in the relevant line items of the financial statements and disclosed in the relevant notes.

II. ACCOUNTING PERIOD AND REPORTING CURRENCY

1. Fiscal year and accounting period

The fiscal year is from January 01 and ended December 31 annually.

2. Reporting currency

Vietnam Dong (VND) is used as a currency unit for accounting records.

III. ADOPTION OF ACCOUNTING STANDARDS AND POLICIES

1. Applicable Accounting Standards and Corporate Accounting

The Company applies the Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Systems issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 issued by the Ministry of Finance ("Circular 99") and other relevant regulations on the preparation and presentation of the financial statements

2. Disclosure of compliance with Vietnamese Accounting Standards and the Vietnamese Accounting System

The Company ensures that the financial statements have been prepared and presented in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Systems and other statutory legal regulations. These financial statements present fairly, in all material respects, the financial position, the results of operations and the cash flows of the Company.

IV. APPLIED ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT REGULATIONS

1. Principles for recording cash

Cash includes cash on hand, demand deposit.

Cash are subject to restrictions on the Company's use are not presented under this item but are presented under other current assets.

2. Principles for recording receivables

Receivables represent the Company's rights to receive cash or economic benefits from counterparties arising from completed transactions. Receivables are initially recognised at cost and are monitored in detail by counterparties and payment terms. At the end of the accounting period, receivables are presented at cost less any allowance for doubtful debts (if any).

Receivables are classified as short-term or long-term based on the nature of the receivables and the expected collection period of no more than or more than 12 months from the end of the accounting period.

The Company's receivables include:

I. BUSINESS HIGHLIGHTS

Trade receivables represent receivables arising from provision of services and other transactions with customers, where the right to receive cash is dependent only on the passage of time.

Other receivables comprise amounts arising outside the Company's sales activities, provision of services and internal relationships, including investments in business cooperation contracts ("BCCs") and other receivables in accordance with applicable regulations. For individually material other receivables, the Company provides detailed monitoring and disclosure of the nature of the transactions, amounts, dates of occurrence, repayment/collection terms, overdue status (if any), and related terms and conditions in accordance with applicable regulations.

Allowance for doubtful debts: The Company assesses the recoverability of receivables based on objective evidence, including the overdue status of receivables, the financial capacity of debtors and other indicators of deterioration in the ability to repay. An allowance is recognised for overdue receivables or receivables that are not yet due but for which there is evidence indicating that part or all of the outstanding amount may not be recoverable. The amount of allowance is determined based on the overdue period or the estimated unrecoverable amount of each receivable in accordance with applicable regulations.The allowance is recognised as an administrative expense for the period. The allowance is reversed when the required allowance is lower than the existing allowance balance recorded in the accounting books.

3. Principles for recording inventories

Principles for recording inventories: Inventories are recognised at cost, comprising purchase costs, conversion costs, non-refundable taxes and other directly attributable costs incurred in bringing the inventories to their present location and condition, after deducting discounts and rebates. At the end of the reporting period, inventories are presented at the lower of cost and net realisable value.

Inventory accounting method: Inventories are accounted for using the perpetual inventory method, under which inventory receipts, issues and balances are recorded regularly and continuously in the accounting records.

Method for provision for decline in value of inventories: An allowance for decline in value of inventories is recognised when there is evidence that the net realisable value of inventories is lower than their cost. Net realisable value is determined based on the estimated selling price in the ordinary course of business less the estimated costs to complete the products and the estimated costs necessary to make the sale. The allowance is recognised in cost of goods sold for the period. The recognition and reversal of the allowance are performed based on a comparison between the required allowance and the existing allowance balance recorded.

4. Method of depreciating and amortizing fixed assets

The Company applies depreciation methods for tangible fixed assets in accordance with prevailing regulations. The straight-line method is applied to allocate the depreciable amount of assets evenly over their useful lives. The depreciation periods are determined in accordance with the prescribed range of the Ministry of Finance and the Company's actual conditions of use.

5. Principles for recording business cooperation contracts (BCCs)

BCC in the form of jointly controlled operations

A business cooperation contract (BCC) in the form of jointly controlled operations is a contractual arrangement that does not establish a separate legal entity. Under such an arrangement, the participating parties jointly conduct the business activities and are entitled to the rights and benefits arising therefrom in accordance with the terms and conditions of the business cooperation contract.

I. BUSINESS HIGHLIGHTS

Based on the substance and terms of the contract, the Company recognizes in its financial statements its share of the economic benefits corresponding to its rights and obligations under the BCC, including the related assets, liabilities, revenue and expenses. The accounting unit established for the BCC, if any, serves solely to accumulate and allocate revenue, expenses, assets and liabilities among the participating parties and does not recognize the overall operating results of the BCC. Costs incurred individually by a participating party are recognized by that party. Common revenue and expenses are allocated among the participating parties in accordance with the terms of the contract and are recognized based on each party's respective share of entitlement or obligation, as supported by allocation schedules and relevant supporting documents confirmed by the participating parties.

6. Principles for recording deferred expenses

Deferred expenses are amortized to production and operating expenses on a straight-line basis over the estimated periods during which the related economic benefits are expected to be realized. The amortization period for each deferred expense is determined based on the nature of the expenditure, the contractual term, or its estimated useful life.

7. Principles for recording liabilities

At the end of the accounting period, liabilities are classified as short-term or long-term based on the remaining settlement period of the obligations in accordance with prevailing accounting standards and regulations.

Payables shall be monitored in detail by creditor, payment due date, currency of settlement and other relevant information as required for the Company's management purposes

8. Employee benefits

Employee benefits comprise salaries, wages, bonuses, compulsory insurance contributions and other benefits that the Company is obliged to pay to employees in accordance with laws, employment contracts, collective labour agreements or the Company's regulations in exchange for services rendered by employees. Employee benefits are recognised as expenses in the period when employees have rendered services that give rise to the Company's present obligation. Unpaid employee benefits at the end of the accounting period are recognised as payables to employees or other related payables and obligations in accordance with applicable regulations.

