VINA2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY
MST: 0100105895
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SEPARATE FINANCIAL STATEMENTS

QUARTER III-2026

--- Ha Noi - 2026 ---

STATEMENT OF FINANCIAL POSITION
As at 30 September 2026

Form B 01-DN
Unit: VND

ASSETS	Codes	Notes	30/9/2026	01/01/2026
A. CURRENT ASSETS (100=110+130+140+160)	**100**		**2,285,566,629,487**	**2,336,626,661,650**
				-
I. Cash and cash equivalents	**110**	**3**	**33,782,799,821**	**196,739,365,154**
1. Cash	111		33,782,799,821	28,227,365,154
2. Cash equivalents	112		-	168,512,000,000
II. Short-term financial investments	**120**		**132,007,821,170**	**283,136,121,170**
1.Trading securities	121		-	198,283,300,000
3.Held-to-maturity investments	123	5	132,007,821,170	84,852,821,170
III. Short-term receivables	**130**		**1,622,006,625,094**	**1,483,747,035,821**
1. Trade accounts receivable	131	5	647,735,065,548	645,054,216,643
2. Advances to suppliers	132		765,747,473,072	736,583,676,986
4. Other receivables	135	7	287,079,464,200	181,806,610,554
5. Short-term allowance for doubtful debts	136		-78,555,377,726	-79,697,468,362
IV. Inventories	**140**	**8**	**464,850,216,308**	**350,794,109,992**
1. Inventories	141		464,850,216,308	350,794,109,992
VI. Other short-term assets	**160**		**32,919,167,094**	**22,210,029,513**
1.Short-term prepaid expenses	161	13	27,237,980,086	19,585,883,877
2.Valua added tax deductibles	162		5,303,395,131	2,246,353,759
3. Taxes and other receivables from the State budget	163		377,791,877	377,791,877
B. NON-CURRENT ASSETS (200=220+240+260+270)	**200**		**948,606,586,838**	**665,544,850,837**
			-	-
II. Fixed assets	**220**		**47,026,338,535**	**42,024,751,802**
1. Tangible fixed assets	221	9	47,026,338,535	42,024,751,802
- Cost	222		85,960,491,987	78,864,444,102
- Accumulated depreciation	223		-38,934,153,452	-36,839,692,300
2. Intangible fixed assets	227	10	-	-
- Cost	228		54,587,600	54,587,600
- Accumulated amotization	229		-54,587,600	-54,587,600
IV. Investment property	**240**	**11**	**129,853,165,025**	**137,097,576,661**
- Cost	241		164,514,823,759	168,963,853,863
- Accumulated depreciation	242		-34,661,658,734	-31,866,277,202
VI. Long-term financial investments	**260**		**771,068,109,174**	**485,784,809,174**
1. Investments in subsidiarie	261	12	50,000,000,000	50,000,000,000
2. Đầu tư vào công ty liên kết, liên doanh	252		171,000,000,000	-
2. Other long-term investments	263		554,783,300,000	440,500,000,000
3.Provision for impairment of long-term investments in other entities	264		-4,715,190,826	-4,715,190,826
VII. Other long-term assets	**270**		**658,974,104**	**637,713,200**
1.Long-term prepaid expenses	271	13	140,812,241	119,551,337
2.Deferred tax assets	272		518,161,863	518,161,863
TOTAL ASSETS (270=100+200)	**280**		**3,234,173,216,325**	**3,002,171,512,487**

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Form B 01-DN
Unit: VND

RESOURCES	Codes	Notes	30/9/2026	01/01/2026
A. LIABILITIES (300=310+330)	**300**		**2,313,232,410,347**	**2,079,290,788,131**
I. Current liabilities	**310**		**1,988,422,276,123**	**1,745,950,851,197**
1.Short-term trade payables	311	14	500,410,681,005	468,668,781,414
2.Short-term advances from customers	312	15	478,921,584,286	510,864,628,459
3.Taxes and amounts payable to the State budget (short-term)	314	16	28,862,326,067	23,855,908,767
4. Payables to employees	315		4,938,805,955	3,183,866,086
5.Short-term accrued expenses	316	17	35,631,520,595	40,084,634,733
6.Short-term deferred revenue	319		660,003,637	347,023,715
7.Other short-term payables	320	18	46,223,470,996	54,402,074,175
8.Short-term provisions	321		-	-
9.Short-term borrowings and finance lease liabilities	322	19	891,384,566,444	641,659,591,291
10.Bonus and welfare fund	323		1,389,317,138	2,884,342,557
II. Long-term liabilities	**330**		**324,810,134,224**	**333,339,936,934**
1.Long-term accrued expenses	334		24,954,618,256	24,954,618,256
2.Other long-term payables	338		114,504,438,356	118,304,438,356
3.Long-term deferred revenue	337		8,592,409,619	7,889,889,330
4.Long-term borrowings and finance lease li	339	20	176,758,667,993	176,758,667,993
5.Long-term provisions	343	21	-	5,432,322,999
B. EQUITY (400=410)	**400**	**22**	**920,940,805,978**	**922,880,724,356**
I. 1.Owner's contributed capital	**411**		**756,455,250,000**	**756,455,250,000**
-Ordinary shares with voting rights	*411a*		*756,455,250,000*	*756,455,250,000*
2. Share premium	412		73,121,759,196	73,121,759,196
3. Investment and development fund	418		70,379,474,239	70,379,474,239
4.Other equity funds	419		1,602,255,027	1,602,255,027
5. Retained earnings	420		19,382,067,516	21,321,985,894
- Retained earnings/(losses) accumulated to the prior year end	*420a*		*13,062,556,199*	*9,722,891,722*
- Retained earnings/(losses) of the current year	*420b*		*6,319,511,317*	*11,599,094,172*
TOTAL RESOURCES (440 = 300+ 400)	**440**		**3,234,173,216,325**	**3,002,171,512,487**

