SEPARATE FINANCIAL STATEMENTS
THE THIRD QUARTER OF THE YEAR 2026

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY

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HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY
235 Vo Thi Sau Street, Xuan Hoa Ward, Ho Chi Minh City

Form No. B01 – DN
(Circular No. 99/2025/TT-BTC
Dated 27 October 2025 by the Ministry of Finance)

SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit : VND

ASSETS	Code	Note	30 September 2026	01 January 2026
CURRENT ASSETS	**100**		**15,079,163,287,043**	**13,728,540,377,948**
Cash and cash equivalents	**110**	5.1	**428,205,092,537**	**298,279,656,883**
Cash	111		428,205,092,537	298,279,656,883
Cash equivalents	112		-	-
Short-term financial investments	**120**	5.2b	**2,141,483,414,307**	**1,975,296,578,671**
Trading securities	121		-	-
Provision for impairment of trading securities	122		-	-
Held-to-maturity investments (short-term)	123		2,274,339,881,296	2,108,153,045,661
Provision for impairment of short-term held-to-maturity investmen	124		(132,856,466,989)	(132,856,466,990)
Other short-term investments	125		-	-
Provision for impairment of other short-term investments	126		-	-
Short-term receivables	**130**		**9,986,062,656,723**	**9,371,902,819,435**
Short-term trade receivables	131	5.3	6,293,270,601,851	6,177,182,559,801
Short-term advances to suppliers	132	5.4	1,406,365,504,298	1,164,612,104,748
Short-term internal receivables	133		-	
Construction contract receivables based on agreed progress billir	134	5.5	2,224,698,452,028	2,399,055,516,765
Other short-term receivables	135	5.6	1,328,684,372,549	1,083,580,712,295
Provision for doubtful short-term receivables	136		(1,266,956,274,003)	(1,452,528,074,174)
Shortage of assets waiting for resolution	137		-	-
Inventories	**140**	5.8	**2,494,360,852,111**	**2,055,216,804,119**
Inventories	141		2,494,360,852,111	2,071,187,520,396
Provision for inventory write-down	142		-	(15,970,716,277)
Other current assets	**160**		**29,051,271,365**	**27,844,518,840**
Short-term prepaid expenses	161	5.15	29,051,271,365	27,844,518,840
Deductible value-added tax	162		-	-

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Form No. B01 – DN
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SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit : VND

ASSETS	Code	Note	30 September 2026	01 January 2026
LONG-TERM ASSETS	**200**		**1,546,481,672,998**	**1,658,664,193,055**
Long-term receivables	**210**		**33,437,635,223**	**33,801,600,107**
Long-term trade receivables	211		-	-
Long-term advances to suppliers	212		-	-
Paid-in capital in wholly-owned subsidiaries	213		-	-
Long-term internal receivables	214		-	-
Other long-term receivables	215		33,437,635,223	33,801,600,107
Provision for doubtful long-term receivables	216		-	-
Fixed assets	**220**		**897,168,522,144**	**1,078,883,110,541**
Tangible fixed assets	221	5.10	**857,329,935,981**	**1,039,029,524,375**
Cost	222		2,028,841,900,926	2,095,745,518,302
Accumulated depreciation	223		(1,171,511,964,945)	(1,056,715,993,927)
Finance leasehold assets	224		-	-
Cost	225		-	-
Accumulated depreciation	226		-	-
Intangible fix assets	227	5.11	**39,838,586,163**	**39,853,586,166**
Cost	228		60,417,025,806	60,417,025,806
Accumulated depreciation	229		(20,578,439,643)	(20,563,439,640)
Investment properties	**240**		-	-
Cost	241		-	-
Accumulated depreciation	242		-	-
Long-term assets in progress	**250**		**180,328,080,625**	**38,242,679,434**
Long-term work in progress	251		179,966,537,127	-
Construction in progress	252	5.9	361,543,498	38,242,679,434
Long-term financial investments	**260**		**404,697,251,280**	**404,412,610,757**
Investments in subsidiaries	261		750,709,577,387	749,370,551,887
Investments in joint ventures and associates	262		91,000,000,000	91,000,000,000
Investments in other entities	263		35,042,400,000	35,042,400,000
Provision for diminution of long-term investments in other entities	264		(474,054,726,107)	(473,000,341,130)
Held-to-maturity investments (long-term)	265		2,000,000,000	2,000,000,000
Provision for impairment of long-term held-to-maturity investment	266		-	-
Other non-current assets	**270**		**30,850,183,726**	**103,324,192,216**
Long-term prepaid expenses	271	5.15	27,867,949,559	100,370,008,883
Deferred income tax assets	272		2,982,234,167	2,954,183,333
Long-term tool, supplies and spare parts	273		-	-
Other long-term assets	274		-	-
TOTAL ASSETS (280 = 100 + 200)	**280**		**16,625,644,960,041**	**15,387,204,571,003**