9. Principles for recording accrued expenses

Accrued expenses represent actual expenses incurred or expenses that are certain to be incurred in connection with production and business activities during the period but, as at the date of preparation of the financial statements, the Company has not yet received sufficient supporting documents, has not made payment, or the payment is not yet due. Such expenses are recognized based on the matching principle between revenue and expenses, ensuring that expenses are recognized in the appropriate accounting period in which they arise. The accrual of expenses must be based on reasonable and reliable grounds and calculated appropriately in accordance with the estimated actual expenses to be incurred.

Accrued expenses include items such as borrowing costs, bond interest, late payment interest on taxes and other accrued expenses related to the enterprise's production and business activities, excluding provisions for liabilities.

10. Principles for recording borrowings

The Company's borrowings include short-term borrowings, long-term borrowings, borrowings from bank, secured bonds and other borrowings used for the Company's production and business activities. Borrowings are initially recognized at the actual amount of proceeds received and amounts payable, excluding borrowing costs, and are monitored in detail by each lender, agreement, term, and currency of borrowing.

I. BUSINESS HIGHLIGHTS

Borrowings and finance lease liabilities with remaining repayment terms of more than 12 months from the end of the accounting period are classified as long-term borrowings and finance lease liabilities. Borrowings and finance lease liabilities with remaining repayment terms of 12 months or less, or for which the Company does not have an unconditional right to defer settlement for at least 12 months from the end of the accounting period, are classified as short-term borrowings and finance lease liabilities.

11. Principles for recording borrowing costs

Borrowing costs include interest expenses and other costs directly attributable to the Company's borrowings. Borrowing costs are recognized as finance expenses in the period when incurred, except for borrowing costs directly attributable to the construction or production of qualifying assets under construction or in progress that meet the capitalization criteria, which are capitalized into the cost of such assets when the conditions prescribed in Accounting Standard No. 16 "Borrowing Costs" are satisfied.

12. Principles for recording Owner's Equity

Owners' equity is recognised based on the actual contributed capital and does not include committed capital contributions or amounts receivable from owners.

In the case where the Company prepares consolidated financial statements, profit distribution is based on the undistributed after-tax profits available for distribution to owners after considering the Company's financial position, solvency, and capital requirements for the production and business activities of the Company and its subsidiaries. Such distribution shall not exceed the lower amount of undistributed after-tax profits reported in the separate financial statements and the consolidated financial statements.

13. Principles and methods for recognition of revenue and other income

Revenue from the rendering of services is recognized when all four (4) of the following conditions are simultaneously satisfied:

1. The revenue amount can be determined with reasonable certainty. Where a contract stipulates that the buyer has the right to return the purchased services under specific conditions, the enterprise shall only recognize revenue when such specific conditions no longer exist and the buyer no longer has the right to return the services provided;
2. The enterprise has received or will receive economic benefits from the service rendering transaction;
3. The percentage of completion of the service work at the reporting date can be determined;
4. The costs incurred for the transaction and the costs to complete the service rendering transaction can be determined.

Financial income is recognized when all two (2) of the following conditions are simultaneously satisfied:

1. It is probable that economic benefits associated with the transaction will flow to the entity;
2. The revenue can be measured with reasonable certainty.

14. Accounting principles for recording cost of goods sold

Cost of goods sold reflects the cost of products, goods, services sold during the period; and other costs recognized in, or deducted from, cost of goods sold during the reporting period. Cost of goods sold is recognized at the time the transaction occurs or when it is reasonably certain that the cost will be incurred in the future, regardless of whether payment has been made. Cost of goods sold and the related revenue are recognized simultaneously in accordance with the matching principle. Costs incurred in excess of normal levels of consumption or production are recognized immediately in cost of goods sold in accordance with the prudence principle.

15. Accounting principles for recording financial expenses

Financial expenses are recognized separately for each category of expense when they are actually incurred during the period and can be measured reliably, based on sufficient supporting evidence of such expenses.

I. BUSINESS HIGHLIGHTS

16. Principles and method of recording operating expenses

Recognition principle: Selling expenses and general and administrative expenses are recognized in the Income Statement in accordance with the matching principle and the accrual basis of accounting at the time they are incurred, regardless of when the related cash payment is made. Expenses that are not considered deductible for corporate income tax purposes under the Corporate Income Tax Law, but are supported by valid accounting invoices and documentation, are nevertheless recognized in full as accounting expenses in the period in which they are incurred. Such expenses are subsequently adjusted and excluded in determining taxable income for corporate income tax purposes.

17. Principles and methods for the recognition of current corporate income tax expense

The Company's tax obligations are declared and determined based on the prevailing tax regulations. Due to differences in the application and interpretation of tax regulations, the Company's tax filings may be subject to examination and reassessment by the tax authorities. Any differences (if any) between the tax amounts recognised and the amounts determined by the tax authorities' conclusions will be recognised in the financial statements in the period when official decisions or conclusions are issued by the tax authorities.

The Company's current corporate income tax rate is 20%.

The Company has been subject to tax inspections up to 2022.

18. Related parties

Information about related parties is as follows:

(i) Enterprises that directly or indirectly through one or more intermediaries control, or are controlled by, or are under common control with, the reporting enterprise (including parent companies, subsidiaries, and fellow subsidiaries);

(ii) Associated companies

(iii) Individuals who have direct or indirect voting power in reporting enterprises that results in significant influence over the enterprise, including close family members of these individuals. Close family members of an individual are those who can influence or be influenced by that person when dealing with the enterprise such as: Father, mother, wife, husband, children, siblings;

(iv) Key management personnel having authority and responsibility for planning, directing and controlling the activities of the reporting enterprise, including directors, officers and close family members of such individuals;

(v) Enterprises in which individuals listed in case (iii) or case (iv) directly or indirectly hold a significant portion of voting rights or through which such person can exercise significant influence over the enterprise. This includes enterprises owned by directors or major shareholders of the reporting enterprise and enterprises that have a key management member in common with the reporting enterprise.