Hanoi, October 30, 2026

Prepaper	Chief Accountant	General Director
Cao Hong Le	Luong Van Hoang	Vu Trong Hung

M.S.D.N: 0100105895 C.T.C.P CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VINA2 THÀNH PHỐ HÀ NỘI

SEPARATE STATEMENT OF INCOME

3st Quarter 2026

FORM NO. B 02-DN

Unit: VND

ITEMS		Codes	Notes	Quarter 3/2026	Quarter 3/2025	From 01/01/2026 to 30/9/2026	From 01/01/2025 to 30/9/2025
1.	**Gross revenue from goods sold and services rendered**	**01**	**23**	**346,814,283,967**	**202,591,121,926**	**883,774,610,041**	**669,472,837,904**
2.	Revenue deductions	02		-	-	786,391,868	748,144,425
3.	**Net revenue from sales and services (10=01-02)**	**10**		**346,814,283,967**	**202,591,121,926**	**882,988,218,173**	**668,724,693,479**
4.	Cost of goods sold and services rendered	11	24	318,319,590,066	182,649,684,343	819,677,840,327	591,373,504,763
5.	**Gross profit from goods sold and services rendered (20=10-11)**	**20**		**28,494,693,901**	**19,941,437,583**	**63,310,377,846**	**77,351,188,716**
6.	Financial income	22	25	167,548,149	1,799,378,287	20,227,661,426	6,676,424,684
7.	Financial costs	23	26	17,356,899,348	12,217,823,355	48,565,494,917	41,310,525,601
	In which: Interest expense	*24*		*17,356,899,348*	*12,217,823,355*	*48,565,494,917*	*41,310,525,601*
8.	Selling expenses	25		-	-	597,093,971	1,502,607,062
9.	General and administration expenses	26		9,711,241,740	7,206,412,321	28,681,356,105	30,273,726,333
10.	**Net operating profit (30 = 20+(21-22)-(25+26))**	**30**		**1,594,100,962**	**2,316,580,194**	**5,694,094,279**	**10,940,754,404**
11.	Other income	31	27	1,013,510,451	90,897,091	6,249,991,689	4,299,177,726
12.	Other costs	32	28	2,081,231,907	17,000,000	2,562,320,643	76,275,944
13.	**Other profits(40=31-32)**	**40**		**-1,067,721,456**	**73,897,091**	**3,687,671,046**	**4,222,901,782**
14.	**Accounting profit before tax(50=30+40)**	**50**		**526,379,506**	**2,390,477,285**	**9,381,765,325**	**15,163,656,186**
15.	Current corporate income tax expense	51	29	105,275,901	480,314,199	3,062,254,008	5,999,925,711
16.	Deferred corporate income tax expense	52		-	-	-	685,056,802
17.	**Net profit after corporate income tax (60=50-51-52)**	**60**		**421,103,605**	**1,910,163,086**	**6,319,511,317**	**8,478,673,673**
18.	Basic earnings per share	70	30	6	28	84	123

Hanoi, October 30, 2026

Prepaper	Chief Accountant	General Director
Cao Hong Le	Luong Van Hoang	Vu Trong Hung

M.S.D.N: 0100105895 C.T.C.P CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VINA2 THÀNH PHỐ HÀ NỘI

SEPARATE STATEMENT OF CASH FLOWS

For the period from January 1, 2026 to September 30, 2026

FORM NO. B 03-DN
Unit: VND

ITEMS	Codes	Notes	From 01/01/2026 to 30/9/2026	From 01/01/2025 to 30/9/2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	**01**		**9,381,765,325**	**15,163,656,186**
2. Adjustments for:				
Depreciation and amortisation of fixed assets and investment properties	02		4,889,842,684	6,053,401,596
Allowances and provisions	03		-6,574,413,635	629,957,367
(Gains)/losses from investing activities	05		-3,427,661,426	-6,676,424,684
Interest expense	06		48,565,494,917	41,310,525,601
3.Operating profit before changes in working capital	**08**		**52,835,027,865**	**56,481,116,066**
Change in receivables	09		-63,800,030,555	-282,130,276,455
Change in inventories	10		-114,056,106,316	-34,988,330,900
Change in payables (excluding accrued loan interest and corporate income tax payable)	11		-19,429,451,398	82,044,699,506
Increase/decrease in prepaid expenses pending allocation	12		-7,673,357,113	-7,023,800,566
Interest paid	14		-52,564,128,934	-39,205,395,516
Corporate income tax paid	15		6,077,503,889	-13,734,664,865
Other cash inflows	15		-	-
Other cash outflows	17		-9,754,455,114	-3,620,845,000
Net cash flows from operating activities	**20**		**-208,364,997,676**	**-242,177,497,730**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long–term assets	21		-2,647,017,781	-
3. Cash recovered for lending, selling debt instruments of other entities	24		-53,500,000,000	-3,600,000,000
4. Cash recovered for lending, selling debt	24		8,145,000,000	40,188,943,000
5. Investments in other entities	25		-171,000,000,000	-
6. Cash recovered from investments in other entities	26		18,445,000,000	-
7. Interest earned, dividends and profits received	27		8,900,180,974	3,312,603,052
Net cash (used in) investing activities	**30**		**-191,656,836,807**	**39,901,546,052**
III. CASH FLOWS FROM FINANCING ACTIVITIES				
3. Proceeds from borrowings	33		1,055,467,227,146	765,522,816,110
4. Repayments of borrowings	34		-818,401,957,996	-735,460,442,602
5. Dividends and profits paid	36		-	-873,255
Net cash from financing activities	**40**		**237,065,269,150**	**30,061,500,253**
Net increase/(decrease) in cash for the year (50=20+30+40)	**50**		**-162,956,565,333**	**-172,214,451,425**
Cash and cash equivalents at the beginning of the year	**60**		**196,739,365,154**	**190,780,579,890**
Cash and cash equivalents at the end of the year (70=50+60+61)	**70**		**33,782,799,821**	**18,566,128,465**