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY
235 Vo Thi Sau Street, Xuan Hoa Ward, Ho Chi Minh City

Form No. B01 – DN
(Circular No. 99/2025/TT-BTC
Dated 27 October 2025 by the Ministry of Finance)

SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit : VND

LIABILITIES AND OWNER'S EQUITY	Code	Note	30 September 2026	01 January 2026
LIABILITIES	**300**		**13,025,584,460,721**	**12,053,240,861,355**
Current liabilities	**310**		**12,918,565,945,965**	**11,925,450,676,435**
Short-term trade payables	311	5.16	4,589,270,652,790	4,087,988,858,527
Short-term advances from customers	312	5.17	2,852,526,465,895	2,412,937,334,306
Dividends and profit payables	313	5.18	411,280,195	411,280,195
Short-term taxes and other payables to the goverment	314	5.19	204,066,162,259	98,010,650,576
Payables to employees	315		387,328,988,469	367,687,629,570
Short-term accrued expenses payables	316	5.20	797,432,085,400	789,156,641,032
Short-term internal payables	317		-	-
Construction contract payables based on agreed progress billings	318		-	-
Other short-term payables	320	5.22	223,861,016,896	307,481,555,721
Short-term loan and finance lease liabilities	321	5.23	3,774,996,926,543	3,779,931,423,968
Short-term provision	322	5.24	88,672,367,518	81,845,302,540
Bonus and welfare funds	323		-	-
Long-term liabilities	**330**		**107,018,514,756**	**127,790,184,920**
Long-term trade payables	331		-	-
Long-term advances from customers	332		-	-
Long-term taxes and other payables to the government	333		-	-
Long-term accrued expenses payables	334		-	-
Other long-term payables	338		-	-
Long-term loans and finance lease obligations	339		-	-
Long-term provisions	343	5.24	107,018,514,756	127,790,184,920
EQUITY	**400**	5.26	**3,600,060,499,320**	**3,333,963,709,648**
Owners' equity	411		3,472,132,700,000	3,472,132,700,000
- Shares with voting rights	411a		3,472,132,700,000	3,472,132,700,000
Share premium	412		458,569,112,981	458,569,112,981
Investment and development fund	418		94,548,441,157	94,548,441,157
Retained earnings	420		(425,189,754,818)	(691,286,544,490)
- Retained earnings accumulated to the end of the previous period	420a		(691,286,544,490)	(1,337,573,949,968)
- Retained earnings for the current period	420b		266,096,789,672	646,287,405,478
TOTAL LIABILITIES AND EQUITY (440 = 300 + 400)	**440**		**16,625,644,960,041**	**15,387,204,571,003**

Ho Chi Minh City, 30 October 2026

PREPARED BY	CHIEF ACCOUNTANT	PERMANENT DEPUTY GENERAL
DANG NGUYEN NAM TRAN	LE THI THU TRANG	LE VIET HIEU

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY
235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City

Form No. B02 – DN
(Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Minister of Finance)