19. Items with no balances and transactions

The items prescribed under Circular No. 99/2025/TT-BTC dated October 27, 2025, that are not presented in these interim financial statements are items with no balances and no transactions.

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

1. Cash

	30/09/2026	01/01/2026
Demand deposit (VND)	492,072,216	1,284,878,407
+ *ACB*	403,752,750	1,201,058,473
+ *Other banks*	88,319,466	83,819,934
Total	**492,072,216**	**1,284,878,407**

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

2. Financial investments

	Sep 30,2026				Jan 01,2026			
	Quantity	Cost	Recoverable amount	Provision amount	Quantity	Cost	Recoverable amount	Provision amount
a. Investment in subsidiaries		**819,600,000,000**	**819,421,358,754**	**(178,641,246)**		**371,800,000,000**	**363,309,140,199**	**(8,490,859,801)**
NRC Property Investment And Development JSC (*)	85.69%	599,800,000,000	599,800,000,000					
Netland Real Estate Joint Stock Company	99.88%	169,800,000,000	169,800,000,000		99.88%	169,800,000,000	169,800,000,000	
NRC High Tech Agricultural Investment Company Limited	100.00%	50,000,000,000	49,821,358,754	(178,641,246)	100.00%	50,000,000,000	41,638,130,839	(8,361,869,161)
DKTK Thuan An Joint Stock Company (**)					50.66%	152,000,000,000	151,871,009,360	(128,990,640)
b. Investment in associates						**99,800,000,000**	**99,800,000,000**	
NRC Property Investment And Development JSC (*)					49.90%	99,800,000,000	99,800,000,000	
Total		**819,600,000,000**	**819,421,358,754**	**(178,641,246)**		**471,600,000,000**	**463,109,140,199**	**(8,490,859,801)**

(*) NRC Property Investment and Development Joint Stock Company (formerly known as Danh Khoi TK Joint Stock Company), Business Registration Certificate No. 0317010293, most recently amended for the 4th time on April 06, 2026, issued by the Ho Chi Minh City Department of Finance. On March 11, 2026, the Company increased its capital contribution to NRC Property, resulting in an ownership interest of 85.69% following the capital increase.

(**) DKTK Thuan An Joint Stock Company, Business Registration Certificate No. 0317360869, most recently amended for the third time on June 02, 2025, issued by the Ho Chi Minh City Department of Finance. On June 26, 2026, the company completed its divestment from DKTK Thuan An.

c. Movements in the allowance for the allowance for investments held to maturity, and the allowance for impairment of other investments

	Jan 01,2026	Provisioning	Other increase adj	Reversal of provision	Other (decrease) adjustments	Sep 30,2026
Allowance for impairment of investments in other entities	8,490,859,801	66,262,822	-	8,378,481,377	-	178,641,246
Total	**8,490,859,801**	**66,262,822**	**-**	**8,378,481,377**	**-**	**178,641,246**

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

3. Short-term trade receivables

	Sep 30,2026		Jan 01,2026	
	Value	Provision	Value	Provision
Danh Khoi Holdings Investment JSC	5,416,595,105	-	6,357,499,526	-
Other customers	1,468,854,834	-	2,931,213,634	-
Total	**6,885,449,939**	**-**	**9,288,713,160**	**-**
In which:				
Related Parties	5,988,654,305	-	8,456,131,526	-
Other trade receivables	896,795,634	-	832,581,634	-
Total	**6,885,449,939**	**-**	**9,288,713,160**	**-**

Trade receivables from related parties are disclosed in Note VIII.3b

4. Other receivables

	Sep 30,2026		Jan 01,2026	
	Value	Provision	Value	Provision
a. Short-term	**193,443,295,274**	**(386,530,000)**	**732,028,902,410**	**(17,531,530,000)**
Advances to employees	25,090,600	-	20,090,600	-
Deposits	13,012,000,000	-	13,022,000,000	-
+ VHR Investment JSC	13,000,000,000	-	13,000,000,000	-
+ Other companies	12,000,000	-	22,000,000	-
Receivables from contract liquidation	147,753,500,000	-	204,617,938,356	-
+ Tan Tien Trading and Investment Co., Ltd (1)	147,753,500,000	-	-	-
+ NTR Real Estate Investment JSC	-	-	159,910,438,356	-
+ VINA Co.Ltd	-	-	44,707,500,000	-
Receivables from business cooperation (BCCs)	1,500,000,000	-	459,290,000,000	(17,145,000,000)
+Danh khoi Holdings Investment JSC (2)	1,500,000,000	-	459,290,000,000	(17,145,000,000)
Other receivables	31,152,704,674	(386,530,000)	55,078,873,454	(386,530,000)
+ Saigon Five Real Estate Development JSC (3)	15,050,000,000	-	39,550,000,000	-
+ Others	16,102,704,674	(386,530,000)	15,528,873,454	(386,530,000)

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

4. Other receivables (cont.)	Sep 30,2026		Jan 01,2026	
	Value	Provision	Value	Provision
b. Long-term	**507,910,438,356**	**-**	**395,753,500,000**	**-**
Receivables from business cooperation (BCCs)	507,910,438,356	-	395,753,500,000	-
+ ABFAST JSC (4)	198,000,000,000	-	198,000,000,000	-
+ Tan Tien Trading and Investment Co., Ltd (1)	-	-	197,753,500,000	-
+ NTR Real Estate Investment JSC (5)	159,910,438,356	-	-	-
+ ARIES Real Estate (6)	150,000,000,000	-	-	-
Total	**701,353,733,630**	**(386,530,000)**	**1,127,782,402,410**	**(17,531,530,000)**
In which:				
Related Parties	25,506,629,202	-	483,172,988,022	(17,145,000,000)
Other trade receivables	675,847,104,428	(386,530,000)	644,609,414,388	(386,530,000)
Total	**701,353,733,630**	**(386,530,000)**	**1,127,782,402,410**	**(17,531,530,000)**

Other receivables from related parties are disclosed in Note VIII.3b

(1)The outstanding receivable balance from the liquidation of contract No. 3107/2026/BBTT/TANTIEN-NRC dated July 31, 2026, the investment and business cooperation amount for The Bale - Mui Ne tourism project in Mui Ne Ward, Lam Dong Province, between the Company and Tan Tien Trading and Investment Company Limited.