Prepaper	Chief Accountant	General Director
Cao Hong Le	Luong Van Hoang	Vu Trong Hung

M.S.D.N: 0100105895 - C.T.C.P - CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VINA2 - THÀNH PHỐ HÀ NỘI

VINA2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

Form No. B 09-DN

(Issued under Circular No. 99/2025/TT-BTC dated 27/10/2025 by Minister of Finance)

NOTES TO THE FINANCIAL STATEMENTS FOR QUARTER III OF 2026

I - Characteristics of Business operations

1 - Form of Capital ownership: A Joint stock company

2 - Business fields : Construction, services, and production

3 - Business sectors:

- Construction of civil, industrial, and road transport works at all levels, bridges, irrigation, postal facilities, foundations, urban infrastructure projects, and industrial zones, electrical transmission lines, and substations up to 110KV; foundation leveling, treatment of weak soil; construction of drainage works; installation of technological and pressure pipes, refrigeration systems;
- Residential development, real estate business;
- Repair, replacement, and installation of machinery and equipment, all types of concrete structures, steel structures, technical systems of construction (elevators, air conditioning, ventilation, drainage);
- Production and trading of construction materials (sand, stone, bricks, tiles, cement, concrete components, ready-mixed concrete, and other types of construction materials used in interior decoration. Business is only permitted when authorized by competent State authorities
- Consulting, investing, implementing construction investment projects, project planning, consulting tenders, supervising, and project management.
- Import and export of materials, machinery, equipment, spare parts, production materials, consumer goods, production materials, technological lines, automated machinery and equipment, construction materials, means of transport;
- Agent for domestic and foreign companies trading items serving production and consumption (The enterprise may only conduct business when it meets the conditions as prescribed by law)

4 The operational characteristics of the enterprise in the fiscal year affect the financial statements

II - Accounting period, currency used in accounting

1 - Annual accounting period

The company's financial year starts on January 1st and ends on December 31st each year.

2 - Currency unit

The currency used in accounting is the Vietnamese Dong (VND).

III - Standards and accounting regulations applied

1 - Accounting regulations applied

The company applies the Vietnamese enterprise accounting regulations.

2 - Declaration of compliance with accounting standards and regulations

VIN2 Investment and Construction Joint Stock Company ensures that it has fully complied with the requirements of the current accounting standards and enterprise accounting regulations in preparing financial statements.

3 - Accounting method applied

The company uses the general journal method according to the accounting program on the computer.

IV - Accounting policies applied

1 - Recognition principles for cash and cash equivalents- The method of converting other currencies into the currency used in accounting

Cash and cash equivalents include cash, bank deposits, cash in transit, and short-term investments with a recovery or maturity period of no more than 3 months from the date of purchase, easily convertible into a defined amount of cash and not having significant risks in conversion.

2 - Principles of recording inventories:

- Inventory is determined based on its cost. The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to obtain the inventory at its current location and condition.

- The initial cost of inventory is calculated using the weighted average method and is recorded using the periodic inventory method.

- A provision for inventory write-down is recognized when the historical cost exceeds the net realizable value. The net realizable value is the estimated selling price of the inventory less the estimated costs to complete the product and the estimated costs necessary to sell them.

- In the year when the company does not incur inventory write-downs, provisions need to be made.

3 - Principles of recognition and depreciation of fixed assets and investment properties

- Principles of recognizing fixed assets (tangible, intangible, finance lease);

+ Tangible and intangible fixed assets are recognized at their original cost. In the Balance Sheet, they are reflected through three indicators: original cost, accumulated depreciation, and net book value.

+ Finance leased fixed assets are recognized at the lower of the fair value of the leased asset and the current value of the minimum lease payments

-Methods of depreciating fixed assets (tangible, intangible, finance lease).

Fixed assets are depreciated using the straight-line method, based on their expected useful life in accordance with the guidance in Decision No. 206/2003/QD-BTC dated December 12, 2003, by the Minister of Finance. Fixed assets such as machinery, equipment, means of transportation, and management tools are subject to a quick depreciation coefficient of 2 times.

4 - Principles of recognition and depreciation of investment properties:

- Principles of recognizing investment properties;

Investment properties are recognized at cost, not at fair value

- Depreciation method for investment properties.

Enterprises apply the straight-line method

5 - Principles of recognizing financial investments:

Investments in subsidiaries, joint ventures, and contributions to jointly controlled businesses are reflected in the separate financial statements of the enterprise at cost. When liquidating an investment, the difference between the net liquidation value and the book value is recorded as income or expense in the period.

- Short-term securities investments, other short-term and long-term investments are recorded at cost

- Method for establishing provisions for impairment of short-term and long-term investments.

6 - Principles of recognizing and capitalizing borrowing costs: -

Principles of recognizing borrowing costs;

Borrowing costs are capitalized when they are directly related to the investment in construction or the production of assets under construction that require a sufficiently long time (over 12 months) to be put into use for their intended purpose or sold. Other borrowing costs are recognized as expenses in the period

The capitalization rate used to determine the borrowing costs capitalized in the period;

$$\text{Capitalization rate (\%)} = \frac{\text{Actual loan amount L borrowed from loans incurred during the period}}{\text{Average weighted balance of principal loans}} \times 100\%$$

7 - Principles for recognizing and capitalizing other expenses;

- Prepaid expenses;
- Other expenses;
- Method of allocating prepaid expenses;
- Method and period of allocating goodwill.