SEPARATE INCOME STATEMENT

The third quater of 2026

Unit : VND

ITEMS	Code	Note	The third quater of		Accumulated from the beginning of the year	
			Current year	Previous year	Current year	Previous year
Revenue from sales of goods and rendering of services	1	6.1	1,301,421,203,413	1,009,474,563,740	4,262,195,660,341	2,460,107,196,484
Sales deductions	2		-	-	-	-
Net revenue from sales of goods and rendering of services	**10**		**1,301,421,203,413**	**1,009,474,563,740**	**4,262,195,660,341**	**2,460,107,196,484**
Cost of goods sold and services rendered	11	6.2	1,233,606,938,271	970,673,778,040	3,912,298,015,491	2,343,714,509,347
Gross profit from sales of goods and rendering of services	**20**		**67,814,265,142**	**38,800,785,700**	**349,897,644,850**	**116,392,687,137**
Gain/(loss) from disposal of investment property	21		-	-	-	-
Financial income	22	6.3	114,534,939,376	277,651,227,217	260,966,856,379	557,639,799,443
Finance expenses	23	6.4	100,731,777,299	89,708,786,511	285,178,045,463	277,539,965,646
- In which: interest expenses	24		100,445,992,468	89,132,925,289	279,540,310,373	275,696,301,095
Selling expenses	25		3,827,632,646	-	50,630,875,185	
General and administrative expenses	26	6.7	(19,406,817,746)	(3,864,598,909)	(20,655,743,262)	40,445,061,684
Operating profit	**30**		**97,196,612,319**	**230,607,825,315**	**295,711,323,843**	**356,047,459,250**
Other income	31	6.5	749,767,575	39,248,208,193	20,608,722,712	216,527,222,563
Other expenses	32	6.6	9,483,202,387	3,363,600,295	11,948,525,534	8,678,828,689
Other profit	**40**		**(8,733,434,812)**	**35,884,607,898**	**8,660,197,178**	**207,848,393,874**
Profit before tax	**50**		**88,463,177,507**	**266,492,433,213**	**304,371,521,021**	**563,895,853,124**
Current income tax expense	51	6.9	17,113,407,710	-	38,302,782,183	-
Deferred income tax expense	52	6.10	-	-	(28,050,834)	27,110,000
Net profit after tax	**60**		**71,349,769,797**	**266,492,433,213**	**266,096,789,672**	**563,868,743,124**

Ho Chi Minh City, 30 October 2026

PREPARED BY	CHIEF ACCOUNTANT	PERMANENT DEPUTY GENERAL
DANG NGUYEN NAM TRAN	LE THI THU TRANG	LE VIET HIEU

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY
235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City

Form No. B03 – DN
(Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Minister of Finance)

SEPARATE CASH FLOW STATEMENT

(Indirect method)

As at 30 September 2026

Unit : VND

Items	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
Cash flows from operating activities				
Profit before tax	**1**		**304,371,521,021**	**563,895,853,124**
Adjustments for				
Depreciation of property, plant and equipment and investment properties	2		141,394,690,001	143,625,128,799
Provisions	3		(214,432,736,658)	(150,898,397,724)
Foreign exchange gains/(losses) arising from the revaluation of monetary items denominated in foreign currencies	4		33,315,645	212,709,729
Gains/(losses) from investing and financing activities	5		(178,106,856,754)	(404,384,531,072)
Borrowing costs	6		281,070,310,373	275,696,301,095
Profit from operating activities before changes in working capital	***8***		***334,330,243,628***	***428,147,063,951***
Increase/(decrease) in receivables	9		(339,668,328,218)	1,216,233,767,277
Increase/(decrease) in inventories	10		(602,757,153,085)	(675,893,522,956)
Increase/(decrease) in payables (excluding interest payable and corporate income tax payable)	11		896,024,385,806	261,694,253,974
Increase/(decrease) in prepaid expenses	12		71,295,306,799	(50,883,917,300)
Interest paid	14		(223,000,660,258)	(235,206,185,349)
Corporate income tax paid	15		(181,185,538)	
Net cash flows from operating activities	***20***		***136,042,609,134***	***944,091,459,597***
Cash flows from investing activities				
Payments for acquisition and construction of property, plant and equipment and other long-term assets	21		(84,193,987,694)	(809,293,811,558)
Proceeds from disposal of property, plant and equipment and other long-term assets	22		86,891,105,789	84,823,322,455
Payments for loans granted to and purchases of debt instruments of other entities	23		(9,300,000,000)	(24,868,000,000)
Proceeds from collection of loans granted to and sales of debt instruments of other entities	24		6,439,600,000	23,939,367,988
Payments for investments in other entities	25		-	(115,488,500)
Proceeds from disposal of investments in other entities	26		-	-
Interest received, dividends and profit distributions received	27		510,740,206	328,939,469
Net cash flows from investing activities	***30***		***347,458,301***	***(725,185,670,146)***
Proceeds from borrowings	33	7.2	2,262,903,115,577	2,780,594,661,469
Repayments of borrowings	34	7.3	(2,269,367,613,002)	(2,963,473,157,576)
Net cash flows from financing activities	***40***		***(6,464,497,425)***	***(182,878,496,107)***
Net cash flows during the period	**50**		**129,925,570,010**	**36,027,293,344**
Cash and cash equivalents at the beginning of the period	**60**		**298,279,656,883**	**234,635,692,583**
Effect of foreign exchange rate changes on cash and cash equivalents	61		(134,356)	(4,742,266)
Cash and cash equivalents at the end of the period	**70**		**428,205,092,537**	**270,658,243,661**