(2) The outstanding receivable balance from the Contract Liquidation Minutes No. 01/2026/TLHD/NRC-DKRH/BD dated March 16, 2026.

(3) Receivables related to the liquidation agreement of the sale and purchase contract for the commercial area at the Binh Dang Project (Saigon Metro Mall) according to the liquidation agreement dated January 22, 2025.

(4) The investment cooperation amount for Zone D, the Dai Nam Residential Area project, Binh Duong Ward, Ho Chi Minh City, with ABFast Joint Stock Company under cooperation contract signed between the two parties.

(5) The business cooperation arrangement regarding the Nhon Hoi Urban Area project, Subdivision 4 (towers HH-2-1, HH-2-2, and HH-2-3) located Gia Lai Province, between the Company and NTR Real Estate Investment Joint Stock Company; under this arrangement, the company acts as the contributing party, while NTR receives the investment capital.

(6) The investment in the Thuan Phat Urban Area project, located in Tan An Ward, Tay Ninh Province, is being carried out by the Company and Aries Real Estate Co., Ltd. pursuant to the signed cooperation agreement No. 02/2026/HĐHT/ARI-NRC, dated June 30, 2026

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

4. Other receivables (cont.)	Sep 30,2026		Jan 01,2026	
	Value	Provision	Value	Provision
b. Long-term	**507,910,438,356**	**-**	**395,753,500,000**	**-**
Receivables from business cooperation (BCCs)	507,910,438,356	-	395,753,500,000	-
+ ABFAST JSC (4)	198,000,000,000	-	198,000,000,000	-
+ Tan Tien Trading and Investment Co., Ltd (1)	-	-	197,753,500,000	-
+ NTR Real Estate Investment JSC (5)	159,910,438,356	-	-	-
+ ARIES Real Estate (6)	150,000,000,000	-	-	-
Total	**701,353,733,630**	**(386,530,000)**	**1,127,782,402,410**	**(17,531,530,000)**
In which:				
Related Parties	25,506,629,202	-	483,172,988,022	(17,145,000,000)
Other trade receivables	675,847,104,428	(386,530,000)	644,609,414,388	(386,530,000)
Total	**701,353,733,630**	**(386,530,000)**	**1,127,782,402,410**	**(17,531,530,000)**

Other receivables from related parties are disclosed in Note VIII.3b

(1)The outstanding receivable balance from the liquidation of contract No. 3107/2026/BBTT/TANTIEN-NRC dated July 31, 2026, the investment and business cooperation amount for The Bale - Mui Ne tourism project in Mui Ne Ward, Lam Dong Province, between the Company and Tan Tien Trading and Investment Company Limited.

(2) The outstanding receivable balance from the Contract Liquidation Minutes No. 01/2026/TLHD/NRC-DKRH/BD dated March 16, 2026.

(3) Receivables related to the liquidation agreement of the sale and purchase contract for the commercial area at the Binh Dang Project (Saigon Metro Mall) according to the liquidation agreement dated January 22, 2025.

(4) The investment cooperation amount for Zone D, the Dai Nam Residential Area project, Binh Duong Ward, Ho Chi Minh City, with ABFast Joint Stock Company under cooperation contract signed between the two parties.

(5) The business cooperation arrangement regarding the Nhon Hoi Urban Area project, Subdivision 4 (towers HH-2-1, HH-2-2, and HH-2-3) located Gia Lai Province, between the Company and NTR Real Estate Investment Joint Stock Company; under this arrangement, the company acts as the contributing party, while NTR receives the investment capital.

(6) The investment in the Thuan Phat Urban Area project, located in Tan An Ward, Tay Ninh Province, is being carried out by the Company and Aries Real Estate Co., Ltd. pursuant to the signed cooperation agreement No. 02/2026/HĐHT/ARI-NRC, dated June 30, 2026

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

5. Doubtful debts

Item	Sep 30,2026			Jan 01,2026		
	Outstanding principal amount	Recoverable amount	Overdue period	Outstanding principal amount	Recoverable amount	Overdue period
Bad debts – Short-term receivables						
Danh Khoi Holdings Investment JSC				34,290,000,000	17,145,030,000	1-2 years
Danh Khoi Mien Trung Joint Stock Company	773,060,000	386,500,000	1-2 years	773,060,000	386,500,000	1-2 years
Total	**773,060,000**	**386,500,000**		**35,063,060,000**	**17,531,530,000**	

Movements in the allowance for receivables	Jan 01,2026	Provisioning	Reversal of provision	Other increase (decrease) adjustments	Sep 30,2026
Provision for doubtful short-term debts	17,531,530,000	-	(17,145,030,000)	-	386,500,000
	-	-	-	-	-
Total	**17,531,530,000**	**-**	**(17,145,030,000)**	**-**	**386,500,000**

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

6. Inventories

	Sep 30,2026		Jan 01,2026	
	Cost	Provision	Cost	Provision
Tools and supplies	69,658,000		51,898,000	
Works in progress (*)	9,566,162,663		9,566,162,663	
Total	**9,635,820,663**	**-**	**9,618,060,663**	**-**

(*) Works in progress including marketing expenses, advertising expenses, and other expenses related to real estate brokerage activities of (i) the Welltone Luxury Residence Project developed by VHR Investment JSC and (ii) the Themeraki Project developed by Asia Construction Investment and Tourist Joint Stock Company.