8 - The principle of recognizing accrued expenses.

Accrued expenses are recognized based on reasonable estimates of the amounts payable for goods and services consumed during the period

9 - The principles and methods for recognizing provisions.

10 - The principle of recognizing equity:

- The principle of recognizing owner contributions, surplus of share capital, and other equity of the owner.

+ Owner contributions are recognized at the actual amount contributed by the owner

+ Surplus of share capital is recognized at the difference exceeding (or lower than) the actual issuance price and the par value of the shares in joint-stock companies when shares are issued for the first time, additional issuance, or reissuance of treasury shares

+ Other equity of the owner is recognized at the remaining value between the fair value of the assets donated to the enterprise by other organizations or individuals, after deducting any taxes owed (if any) related to the donated assets

- The principle of recognizing revaluation surplus of assets.

- The principle of recognizing foreign exchange differences

Foreign exchange differences reflected in the Balance Sheet are the foreign exchange differences arising or revalued at the end of the period for monetary items denominated in foreign currencies (foreign exchange gains or losses) from capital construction investment activities (during the pre-activity phase, not yet completed)

- The principle of recognizing undistributed profits.

Undistributed profits after tax reflected in the Balance Sheet are the amounts of profits (gains or losses) from the enterprise's activities after deducting this year's corporate income tax expenses and adjustment items due to retrospective application of accounting policy changes and retrospective adjustments for significant errors from previous years

11 - Principles and methods of revenue recognition:

- Sales revenue;

+Revenue recognition for a company's sales adheres fully to the 5 revenue recognition conditions outlined in Accounting Standard No. 14 "Revenue and Other Income". Sales revenue is determined based on the fair value of the amounts received or expected to be received according to the accrual accounting principle. Advances received from customers are not recognized as revenue in the period.

+When selling goods and finished products, revenue is recognized when most of the risks and benefits associated with ownership of those goods are transferred to the

buyer and there is no significant uncertainty related to payment, accompanying costs, or the possibility of returned merchandise.

- Service revenue;

+Revenue recognition for service provision fully complies with the 4 revenue recognition conditions specified in Accounting Standard No. 14 "Revenue and Other Income"

+ When providing services, revenue is recognized when there are no substantial unknowns about payment or associated costs. When services are done throughout many accounting periods, revenue for each period is computed based on the service completion ratio at the end of the period

- Financial activity revenue;

+Recognition of financial activity revenue completely conforms with the 2 revenue recognition standards mentioned in Accounting Standard No. 14 "Revenue and Other Income".

+Interest, dividends, and profit shares are recorded when a company is anticipated to benefit financially from the transaction and the revenue is considered to be reasonably certain. Interest is recognized based on time and interest rates for each period. Dividends are recognized when shareholders are entitled to receive dividends or when parties participating in capital contributions are entitled to profits from their contributions.

- Revenue from construction contracts.

12 - Principles and methods for recognizing financial expenses.

Financial expenses recorded in the Income Statement are the total financial expenses incurred during the period (not offset against financial revenue)

13 Principles and methods for recognizing current corporate income tax expenses, deferred corporate income tax expenses.

Current corporate income tax expenses are determined based on taxable income and the corporate income tax rate for the current year. Deferred corporate income tax expenses are determined based on temporary differences that are tax-deductible and the corporate income tax rate. Current corporate income tax expenses should not be offset against deferred corporate income tax expenses.

14 - Currency exchange risk provision transactions.

15 - Other accounting principles and methods.

NOTES TO FINANCIAL STATEMENTS (Continued)

3. CASH AND CASH EQUIVALENTS

	30/9/2026 VND	01/01/2026 VND
Cash	178,065,065	300,574,065
Demand deposits at banks	33,604,734,756	27,926,791,089
Cash equivalents (*)	-	168,512,000,000
	33,782,799,821	**196,739,365,154**

5. SHORT-TERM TRADE RECEIVABLES

	30/9/2026 VND	01/01/2026 VND
- MST Joint Stock Company	163,940,872,137	126,596,144,004
- T&T Industrial and Urban Development Company Limite	33,041,453,302	36,751,178,107
- Vietnam Construction and Import-Export Corporation	43,835,573,731	43,835,573,731
- MIK Group Corporation Vietnam	10,292,398,420	18,508,652,473
- Central Park Trading Company Limited	19,912,065,819	19,912,065,819
- Huan Yu Automation VINA Co., Ltd.	8,490,072,469	8,490,072,469
- Danko Group Joint Stock Company	2,175,889,703	6,855,728,361
- Customers buy real estate	30,096,360,800	20,603,156,102
- People's Procuracy of Ha Nam province	3,109,111,660	6,001,647,889
- Hanoi Urban Development and Infrastructure Business Company Limited	10,610,682,670	10,610,682,670
- Other customer receivables	322,230,584,837	346,889,315,018
	647,735,065,548	**645,054,216,643**

NOTES TO FINANCIAL STATEMENTS (Continued)