Ho Chi Minh City, 30 October 2026

PREPARED BY	CHIEF ACCOUNTANT	PERMANENT DEPUTY GENERAL
DANG NGUYEN NAM TRAN	LE THI THU TRANG	LE VIET HIEU

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

1. GENERAL INFORMATION

1.1 Ownership

Hoa Binh Construction Group Joint Stock Company (English name is Hoa Binh Construction Group Joint Stock Company and short name is HBCG) which is operating under Business Registration Certificate No. 0302158498 dated 01 December 2000 issued by Department of Planning and Investment of Ho Chi Minh City (currently the Ho Chi Minh City Department of Finance), the 39th amended on 15 July 2026.

The stock code of the Parent Company is HBC and has been listed on the Upcom under Decision No. 975/QD-SGDHCM dated 10 September 2024, issued by Hanoi Stock Exchange (before 10 September 2024, the Parent Company's shares were listed on the Ho Chi Minh City Stock Exchange (HOSE) under Listing License No. 80/UBCK-GPNY, issued by the State Securities Commission of Vietnam on 22 November 2006).

Charter capital of the Parent Company as at dated 01 Jan 2026 and at dated 30 Septemper 2026 is VND 3,472,132,700,000.

The Parent Company's head office is located at No. 235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam.

The Parent Company has a dependent representative office for accounting purposes located at Floor 21, No. 36 Hoang Cau, O Cho Dua Ward, Hanoi City, Vietnam.

The Group includes Hoa Binh Infrastructure Construction Investment Corporation (Parent Company) and its subsidiaries, associates, as presented in Notes 1.5.

1.2 Scope of operating activities

The Company operates in the fields of construction, manufacturing and trading of building materials, and real estate business.

1.3 Line of business

The Company's business activities are: civil and industrial construction; land leveling; construction consulting; manufacturing and trading of construction materials, interior decoration items; house repair and interior decoration services; real estate business and industrial zone development for leasing.

1.4 Normal business and production cycle

For construction and real estate business activities, which are carried out based on the construction and investment project implementation timelines, are dependent on the scale and technical characteristics of the project/work, the Company's typical production and business cycle for these activities exceeds 12 months..

1.5 Structure of the Corporation

Direct subsidiaries

Company's name	Main business activity	The rate of contributions	The proportion of voting rights	The rate of benefits
Hoa Binh House Corporation	Trading and developing real estate projects	99.96%	99.96%	99.96%
Hoa Binh Infrastructure Construction Investment Corporation	Investing and constructing industrial zones	97.97%	97.97%	97.97%
Hoa Binh Paint And Coatings Joint Stock Company	Manufacturing and trading of construction materials; and providing interior decoration services	79.17%	79.17%	79.17%
Hoa Binh Architects Co., Ltd	Providing architectural design services and design consulting services for construction	75.00%	75.00%	75.00%
Hoa Binh Myanmar Company Limited	Designing, constructing, and providing technical inspection services, construction management and project management services	100.00%	100.00%	100.00%
Hoa Binh Innovation Center Company Limited	Research and development of technology in the field of science, engineering and technology	100.00%	100.00%	100.00%
Hoa Binh Architecture And Planning Company Limited	Construction consulting, project survey, project architectural design	51.00%	51.00%	51.00%
Pax Commercial and Investment Joint Stock Company	Office building leasing and management	100.00%	100.00%	100.00%

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

Joint-venture and associates consolidated using equity method

Company's name	Main business activity	The rate of contributions	The proportion of voting rights	The rate of benefits
Hoa Binh 479 Join Stock Company	Construction of railway and road infrastructure	33.60%	33.60%	33.60%
Onwa Tech Interior Decoration Joint Stock Company	Providing interior decoration services, trading of materials, and supply of installation equipment for construction	25.53%	25.53%	25.53%

Other investments

Company's name	Main business activity	The rate of contributions	The proportion of voting rights	The rate of benefits
Viet Nam Peace Tour Joint Stock Company	Provision of travel, tourism, and passenger transportation services	10.00%	10.00%	10.00%
Saigon - Rachgia Corporation	Provision of short-term accommodation services	10.24%	10.24%	10.24%

1.6 Employees

As at 30 September 2026, the Company has 1,319 employees (31/12/2025: 1.271 employees).