7. Deferred expenses

	Sep 30,2026	Jan 01,2026
a. Short-term	**8,869,026**	**168,109,504**
Tools and supplies	8,869,026	168,109,504
Other expenses	-	-
b. Long-term	**96,746,092**	**134,140,772**
Tools and supplies	71,209,092	101,727,273
Other expenses	25,537,000	32,413,499
Total	**105,615,118**	**302,250,276**

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

8. Increase, decrease in tangible fixed assets

Items	Buildings & structures	Transportation	Office supplies	Other tangible fixed assets	Total
Original cost					
Opening balance	6,100,751,183	6,874,826,146	584,980,453	218,345,172	**13,778,902,954**
Closing balance	6,100,751,183	6,874,826,146	584,980,453	218,345,172	**13,778,902,954**
Accumulated depreciation					
Opening balance	1,087,348,799	4,478,151,294	584,980,453	218,345,172	**6,368,825,718**
Charge for the period	*126,859,158*	*515,611,980*	-	-	**642,471,138**
Closing balance	1,214,207,957	4,993,763,274	584,980,453	218,345,172	**7,011,296,856**
Net book value					
Opening balance	5,013,402,384	2,396,674,852	-	-	**7,410,077,236**
Closing balance	4,886,543,226	1,881,062,872	-	-	**6,767,606,098**

- Ending net book value of tangible fixed assets mortgaged as borrowing from Dai Minh Son Investment and Construction JSC VND 4,886,543,226.
- Ending original costs of tangible fixed assets–waiting to be disposed: not applicable.
- Other changes in tangible fixed assets: not applicable.

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

9. Increase, decrease in intangible fixed assets

Items	Land use rights (*)	Computer software	Total
Original cost			
Opening balance	57,786,292,872	1,675,741,398	**59,462,034,270**
Closing balance	57,786,292,872	1,675,741,398	**59,462,034,270**
Accumulated depreciation			
Opening balance		1,035,802,236	**1,035,802,236**
Charge for the period		*157,100,760*	***157,100,760***
Closing balance		1,192,902,996	**1,192,902,996**
Net book value			
Opening balance	57,786,292,872	639,939,162	**58,426,232,034**
Closing balance	57,786,292,872	482,838,402	**58,269,131,274**

(*) The land use rights at 03 Tran Nhat Duat, Tan Dinh Ward, Ho Chi Minh City, Vietnam, with indefinite duration, are currently being used as collateral to secure borrowings of Dai Minh Son Investment and Construction Joint Stock Company.

Commitments on intangible fixed assets acquisitions, sales of large value in the future: not yet incurred.

10. Increase, decrease in investment properties

Investment properties for rent (*)

Items	Land use rights (*)	Buildings & structures	Total
Original cost			
Opening balance	60,855,000,000	5,295,000,000	**66,150,000,000**
Closing balance	60,855,000,000	5,295,000,000	**66,150,000,000**
Accumulated depreciation			
Opening balance	-	423,600,000	**423,600,000**
Charge for the period	-	*158,850,000*	**158,850,000**
Closing balance	-	582,450,000	**582,450,000**
Net book value			
Opening balance	60,855,000,000	4,871,400,000	**65,726,400,000**
Closing balance	60,855,000,000	4,712,550,000	**65,567,550,000**

(*) Buildings and land use rights at 1589 3/2 Street, Minh Phung Ward, Ho Chi Minh City, Vietnam.

Ending net book value of the investment properties pledged, mortagaged as borrowing security VND 65,567,550,000

Original cost of investment properties that have been fully depreciated but remain under lease: none

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

11. Trade payables

	Sep 30,2026	Jan 01,2026
a. Short-term	**3,862,305,660**	**4,111,356,578**
EOS Group Advertising and Technology Joint Stock Company	1,863,383,305	1,863,383,305
ROI Communication Marketing Company Limited	427,110,000	507,110,000
DKPM Service - Property Management Joint Stock Company	459,971,314	459,971,314
Other suppliers	1,111,841,041	1,280,891,959
Total	**3,862,305,660**	**4,111,356,578**
b. Overdue debts		
EOS Group Advertising and Technology Joint Stock Company	1,863,383,305	1,863,383,305
ROI Communication Marketing Company Limited	427,110,000	507,110,000
DKPM Service - Property Management Joint Stock Company	459,971,314	459,971,314
Other suppliers	1,111,841,041	1,280,891,959
Total	**3,862,305,660**	**4,111,356,578**
In which:		
Trade payables are related party (see Note VIII.3b)	459,971,314	459,971,314
Other suppliers	3,402,334,346	3,651,385,264
Total	**3,862,305,660**	**4,111,356,578**

12. Short-term prepayments from customers

Prepayments from customers for Saigon Metro Mall project	1,803,644,625	2,003,644,625
Total	**1,803,644,625**	**2,003,644,625**

13. Short-term taxes and payables to the State Budget

Items	Jan 01,2026	Payable amount	Paid amount	Sep 30,2026
VAT	16,618,796,765	63,087,003	595,014,183	16,086,869,585
Corporate income tax	71,043,549,044	5,249,965,164	683,789,195	75,609,725,013
Personal income tax	7,010,114,728	1,497,266,898	473,344,039	8,034,037,587
Fees, charges and other expens	-	94,864,094	94,864,094	-
Total	**94,672,460,537**	**6,905,183,159**	**1,847,011,511**	**99,730,632,185**

Tax inspections and audits

The Company was subject to a tax inspection by the tax authorities in respect of the tax periods from 2020 to 2022

14. Short-term accrued expenses

	Sep 30,2026	Jan 01,2026
Borrowing interest expenses	13,822,488,866	11,482,415,767
Bond interest expenses	70,149,662,970	64,733,555,044
Interests on deferred payment of taxes	46,155,511,516	41,150,643,241
Other accured expenses	5,704,219,869	1,687,892,682
Total	**135,831,883,221**	**119,054,506,734**