4. Held-to-maturity investment

	30/9/2026		01/01/2026	
	Original price VND	Provision VND	Original price VND	Provision VND
Short term				
Term Deposit	***75,300,000,000***	-	***20,335,000,000***	-
Term deposits at Ho Chi Minh City Development Joint Stock Commercial Bank – Binh Dinh Branch (1)	5,000,000,000	-	5,000,000,000	-
Term deposits at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Vinh Branch (2)	15,000,000,000	-	15,000,000,000	-
Term deposits at Vietnam Joint Stock Commercial Bank for Investment and Development - Transaction Office 1 (3)	100,000,000	-	335,000,000	-
Term deposit at Military Commercial Joint Stock Bank (MB Bank) – Thanh Xuan Branch (4)	39,700,000,000			
Term Deposit Contracts at Saigon – Hanoi Commercial Joint Stock Bank (SHB) – Hoan Kiem Branch	15,500,000,000			
Short-term loans receivables				
Collateralized loans to individuals	56,707,821,170	-	64,517,821,170	
	132,007,821,170	**-**	**84,852,821,170**	**-**

(1) 12-month term deposit contract No. 472/2022/HDTG-HDB.BD dated January 13, 2022, applicable interest rate of 5.05%/year. This is a deposit under the credit conditions of Ho Chi Minh City Development Joint Stock Commercial Bank - Binh Dinh Branch to implement the Project "High-rise complex of apartments and commercial services (Vina2 Panorama)".

(2) 12-month term deposit contracts at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Vinh Branch, interest rate applied at 4.7%/year. This is one of the collateral assets for Credit Contract No. 01/2022/15059756/HDTD/BOT-DCBV under the Project "Some expressway sections on the North-South East route, Dien Chau - Bai Vot section".

(3) 12-month term deposit contract No. 01/2022/161765/HDTG dated June 8, 2022 at Vietnam Joint Stock Commercial Bank for Investment and Development - Transaction Office 1, interest rate 4.9%/year. This is a condition to guarantee the Credit Card Issuance Contract No. 01/2022/161715/HDDB of Vietnam Joint Stock Commercial Bank for Investment and Development - Transaction Office 1.

(4) 12-month term deposit agreement with Military Commercial Joint Stock Bank – Thanh Xuan Branch, bearing an interest rate ranging from 6.8% to 7.0%/year. The deposit is pledged as collateral in accordance with the bank's lending requirements for the related credit agreements.

(5) 12-month term deposit contract with Saigon – Hanoi Commercial Joint Stock Bank (SHB) – Hoan Kiem Branch, at an interest rate of 6.3% per annum or higher. The deposit is used as collateral in accordance with the bank's credit approval conditions for the relevant credit agreements.

NOTES TO FINANCIAL STATEMENTS (Continued)

6. SHORT-TERM SELLER ADVANCE

	30/9/2026 VND	01/01/2026 VND
- Do Thanh Real Estate Investment and Development Joint Stock Company	84,250,538,804	92,719,360,801
- Truong Xuan Loc Trading and Construction Joint Stock Company	16,408,837,772	16,435,837,772
- Le Phuc Construction Investment and Trading Joint Stock Company	6,100,000,000	6,100,000,000
- TQI Construction Investment Consulting and Trading Joint Stock Company	62,658,743,054	62,658,743,054
- Huy Duong Joint Stock Company	18,584,100,000	18,584,100,000
- Phong Dien Construction Consulting Joint Stock Company	4,766,710,232	4,766,710,232
- Dong Nai Trading and Service Joint Stock Company	7,141,194,000	7,141,194,000
- Song Hong Capital Group Joint Stock Company	22,884,249,155	22,884,249,155
- MEC Vietnam Construction Investment Company Limited	23,548,777,080	37,813,600,956
- Indochina Equipment and Investment Joint Stock Company	5,318,464,578	10,080,000,000
- Other customers	514,085,858,397	457,399,881,016
	-	-
	765,747,473,072	**736,583,676,986**

7. OTHER SHORT-TERM RECEIVABLES

	30/9/2026 VND	01/01/2026 VND
Interest receivable	19,316,234,455	24,788,754,003
- Advance	29,523,508,261	33,226,677,566
- Deposit, bet	85,411,000	70,000,000
- Must collect capital contributions to the "Project to prevent subsidence and landslides combined with urban beautification and Doi Che New Urban Area, Ha Long City"	76,110,000,000	22,833,000,000
Share Transfer	100,800,000,000	18,445,000,000
Other receivables	61,244,310,484	82,443,178,985
	287,079,464,200	**181,806,610,554**

NOTES TO FINANCIAL STATEMENTS (Continued)

8. INVENTORY

	30/9/2026	01/01/2026
Cost of production and unfinished business	464,850,216,308	350,794,109,992
	-	-
	464,850,216,308	**350,794,109,992**

13. PREPAID EXPENSES

Short-term prepaid expenses

	30/9/2026 VND	01/01/2026 VND
Sales costs at VINA2 Panorama project	27,195,094,595	19,549,320,708
	27,195,094,595	**19,549,320,708**

Long-term prepaid expenses

	30/9/2026 VND	01/01/2026 VND
As of January 1	119,551,337	12,195,211
Increase in the year	-	144,517,424
Allocation to annual expenses	-21,260,904	37,161,298
	-	-
As of Sept 30	**140,812,241**	**119,551,337**

NOTES TO FINANCIAL STATEMENTS (Continued)