1.7 Comparative information on the financial statements

The figures in the interim separate financial statements for the 09-month financial period ended 30 September 2026 are comparable to the prior period's corresponding figures.

2. THE FINANCIAL YEAR, ACCOUNTING CURRENCY

2.1 Financial period

From 01 January 2026 and ended 30 September 2026

2.2 Accounting currency

The accounting currency used is Vietnamese Dong ("VND") as the majority of receipts and payments are conducted in VND.

3. APPLICABLE ACCOUNTING STANDARDS AND APPLICATION

3.1 Applicable Accounting Standards

The Company applied Vietnamese Accounting Standards, Circular No. 99/2025/TT-BTC dated 27 October 2025 and other circulars providing guidance on implementation of accounting standards of the Ministry of Finance relevant to preparation and presentation of the separate financial statements.

3.2 Comply with the Vietnamese Accounting Standards and Vietnamese Accounting System

The Board of General Directors confirmed that it has complied with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System in Circular No. 99/2025/TT-BTC dated 27 October 2025 and other circulars providing guidance on implementation of accounting standards of the Ministry of Finance relevant to preparation and presentation of the financial statements.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1 Basis of preparation the separate financial statements

The separate financial statements are prepared on the accrual basic (except for information relating to cash flow).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

4.2 Foreign currency transactions

All transactions denominated in foreign currencies which arise during the period (trading foreign currencies, capital contribution or receipt of contributed capital, recording receivables and payables, purchasing assets or costs immediately paid by foreign currencies) are converted at the actual exchange rates ruling as of the transaction dates.

Closing balance of monetary items (cash, cash equivalents, payables and receivables, except for prepayments to suppliers, prepayments from customers, pre-paid expenses, deposits and unearned revenue) denominated in foreign currencies should be revaluated at the actual rate ruling as of the balance sheet date:

- For asset accounts, applying bid rates of commercial banks where the Company regularly conducts transaction;
- For liability accounts, applying offer rates of commercial banks where the Company regularly conducts transactions.

Foreign exchange differences, which arise from foreign currency transactions during the period, shall be included in the income statement. Foreign exchange differences due to the revaluation of ending balances of the monetary items in foreign currencies after offsetting their positive differences against negative differences shall be included in the income statement.

4.3 Cash and cash equivalents

Cash comprises cash on hand, cash in bank (demand deposits). Cash equivalents are short-term highly liquid investments with an original maturity of less than three months from the investment date that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value at the balance sheet date.

4.4 Financial investments

Short-term and long-term investments are presented at cost less any provision for impairment of investments (if any).

A provision for impairment of investments is established when the market value of an investment falls below its cost or if the investee company incurs a loss. The provision is reversed when there is a subsequent increase in the recoverable value due to an objective event occurring after the provision has been recognized. Increases or decreases in the provision account balance are recorded as financial expenses in the Income Statement.

Held-to-maturity investment

Investments are classified as held-to-maturity when the Company has the intention and ability to hold them until maturity. Held-to-maturity investments include: term bank deposits and loans held to maturity with the purpose of earning periodic interest.

Loan receivables

Loans are the amounts granted according to contracts and agreements signed between the two parties for the purpose of periodically collecting interests and recorded at the orginal cost less provision for doubtful debts

The provision for doubtful debts is made on the basis of the estimates on the loss due to overdue, undue debts that are unlikely to be recovered because of the insolvency.

Financial investments in Subsidiaries, Joint-venture and Associates

Subsidiaries are controlled by the Company. The control is obtained when the Company has the ability to control the financial and operating policies of the investee enterprise so as to obtain economic benefits from the operation of this enterprise.

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee enterprise but not control or joint control over those policies.

Investments in subsidiaries, joint-ventures and associates are initially recognized at initial cost, including purchase price or capital contributions plus costs directly attributable to the acquisition. In case of investment in non-monetary assets, the cost of the investment is recognized at the fair value of non-monetary assets at arise.