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

15. Other payables	Sep 30,2026	Jan 01,2026
a. Short-term	**66,209,507,847**	**64,777,586,751**
Trade union fee	1,169,815,000	1,129,265,000
Social insurance, health insurance and unemployment insurance	2,548,552,692	2,841,380,985
Deposits recceived under real estates consultancy contracts (1)	42,165,644,850	44,223,644,850
Other payables related to the Binh Dang Project	10,740,690,092	10,740,690,092
Other payables	9,584,805,213	5,842,605,824
b. Long-term	**62,108,000,000**	**122,878,655,311**
Long-term deposit	62,108,000,000	72,878,655,311
VHR Investment JSC (2)	62,108,000,000	70,000,000,000
NRC Property Investment And Development JSC	-	2,878,655,311
Payables under business cooperation contracts (BCCs)	-	50,000,000,000
Total	**128,317,507,847**	**187,656,242,062**
In which		
Other payables are related party (see Note VIII.3b)	70,893,933,932	84,032,994,591
Other payables	57,423,573,915	103,623,247,471
Total	**128,317,507,847**	**187,656,242,062**

(1) Deposits received from customers under real estate consulting contracts relating to the Welltone Luxury Residence project in Nha Trang Ward, Khanh Hoa Province.

(2) Deposits received from VHR Investment JSC for the provision of marketing, sales, consulting and brokerage services in relation to the real estate products of the Welltone Luxury Residence project in Nha Trang Ward, Khanh Hoa Province, pursuant to the master agreement on real estate project development and its accompanying appendices.

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

16. Borrowings and financial lease liabilities

Item	Jan 01,2026	Increases	Decreases	Borrowings due for repayment	Sep 30,2026
a. Short-term borrowings	**75,593,024,864**		**(14,489,961,957)**	**1,400,000,000**	**62,503,062,907**
BIDV (1)	69,553,062,907		(11,800,000,000)	-	57,753,062,907
Long-term bank borrowings due for repayment	6,039,961,957		(2,689,961,957)	1,400,000,000	4,750,000,000
Vietcombank (2)	6,039,961,957		(2,689,961,957)	1,400,000,000	4,750,000,000
b. Long-term borrowings	**40,200,000,000**			**(1,400,000,000)**	**38,800,000,000**
Vietcombank (2)	40,200,000,000			(1,400,000,000)	38,800,000,000
c. Bonds	**160,000,000,000**		**(1,700,000,000)**		**158,300,000,000**
Ordinary bonds (3)	160,000,000,000		(1,700,000,000)		158,300,000,000
d. Short-term borrowings from individuals	**14,364,430,379**	**47,110,227,428**	**(58,289,567,195)**		**3,185,090,612**
Short-term borrowings from individuals (4)	14,364,430,379	47,110,227,428	(58,289,567,195)		3,185,090,612
Total	**290,157,455,243**	**47,110,227,428**	**(74,479,529,152)**		**262,788,153,519**

e. Borrowings due for repayment

	Jan 01,2026		Sep 30,2026	
	Overdue principal	Overdue interest	Overdue principal	Overdue interest
Borrowings from banks	71,503,062,907	11,482,415,767	57,753,062,907	13,822,488,866
Bonds	160,000,000,000	64,733,555,044	158,300,000,000	70,149,662,970
Total	**231,503,062,907**	**76,215,970,811**	**216,053,062,907**	**83,972,151,836**

(1)Secured by land use rights and assets attached to land in the Nhon Hoi Ecological Urban Area owned by Phat Dat Real Estate Development Corporation

(2) Mortgage of the Company's land use rights and assets attached to the land of the Company at 1589 3/2 Street, Minh Phung Ward, HCMC, Vietnam.

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

16. Borrowings and financial lease liabilities

(3) Ordinary bonds:

Bond code	Date of issue	Maturity date	Quantity	Par value	Value of issue	Interest rate
NRCH2123002	Dec. 29, 2021	December 2024	2,000,000	100,000	200,000,000,000	11%/year, semi-annual interest payment

- The collateral for the bond issue comprises the land use rights relating to 95 land lots with a total area of 10,272.6 m^2 located in Subdivision 2 and Subdivision 4 of the Nhon Hoi Ecological Urban Area, Nhon Hoi Economic Zone, owned by Phat Dat Real Estate Development Corporation

- Bond package NRCH21230002 with an issue value of VND 200,000,000,000. The Company has successfully repurchased bonds with a total value of VND 41,700,000,000.

(4) Borrowings from individual parties are unssecured

	Jan 01,2026	Sep 30,2026
From related parties are disclosed in Note VIII.3b	11,783,830,000	1,418,870,000
Others	2,580,600,379	1,766,220,612
Total	**14,364,430,379**	**3,185,090,612**

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

17. Assets pledged as collateral

Types of assets	Value (VND)	Secured obligations	Secured party	Security period
Land use rights and assets attached to land at No. 1589 3/2 Street, Minh Phung Ward, Ho Chi Minh City, Vietnam, owned by the Company	65,620,500,000	Long-term borrowings of the Company	Vietcombank	May 2033
Land use rights at No. 03 Tran Nhat Duat Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam, owned by the Company	57,786,292,872	Borrowing from Dai Minh Son Investment and Construction Joint Stock Company	PVcomBank	June 2028
Buildings and structures at No. 3 Tran Nhat Duat Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam, owned by the Company	4,886,543,226			
Total	**128,293,336,098**			

During the period in which the assets are used as collateral, the Company continues to have the right to manage, use and exploit these assets in accordance with the terms of the credit agreement.