9. TANGIBLE FIXED ASSETS

	Buildings	Machinery and equipment	Means of transport	Office equipment	Total
	VND	VND	VND	VND	VND
ORIGINAL PRICE					
As of 01/01/2026	**61,166,918,225**	**757,727,599**	**16,476,024,150**	**463,774,128**	**78,864,444,102**
Increase in the year	**4,791,003,521**	**-**	**2,305,044,364**	**-**	**-**
Shopping	**341,973,417**	**-**	**2,305,044,364**	**-**	**-**
Completed construction investment	**-**	**-**	**-**	**-**	**-**
Liquidation, sale	**-**	**-**	**-**	**-**	**-**
Other increases	**4,449,030,104**	**-**	**-**	**-**	**-**
Decrease during the year	**-**	**-**	**-**	**-**	**-**
Liquidation, sale	**-**	**-**	**-**	**-**	**-**
Switch to investment real estate	**-**	**-**	**-**	**-**	**-**
Other discounts	**-**	**-**	**-**	**-**	**-**
As of September 30, 2026	**65,957,921,746**	**757,727,599**	**18,781,068,514**	**463,774,128**	**85,960,491,987**
	-	**-**	**-**	**-**	**-**
ACCUMULATED DEPRECIATION	**-**	**-**	**-**	**-**	**-**
As of 01/01/2026	**21,629,181,642**	**681,964,153**	**14,064,772,386**	**463,774,128**	**36,839,692,300**
Increase in the year	**1,043,418,026**	**15,599,997**	**362,861,703**	**-**	**1,421,879,726**
Depreciation	1,043,418,026	15,599,997	362,861,703	-	1,421,879,726
Other increases	**-**	**-**	**-**	**-**	**-**
Decrease during the year	**-**	**-**	**-**	**-**	**-**
Liquidation, sale	**-**	**-**	**-**	**-**	**-**
Switch to investment real estate	-672,581,426	**-**	**-**	**-**	**-**
Other discounts	**-**	**-**	**-**	**-**	**-**
As of September 30, 2026	**23,345,181,094**	**697,564,150**	**14,427,634,089**	**463,774,128**	**38,934,153,452**
	-	**-**	**-**	**-**	**-**
Residual value	**-**	**-**	**-**	**-**	**-**
As of September 30, 2026	**42,612,740,661**	**60,163,449**	**4,353,434,425**	**-**	**47,026,338,535**
As of 01/01/2026	**39,537,736,583**	**75,763,446**	**2,411,251,764**	**-**	**42,024,751,802**

NOTES TO FINANCIAL STATEMENTS (Continued)

10. INTANGIBLE FIXED ASSETS

	Land use rights	Copyright, patent	Total
	VND	VND	VND
ORIGINAL PRICE			
As of 01/01/2026	-	54,587,600	54,587,600
Purchased during the year		-	-
Liquidation, sale	-		-
As of September 30, 2026	-	54,587,600	54,587,600
Accumulated Depreciation			-
As of 01/01/2026	-	54,587,600	54,587,600
Depreciation			-
Liquidation, sale			-
As of September 30, 2026	-	54,587,600	54,587,600
Residual value			-
As of September 30, 2026	-	-	-
As of 01/01/2026	-	-	-

NOTES TO FINANCIAL STATEMENTS (Continued)
11. INVESTMENT REAL ESTATE

	Land use rights	Buildings	Buildings and apartments for rent	Infrastructure
			VND	
ORIGINAL PRICE				
As of 01/01/2026	-	-	**168,963,853,863**	-
Increase new purchases			-	
Increase due to transfer of fixed assets to investment real			-4,449,030,104	
Increase due to completed repairs	-	-	-	-
Other discounts	-	-	-	-
As of June 30, 2026	-	-	**164,514,823,759**	-
Accumulated Depreciation				
As of 01/01/2026	-	-	**31,866,277,202**	-
Depreciation during the period	-	-	3,467,962,958	-
Decrease due to liquidation			-	
Increase due to reclassification	-	-	-672,581,426	-
As of June 30, 2026	-	-	**34,661,658,734**	-
Residual value				
As of June 30, 2026	-	-	**129,853,165,025**	-
As of 01/01/2026	-	-	**137,097,576,661**	-

NOTES TO FINANCIAL STATEMENTS (Continued)

12. OTHER LONG-TERM INVESTMENTS

	30/9/2026		01/01/2026	
	Original price VND	Preventive VND	Original price VND	Preventive VND
Investment in subsidiaries	**50,000,000,000**		**50,000,000,000**	
- Vina2 Mechanical and Equipment Joint Stock Compa	45,000,000,000		45,000,000,000	
Vina2 Urban Investment and Services Company Limited	5,000,000,000		5,000,000,000	
Investing in other entities	**725,783,300,000**	**-4,715,190,826**	**440,500,000,000**	**-4,715,190,826**
- Phuc Thanh Hung Investment Joint Stock Company	229,500,000,000		229,500,000,000	
- Urban Traffic Infrastructure Construction Joint Stock	0		39,000,000,000	
- Do Thanh Real Estate Investment and Development Joint Stock Company	125,000,000,000	-4,715,190,826	125,000,000,000	**-4,715,190,826**
- Truong Xuan Loc Trading and Construction Joint Stock Company	0		45,000,000,000	
- Vina2 Electricity, Water and Fire Protection Joint Stock Company	2,000,000,000		2,000,000,000	
- Moc Chau Gateway Company Limited	171,000,000,000			
- Hera Quy Nhon Joint Stock Company	198,283,300,000			
Add	**775,783,300,000**	**-4,715,190,826**	**490,500,000,000**	**-4,715,190,826**

NOTES TO FINANCIAL STATEMENTS (Continued)