Dividends and profits from previous period of the investments before purchase are accounted for the decrease in value of the investments. Dividends and profits of the following period are after purchase is recognized in revenue. Dividends received by shares are only followed up by the number of shares increases without recognizing the value of shares

Provision for diminution in value of long-term investments in subsidiaries, joint-ventures and associates are made when a subsidiary, joint venture, association get loss at the level of appropriation equivalent to the difference between on subsidiaries, joint ventures, associates' actual investment capital at economic organization and actual equity capital of economic organization multiplying the capital contribution rate of the Company in comparison with in subsidiaries, joint ventures, associates' actual investment capital at economic organization. If the subsidiaries, joint ventures and associates are the object up to present the Consolidated financial statements, the basis for determining loss is the Consolidated financial statements.

Increase or decrease in provision for diminution in value of long-term investments of subsidiaries, joint ventures, associates have recorded on the reporting date, and is recognized in the financial expenses.

Investments in other entities

The carrying value of investments in other entities is determined at cost. Cost includes the actual purchase price of the investment and any costs directly attributable to the acquisition of the investment (if any).

A provision for impairment of investments in other entities is recognized when the estimated recoverable amount is lower than the carrying amount of the investment, based on the financial position and operating results of the investee. The impairment assessment is primarily based on the separate financial statements of the investee at the reporting date.

4.5 Accounting principles for receivables

Receivables are presented at their carrying amount less the allowance for doubtful debts.

The provision for doubtful debts represents the estimated loss due to non-payment arising on receivables that were outstanding at the balance sheet date. Increases and decreases to the provision balance are recognised as general and administration expense in the income statement.

The classification of receivables is trade receivables and other receivables, which is complied with the following principles:
• Trade receivables reflect the nature of the receivables arising from commercial transactions with purchase - sales between the Company and buyer (an independent unit against the Company).
• Other receivables reflect the nature of the receivables arising from non-commercial transactions, and not to be related to the purchase – sales transactions.

4.6 Accounting principles for inventories

Inventories are stated at the lower of cost and net realizable value.

Inventories are initially recognized at cost, which includes purchase costs, costs of conversion and other costs incurred in bringing the inventories to their present location and condition. Subsequent to initial recognition, at the reporting date, if the net realizable value of inventories is lower than their cost, inventories are measured at net realizable value.

Net realizable value is estimated based on the estimated selling price of inventories in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale.

Net realizable value represents the estimated selling price of inventories in the ordinary course of business, based on market prices at the reporting date less estimated costs of completion and estimated selling expenses.

The cost of real estate sold is recognized in the consolidated statement of profit or loss using the specific identification method.

Inventory valuation method: First-in, first-out (FIFO).

Inventory accounting method: Perpetual inventory method.

Work in progress represents costs accumulated for construction works that are not yet completed or for which revenue has not yet been recognized, corresponding to the portion of work in progress at the end of the period.

A provision for inventory is established for the anticipated loss in value due to the impairment of materials, finished goods, and merchandise inventories owned by the Company, which may occur (due to price reductions, quality deterioration, obsolescence, etc.), based on reasonable evidence of impairment at the end of the fiscal year. Any increases or decreases in this provision are recognized as part of the cost of goods sold in the Income statement

4.7 Accounting principles and depreciation for tangible fixed assets, intangible fixed assets, finance lease assets

Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The historical cost of tangible fixed assets includes all the expenses that the Company incurs to get fixed assets by the time the asset is put into a state ready for use. Costs incurred after initial recognition is only recorded as increase in cost of fixed assets if these costs are sure to increase economic benefits in the future by using these assets. The costs incurred are not satisfied conditions are recognized as an expense in the year.

When an asset is sold or disposed of, its cost and accumulated depreciation are derecognized from the financial statements, and any resulting gain or loss on disposal is recognized in the statement of profit or loss.

Depreciation of tangible fixed assets is calculated using the straight-line method over the estimated useful lives of the assets as follows:

- Buildings and structures: 05 – 50 years
- Machinery and equipment: 03 – 12 years
- Vehicles and transmission equipment: 08 – 10 years
- Office equipment: 05 – 08 years

Intangible fixed assets

TIntangible fixed assets are stated at cost less accumulated amortization.

The initial cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Costs relating to intangible assets incurred after initial recognition are recognized to the income statement, except for costs which are related to the specific intangible assets and increase benefits economic from these assets.

When an intangible fixed asset is sold or disposed of, its cost and accumulated amortization are derecognized, and any resulting gain or loss on disposal is recognized as income or expense in the period.

The Company's intangible fixed assets include:

Computer software

The purchase cost of computer software that is not an integral part of the related hardware is capitalized.

Initial cost of computer software includes all the expenses paid until the date the software is put into use.