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

18. Owner's Equity

a. Comparison schedule for changes in Owners' Equity

Items	Owner's capital	Share premium	Investment and Development Fund	Undistributed earnings	Total
Balance as at Jan. 01, 2025	925,977,620,000	29,461,170,400	11,527,322,839	38,149,906,308	1,005,116,019,547
Profit	-	-	-	21,056,833,185	21,056,833,185
Balance as at Sep. 30, 2025	925,977,620,000	29,461,170,400	11,527,322,839	59,206,739,493	1,026,172,852,732
Balance as at Jan. 01, 2026	**925,977,620,000**	**29,461,170,400**	**11,527,322,839**	**47,966,882,723**	**1,014,932,995,962**
Profit	-	-	-	8,908,831,970	8,908,831,970
Investment and development fund at 2025		-	294,509,292	(294,509,292)	-
Bonus and welfare fund at 2025		-	-	(589,018,585)	(589,018,585)
Balance as at Sep. 30, 2026	**925,977,620,000**	**29,461,170,400**	**11,821,832,131**	**55,992,186,816**	**1,023,252,809,347**

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

18. Owner's Equity

b. Details of owners' shareholding	% of shareholding Sep 30, 2026	Sep 30,2026	Jan 01,2026
Ms. Ha Thi Kim Thanh		-	151,387,670,000
Other shareholders	100.00%	925,977,620,000	774,589,950,000
Total	**100.00%**	**925,977,620,000**	**925,977,620,000**

c. Capital transaction with owners and distribution of dividends, profits: none

d. Shares	Sep 30,2026	Jan 01,2026
Number of shares registered to be issued	92,597,762	92,597,762
Number of shares outstanding	92,597,762	92,597,762
Par value: VND/share.	10,000	10,000

e. Funds		
Investment and development fund	11,821,832,131	11,527,322,839
Total	**11,821,832,131**	**11,527,322,839**

The investment and development fund is appropriated from profit after corporate income tax and is used for expanding production and business scale or for the Company's intensive investment activities.

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE INCOME STATEMENT

		Q3.2026	Q3.2025
1.	**Revenue from rendering of services**		
	Revenue from leasing services	1,292,460,000	1,300,065,791
	Revenue from consulting services	-	1,983,000,000
	Revenue from business cooperation	-	-
	Total	**1,292,460,000**	**3,283,065,791**
	Revenue from related parties is disclosed in Note VIII.3c		
2.	**Financial expenses**		
	Borrowing and bond interest expenses	8,874,979,920	5,825,075,322
	Provision for/(Reversal of) impairment of financial investments	(8,249,490,737)	-
	Total	**625,489,183**	**5,825,075,322**
3.	**General and administration expenses**		
	Salaries	2,941,540,946	3,108,868,718
	Office supplies	66,626,659	22,299,677
	Depreciation	224,237,580	319,473,966
	Provision/Reversal of doubtful debts	(4,770,000,000)	(33,453,000,000)
	Services bought from outsiders	175,793,178	611,148,148
	Other expenses paid by cash	242,066,680	92,991,118
	Total	**(1,119,734,957)**	**(29,298,218,373)**
4.	**Other income**		
	Income from contractual penalties	1,000,000,000	-
	Total	**1,000,000,000**	**-**
5.	**Other expenses**		
	Penalties and late payment charges	1,035,733,037	2,646,152,652
	Total	**1,035,733,037**	**2,646,152,652**
6.	**Costs of production and doing business by factors**		
	Labour cost	2,941,540,946	3,108,868,718
	Depreciation	319,473,966	319,473,966
	Services bought from outsiders	175,793,178	677,344,137
	Other expenses paid by cash	(3,425,573,624)	(30,690,116,673)
	Total	**11,234,466**	**(26,584,429,852)**
7.	**Current corporate income tax expense**	-	-
	a. Total accounting profit before corporate income tax	1,655,781,219	24,042,530,852
	b. Current corporate income tax expense	73,563,985	4,535,161,539
	c. Total corporate income tax expens (*)	**5,249,965,164**	**8,623,850,899**

(*) Corporate income tax expense is estimated and be abble adjustmenting at the end of the accounting period.

VII. ADDITIONAL INFORMATION FOR ITEMS IN THE CASH FLOW STATEMENT

1. Cash and cash equivalents that are not available for use

2. Proceeds from borrowings during the period

	Q3.2026	Q3.2025
Proceeds from borrowings under ordinary agreements	-	-
Other	1,903,000,000	-
Total	**1,903,000,000**	**-**

3. Repayments of borrowings during the period

Repayments of principal under ordinary agreements	-	(6,076,276,000)
Other	(42,356,932,847)	-
Total	**(42,356,932,847)**	**(6,076,276,000)**

VIII. OTHER INFORMATION

1. **Contingent liabilities, commitments and other financial information**
2. **Events occurring after the end of the accounting period**
3. **Related party transactions and balances**

a. **Related party**

	Relationship
Danh Khoi Holdings Investment Joint Stock Company	Having the same key manager
DKPM Service - Property Management Joint Stock Company	Having the same key manager
Asia Construction Investment and Tourist Joint Stock Company	Having the same key manager
VHR Investment Joint Stock Company	Having the same key manager
Tay Nguyen Forest Protection And Development Investment Joint Stock Company	Having the same key manager
DKTK Thuan An Joint Stock Company	Subsidiary until June 26, 2026
Netland Real Estate Joint Stock Company	Subsidiary
NRC High-Tech Agricultural Investment Co.,Ltd.	Subsidiary
NRC Property Investment And Development Joint Stock Company	Subsidiary
AG High-Tech Agricultural Services Company Limited	Indirect subsidiary until July 27, 2026
Nagri Trading Joint Stock Company	Indirect subsidiary
NRC Pharma Company Limited	Subsidiary (capital not yet contributed)
Mr. Le Thong Nhat	Chairman of BOD
Mr. Nguyen Huy Cuong	Vice chairmam of BOD
Mr. Tran Vi Thoai	Member of BOD
Ms. Ngo Thi Nhu Phuong	Member of BOD
Ms. Nguyen Thi Huong Giang	Member of BOD
Mr. Tran Dai Duong	Member of BOD/ Chairman of AC
Mr. Trinh Van Bao	General Director
Ms. Han Thi Quynh Thi	Deputy General Director
Mr. Tran Tuan Hao	Deputy General Director (appointed on July 06, 2026)
Ms. Nguyen Thi Van	Chief Accountant

b. **Balances with related party**

Related parties – Receivables and payables	Content	Balance as at	
		Sep 30,2026	Jan 01,2026
1. Short-term trade receivables		**5,988,654,305**	**8,456,131,526**
Danh Khoi Holdings Investment JSC	Office rental	5,416,595,105	6,357,499,526
Asia Construction Investment and Tourist JSC	Consulting services	498,300,000	1,983,000,000
Netland Real Estate Joint Stock Company	Office rental	33,726,000	30,660,000
NRC High-Tech Agricultural Investment Co.,Ltd.	Office rental	11,125,200	58,692,000
NRC Pharma Company Limited	Office rental	28,908,000	26,280,000

VIII. OTHER INFORMATION

b. Balances with related party (cont.)