14. SHORT-TERM PAYABLES

	30/9/2026 VND	01/01/2026 VND
- Hai Duong Embankment Construction and Rural Development Joint Stock Company	2,794,042,220	2,794,042,220
- Viet Hung Phat Investment and Construction Company Limited - 9T Hung Yen T&T	-	3,059,424,274
- Vina2 Mechanical and Equipment Joint Stock Company	31,520,812,247	48,118,548,571
- Stavian Industrial Metals Joint Stock Company	8,397,230,918	73,918,070,236
- Tan Viet Hung Construction and Trading Investment Joint Stock Company	6,996,650,327	6,996,650,327
- MST Investment Joint Stock Company	2,718,268,800	2,990,630,131
- Dac Nhuan Joint Stock Company	1,331,274,395	1,331,274,395
- 699 Construction & Trading Joint Stock Company	7,020,751,500	7,020,751,500
- Le Phuc Construction Investment and Trading Joint Stock Company	28,828,511,275	28,932,247,794
- Delta Central Joint Stock Company	13,268,500,677	11,340,711,783
- VINA2 Saigon Joint Stock Company	7,778,577,443	8,470,562,488
- Ngoc Long Construction Materials Joint Stock Company	1,628,031,790	4,938,636,340
- Other	388,128,029,413	268,757,231,355
	500,410,681,005	**468,668,781,414**

NOTES TO FINANCIAL STATEMENTS (Continued)

15. SHORT - TERM BUYER PAYING IN ADVANCE

	30/9/2026 VND	01/01/2025 VND
- Buyers pay according to project progress	114,965,165,770	100,148,996,424
- Central Park Trading Company Limited	20,138,752,825	20,138,752,825
- Phat Dat Real Estate Business Joint Stock Company	9,083,011,727	22,664,210,771
- Quang Minh Project	32,234,122,947	17,391,875,497
- VIC Phu Tho Real Estate Joint Stock Company	45,100,106,606	75,568,766,662
- Huan YU Automation Vina Co., Ltd.	2,709,555,723	2,709,555,723
- Other	254,690,868,688	272,242,470,557
	478,921,584,286	**510,864,628,459**

17. EXPENSES PAYABLE

Short-term accrued expenses

	30/9/2026 VND	01/01/2026 VND
Provisional provisional cost of capital	35,028,842,686	38,868,935,117
Other provisions	602,677,909	836,087,909
	35,631,520,595	**40,084,634,733**

Long-term accrued expenses

	30/06/2025 VND	01/01/2025 VND
Construction costs for Kim Van - Kim Lu Project	24,954,618,256	24,954,618,256
	24,954,618,256	**24,954,618,256**

18. OTHER SHORT-TERM PAYABLES

	30/9/2026 VND	01/01/2026 VND
Union dues	355,404,915	335,543,963
Social insurance	1,568,409,019	2,418,567,747
Must return equitization	14,000,000	14,000,000
Dividends payable to shareholders	175,013,895	175,013,895
Loan interest + bond interest	5,771,004,551	9,769,638,568
Office maintenance fee	7,075,525,326	6,599,672,581
Other	31,264,113,290	34,616,388,348
	46,223,470,996	**54,402,074,175**

16. TAXES AND OTHER PAYABLES TO THE STATE (SHORT -TERM)

	01/01/2026	Amount payable during the year (input VAT offset)	Amount actually paid during the year	30/9/2026
	VND	VND	VND	VND
Value Added Tax	1,043,106,014	-	1,043,106,014	-
Corporate income tax	13,946,360,028	9,662,844,523	523,086,626	23,086,117,925
Personal income tax	1,366,989,915	700,604,096	1,673,892,810	393,701,201
Other taxes	4,964,683,674	6,354,946,039	7,459,778,163	3,859,851,550
Land tax and land rent	2,534,769,136	-	1,012,113,745	1,522,655,391
	23,855,908,767	**16,718,394,658**	**11,711,977,358**	**28,862,326,067**

NOTES TO FINANCIAL STATEMENTS (Continued)

19. SHORT-TERM LOANS AND FINANCE LEASE DEBT

	30/9/2026 VND	01/01/2026 VND
Short-term debt	891,384,566,444	641,659,591,291
	891,384,566,444	**641,659,591,291**

20. LONG-TERM LOANS AND FINANCIAL LEASE DEBT

	30/9/2026 VND	01/01/2026 VND
Total long-term loan balance	**176,758,667,993**	**176,758,667,993**
In there:		
Borrowing from organizations that are not credit institutions	176,238,667,993	170,291,198,707
Personal loan (iv) + loan cooperation contract	520,000,000	520,000,000
Long-term loan balance	**176,758,667,993**	**176,758,667,993**

21. PROVISIONS FOR LONG-TERM PAYABLES

	30/9/2026 VND	01/01/2026 VND
Warranty provision	-	5,432,322,999
	-	**5,432,322,999**

	30/9/2026 VND	01/01/2026 VND
As of January 1	5,432,322,999	381,657,134
Additional provisions during the year	-	5,432,322,999
Provision reversal	5,432,322,999	381,657,134
	-	
As of Sept 30	**-**	**5,432,322,999**