Computer software is amortized using the straight-line method over a period of 03 – 06 years.

Land use rights

Land use rights represent the total actual costs incurred by the Company directly related to the land in use, including: expenses paid to acquire land use rights, compensation costs, site clearance costs, land leveling costs, registration fees, and other related expenses.

Land use rights with indefinite term are not amortized.

Other intangible fixed assets

Other intangible assets are amortized using the straight-line method over 05 years.

4.8 Accounting principles for construction in progress

Construction in progress presents the directly expenses related to the Company's assets which are in the status of the building, machinery in the status of assembling for manufacturing, leasing and managing as well as expenses related to repairing fixed assets (including interest expenses suitable for relevant accounting policies of the Company). Those assets are stated at cost and are not allowed to depreciate.

4.9 Accounting principles for prepaid expenses

Prepaid expenses represent actual expenses incurred but relating to the results of production and business activities of multiple accounting periods. The Company's prepaid expenses include the following:

Tools and instruments

Tools and instruments that have been put into use are allocated to expenses using the straight-line method over a period of 06 to 24 months.

Prepaid land rental

Prepaid land rental represents land rental paid for the land currently used by the Company. Prepaid land rental is allocated to expenses using the straight-line method corresponding to the land lease term.

Other prepaid expenses

Bank guarantee fees and insurance expenses are allocated based on the duration of each guarantee or insurance contract.

Other prepaid expenses are recognized at cost and are allocated using the straight-line method over their estimated useful lives.

4.10 Accounting principles for trade payables

Trade payables are recognized for amounts payable to suppliers arising from the purchase of goods, services or assets. These payables are classified as current or non-current liabilities based on the remaining payment term at the reporting date.

Trade payables are monitored in detail by each supplier, and are managed based on the contractual payment terms, remaining payment period at the reporting date, and by currency denomination for foreign-currency payables.

Trade payables that are monetary items denominated in foreign currencies are retranslated at the reporting date. The exchange rate used for retranslation is the selling exchange rate of the commercial bank where the enterprise regularly conducts transactions at the reporting date. Exchange differences arising are recognized as financial income or financial expenses during the period.

Trade payables are recognized based on the actual payment obligation and are not recorded at amounts lower than the payable obligation at the reporting date.

4.11 Accounting principles for accrued expenses

Accrued expenses represent amounts payable for goods and services received from suppliers or provided to customers but not yet paid due to the absence of invoices or insufficient accounting documentation, as well as amounts payable to employees for accrued leave, salaries and other expenses that need to be accrued for production and business activities.

Accrued expenses are recognized based on reasonable estimates of the amounts payable.

4.12 Accounting principles for deferred revenue

Deferred revenue arises when the Company receives advance payments from customers while the obligation to deliver goods or services has not yet been fulfilled at the reporting date. Such amounts are recognized as unearned revenue and are allocated to revenue over the relevant periods, typically using the straight-line method over the contract period or based on the stage of completion of the performance obligation.

4.13 Accounting principles for provisions

Provisions are recognized only when the following conditions are satisfied:

- The Company has A present debt obligation (legal obligation or joint obligation) as A result of past events
- It is probable that an outflow of economic benefits will be required to settle the obligation; and
- A reliable estimate can be made of the amount of the obligation.

The amount recognized as a provision is the best estimate of the expenditure required to settle the present obligation at the end of the financial period.

Provisions are recognized in production and business expenses of the financial year. Any difference between the provision recognized in prior years that remains unused and the provision required in the current year is reversed to reduce operating expenses during the year, except for excess provisions related to construction warranty, which are reversed to other income in the financial period.

Provision for construction warranty

Provision for construction warranty is recognized at 0.5% of revenue generated during the period.

Provision for severance allowance

In accordance with the Vietnamese Labour Code, employees of the Company who have worked regularly for 12 months or more are entitled to a severance allowance. The working period used to calculate severance allowance is the total period the employee has actually worked for the Company, excluding the period during which the employee participated in unemployment insurance in accordance with legal regulations and any period for which the Company has already paid severance allowance.

Severance allowance is accrued at the end of each financial year at a rate equal to one-half of the employee's average monthly salary for each year of service. The average monthly salary used for calculation is based on the average salary of the six most recent months prior to the end of the financial year. This accrued amount is used for one-time payment when the employee terminates the labour contract in accordance with prevailing regulations.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

4.14 Accounting principles for recognition and capitalization of borrowing costs

The value of borrowings represents the total amount borrowed from banks, financial institutions, finance companies and other parties (excluding borrowings in the form of bond issuances or preferred shares with mandatory redemption terms at a specified future date).