2. Other short-term and long-term receivables		Sep 30,2026	Jan 01,2026
		25,506,629,202	**483,172,988,022**
Danh Khoi Holdings Investment Joint Stock Comp	BCC	1,500,000,000	459,290,000,000
	Liquidation of the Contract	4,400,738,230	4,584,578,630
VHR Investment Joint Stock Company	Advance	6,086,970,635	6,086,970,635
	Deposit	13,000,000,000	13,000,000,000
Netland Real Estate Joint Stock Company	Payments on behalf	91,829,000	26,829,000
NRC High-Tech Agricultural Investment Co.,Ltd.	Payments on behalf	270,006,097	165,802,757
NRC Property Investment And Development Joint	Payments on behalf	138,278,240	-
NRC Pharma Company Limited	Payments on behalf	18,807,000	18,807,000

3. Short-term trade payables		Sep 30,2026	Jan 01,2026
		(459,971,314)	**(459,971,314)**
DKPM Service - Property Management Joint Stock	Office rental	(459,971,314)	(459,971,314)

4. Other payables		Sep 30,2026	Jan 01,2026
		(70,893,933,932)	**(84,032,994,591)**
Danh Khoi Holdings Investment Joint Stock Comp	Payments on behalf	(4,897,385,591)	-
Asia Construction Investment and Tourist JSC	three-party offsetting	(868,053,750)	-
VHR Investment Joint Stock Company	Deposit	(62,108,000,000)	(70,000,000,000)
NRC Property Investment And Development Joint	Deposit	(2,878,655,311)	(2,878,655,311)
Mr. Le Thong Nhat	Borrowing	-	(10,837,500,000)
Mr. Nguyen Huy Cuong	Payments on behalf	(21,839,280)	(21,839,280)
Mr. Tran Vi Thoai	Payments on behalf	(120,000,000)	(120,000,000)
Mr. Trinh Van Bao	Borrowing	-	(175,000,000)

5. Other borrowings and financial lease liabilities		Sep 30,2026	Jan 01,2026
		(1,418,870,000)	**(11,783,830,000)**
Mr. Le Thong Nhat	Borrowing	(859,000,000)	(11,223,960,000)
Mr. Nguyen Huy Cuong	Borrowing	(384,870,000)	(384,870,000)
Mr. Trinh Van Bao	Borrowing	(175,000,000)	(175,000,000)

c. In the period, the Company has the following transactions with related parties:

(i) Revenue		Q3.2026	Q3.2025
		1,292,460,000	**3,283,065,791**
Danh Khoi Holdings Investment JSC	Office rental	1,292,460,000	1,300,065,791
Asia Construction Investment and Tourist Joint Stock Company	Consulting service	-	1,983,000,000

VIII. OTHER INFORMATION

c. In the period, the Company has the following transactions with related parties(cont.)

(ii) Receivable transactions		**Q3.2026**	**Q3.2025**
		2,778,758,753	**3,283,065,791**
Danh Khoi Holdings Investment Joint Stock Company	three-party offsetting	268,758,753	-
	Office rental	1,350,000,000	1,300,065,791
	penalty	1,000,000,000	-
Netland Real Estate Joint Stock Company	Payments on behalf	65,000,000	-
NRC High-Tech Agricultural Investment Co.,Ltd.	Payments on behalf	25,000,000	-
NRC Property Investment And Development Joint Stock Company	Payments on behalf	70,000,000	-
Asia Construction Investment and Tourist Joint Stock Company	Consulting services	-	1,983,000,000

(iii) Payable transactions		**Q3.2026**	**Q3.2025**
		(5,637,714,627)	**-**
Danh Khoi Holdings Investment Joint Stock Company	three-party offsetting	(4,769,660,877)	-
Asia Construction Investment and Tourist Joint Stock Company	three-party offsetting	(868,053,750)	-

(iv) Collection transactions		**Q3.2026**	**Q3.2025**
		27,111,652,000	**13,688,000,000**
Danh Khoi Holdings Investment Joint Stock Company	BCC	24,040,000,000	-
	penalty	1,000,000,000	-
Asia Construction Investment and Tourist Joint Stock Company	Consulting services	-	3,000,000,000
NRC High-Tech Agricultural Investment Co.,Ltd.	Office rental	111,252,000	-
	Payments on behalf	57,400,000	-
Mr. Le Thong Nhat	Borrowing	1,903,000,000	10,513,000,000
Mr. Trinh Van Bao	Borrowing	-	175,000,000

(v) Payment transactions		**Q3.2026**	**Q3.2025**
		(49,370,499,999)	**(90,000,000,000)**
VHR Investment Joint Stock Company	Deposit	(7,892,000,000)	(90,000,000,000)
Mr. Le Thong Nhat	Borrowing	(41,478,499,999)	-

4. Comparative information

Application of new accounting regulations

From January 01, 2026, the Company applies Circular No. 99/2025/TT-BTC dated October 27, 2025, issued by the Ministry of Finance providing guidance on the Corporate Accounting Systems. The adoption of this Circular does not have a material impact on the Company's financial position, results of operations or cash flows.

HCM City, Oct 20, 2026
By authorization of the legal representative

Prepared by	**Chief Accountant**	**General Director**
Le Thi Phi Yen	**Nguyen Thi Van**	**Trinh Van Bao**