22. STATEMENT OF CHANGES IN OWNER'S EQUITY

	Charter capital	Capital surplus	Treasury stock	Retained earnings	Development Investment Fund	Other funds under VCSH	Total
	VND	VND	VND	VND	VND	VND	VND
As of 01/01/2025	**687,694,100,000**	**73,121,759,196**	**-**	**82,509,672,824**	**70,379,474,239**	**1,602,255,027**	**- 915,307,261,286**
Increase in the year	**68,761,150,000**	**-**	**-**	**7,573,463,070**	**-**	**-**	**- 76,334,613,070**
Profit for the year	-	-	-	11,599,094,172	-	-	- 11,599,094,172
Profit Distribution	-	-	-	*-4,025,631,102*	-	-	- *-4,025,631,102*
Share issuance	-	-	-	-	-	-	- -
Decrease during the year	-	-	-	**-68,761,150,000**	-	-	- **-68,761,150,000**
Profit Distribution	-	-	-		-	-	- -68,761,150,000
Bonus share issuance	-	-	-	-		-	-
issuance of shares for dividend distribution	-		-	-68,761,150,000	-	-	-
Reclassify (*)	-	-	-		-	-	-
As of December 31, 2025	**756,455,250,000**	**73,121,759,196**	**-**	**21,321,985,894**	**70,379,474,239**	**1,602,255,027**	**- 922,880,724,356**
As of 01/01/2026	**756,455,250,000**	**73,121,759,196**	**-**	**21,321,985,894**	**70,379,474,239**	**1,602,255,027**	**-**
Increase in the year	-	-	-	-	-	-	-
Share issuance	-	-	-	-	-	-	-
Profit for the year	-	-	-	6,319,511,317	-	-	- 6,319,511,317
Decrease during the year	-	-	-	-	-	-	-8,259,429,695
Bonus fund	-	-	-	-829,419,590			-829,419,590
Welfare fund deduction	-	-	-	-829,419,590			-829,419,590
Other decreases	-	-	-	-6,600,590,515			-6,600,590,515
As of Sept 30, 2026	**756,455,250,000**	**73,121,759,196**	**-**	**19,382,067,516**	**70,379,474,239**	**1,602,255,027**	**- 920,940,805,978**

NOTES TO FINANCIAL STATEMENTS (Continued)

Share

	30/9/2026 VND	01/01/2026 VND
Number of common shares registered for issuance	75,645,525	75,645,525
Number of common shares issued to the public	75,645,525	75,645,525
Number of common shares repurchased	-	-
Number of common shares outstanding	75,645,525	75,645,525

30. BASIC EARNINGS PER SHARE

	2026 VND	2.025 VND
Accounting profit after corporate income tax	6,319,511,317	8,478,673,673
Average common shares outstanding during the year	75,645,525	68,769,410
Basic earnings per share	84	123

NOTES TO FINANCIAL STATEMENTS (Continued)

23. REVENUE

	From 01/01/2026 to 30/9/2026 VND	From 01/01/2025 to 30/9/2025 VND
Construction revenue	859,980,151,447	472,710,353,930
Revenue from real estate business activities	13,714,890,876	80,690,597,544
Revenue from sales of goods	-	106,904,446,186
Other	10,078,027,718	8,419,295,819
	883,774,610,041	**668,724,693,479**

24. COST

	From 01/01/2026 to 30/9/2026 VND	From 01/01/2025 to 30/9/2025 VND
Cost of construction activities	802,549,528,678	414,707,618,858
Cost of operating a home business	11,093,140,450	66,895,921,570
Cost of goods sold	-	105,888,661,430
Other	6,035,171,199	3,881,302,905
	819,677,840,327	**591,373,504,763**

25. FINANCIAL ACTIVITIES REVENUE

	From 01/01/2026 to 30/9/2026 VND	From 01/01/2025 to 30/9/2025 VND
Interest on deposits and loans	3,427,661,426	6,676,424,684
Other	16,800,000,000	-
	20,227,661,426	**6,676,424,684**

26. FINANCIAL COSTS

	From 01/01/2026 to 30/9/2026 VND	From 01/01/2025 to 30/9/2025 VND
Interest expense	48,565,494,917	41,310,525,601
Other	-	-
	48,565,494,917	**41,310,525,601**

NOTES TO FINANCIAL STATEMENTS (Continued)

27. OTHER INCOME

	From 01/01/2026 to 30/9/2026	From 01/01/2025 to 30/9/2025
	VND	VND
Construction warranty reserve refund	5,157,029,614	760,152,626
Other	1,092,962,075	3,539,025,100
	6,249,991,689	**4,299,177,726**

28. OTHER EXPENSES

	From 01/01/2026 to 30/9/2026	From 01/01/2025 to 30/9/2025
	VND	VND
Other penalties	1,483,113,363	-
Other	1,079,207,280	76,275,944
	2,562,320,643	**76,275,944**

CAO HỒNG LÊ

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NOTES TO FINANCIAL STATEMENTS (Continued)

29. CURRENT CORPORATE INCOME TAX EXPENSES

	From 01/01/2026 to 30/6/2026			From 01/01/2025 to 30/9/2025		
	Construction and other	Housing business	Total	Construction and other	Housing business	Total
	VND	VND	VND	VND	VND	VND
Corporate income tax payable for the current year						
Profit before tax	**7,357,108,870**	**2,024,656,455**	**9,381,765,325**	**12,927,195,833**	**2,236,460,353**	**15,163,656,186**
Adjustment for taxable income						
Minus: Accumulated loss of previous year	-	-	-	-	-	-
Plus : Non-deductible expenses	5,786,477,929	143,026,787	**5,929,504,716**	13,867,350,723	968,621,646	***14,835,972,369***
Taxable income	**13,143,586,799**	**2,167,683,242**	**15,311,270,041**	**26,794,546,556**	**3,205,081,999**	**29,999,628,555**
Current tax rate (*)	20%	20%	20%	20%	20%	20%
Corporate Income Tax	**2,628,717,360**	**433,536,648**	**3,062,254,008**	**5,358,909,311**	**641,016,400**	**5,999,925,711**
1% provisional corporate income tax for real estate activities	-	-	-	-685,056,802	-	-685,056,802
Plus corporate income tax	**2,628,717,360**	**433,536,648**	**3,062,254,008**	**4,673,852,509**	**641,016,400**	**5,314,868,909**
Total corporate income tax	**2,628,717,360**	**433,536,648**	**3,062,254,008**	**4,673,852,509**	**641,016,400**	**5,314,868,909**

Hanoi, October 30, 2026

Prepared by	Chief Accountant	General Director
Cao Hong Le	Luong Van Hoang	Vu Trong Hung