Borrowings are monitored in detail by each lender, each loan agreement and each type of borrowing asset.

Recognition of borrowing costs

Interest expenses and other costs incurred that are directly attributable to the Company borrowings are recognized as production and operating expenses in the period, except where such costs are directly attributable to the acquisition, construction or production of qualifying assets, in which case they are capitalized as part of the cost of those assets, provided that the conditions stipulated in Vietnamese Accounting Standard No. 16 – Borrowing Costs are satisfied.

4.15 Accounting principles for ordinary bonds

The Company issues ordinary bonds for long-term borrowing purposes.

The carrying amount of ordinary bonds is presented on a net basis, being the par value of the bonds less issuance costs.

Bond issuance costs are amortized over the term of the bonds using the straight-line method and recognized as finance costs. At initial recognition, bond issuance costs are deducted from the principal amount of the bonds. Subsequently, the issuance costs are amortized periodically by increasing the carrying amount of the bond liability and recognizing the corresponding amount as finance costs, consistent with the recognition of bond interest expenses.

4.16 Accounting principles for equity

Contributed capital

Owner's equity is recorded according to the amount actually invested by shareholders

Share premium

Share premium represents the excess of the share issuance price over the par value, after deducting share issuance costs in accordance with regulations.

Foreign exchange differences

Foreign exchange differences arise from fluctuations in exchange rates when revaluing monetary items denominated in foreign currencies or when settling transactions in foreign currencies, in accordance with the applicable accounting standards and accounting regulations.

Development investment fund

The development investment fund is appropriated from after-tax profits in accordance with the resolution of the General Meeting of Shareholders or the decision of the owner, and is used for the purpose of expanding production and business activities in accordance with regulations.

Retained earnings

Retained earnings represent the accumulated after-tax profits from the Company's production and business activities after deducting amounts distributed to owners and appropriations to funds in accordance with regulations.

Principles for profit and dividend distribution

After-tax profits are distributed to shareholders after appropriations to funds as required by the Company's Charter and applicable laws, and subject to approval by the General Meeting of Shareholders.

The distribution of profits to shareholders also considers non-cash items included in retained earnings that may affect cash flows and the Company's ability to pay dividends, such as gains from the revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recognized as a liability when they are approved by the General Meeting of Shareholders.

4.17 Principles and methods for recognition of revenue and other income

Revenue from sale of goods and finished products

Revenue from the sale of goods and finished products is recognized when all five (5) of the following conditions are satisfied:

• The Company has transferred to the buyer the significant risks and rewards of ownership of the goods.

• The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold.

• The amount of revenue can be measured reliably. When contracts define that buyers are entitled to return products, goods purchased under specific conditions, the Company shall only record turnovers if such specific conditions no longer exist and buyers are not entitled to return products, goods (unless the customer is entitled to return the goods under the form of exchange for other goods or services).

• It is probable that the economic benefits associated with the transaction will flow to the Company.

• The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from rendering of services

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

- Revenue can be measured reliably. If the contract allows the buyer to return services already provided under certain conditions, revenue is recognized only when those conditions no longer exist and the buyer no longer has the right to return the service;

• It is probable that the economic benefits associated with the transaction will flow to the company

• The stage of completion of the transaction at the balance sheet date can be determined reliably;

• The costs incurred and the costs to complete the service transaction can be measured reliably.

Construction revenue

For the construction contracts specifying that the contractor will receive payments according to the completed work, where the outcome of a construction contract can be determined reliably and accepted by the customers, revenue and costs are recognised by reference to the stage of completion of the contract activity at the balance sheet date which is certified by the customers. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Difference between the cumulative revenue of a construction contract recognised to date and the cumulative amount of progress billings of that contract is presented as construction contractor receivable based on agreed progress billings in the balance sheet.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expenses in the year in which they are incurred.

Financial income

Interest income

Interest income is recognized on an accrual basis, determined based on the balances of bank deposits and the applicable interest rates for each period.

Dividends and profit distributions

Dividends and profit distributions are recognized when the shareholders obtain the right to receive dividends or when investors obtain the right to receive profits arising from their capital contributions.

Other income

Other income includes: gains from the disposal or liquidation of fixed assets; penalties received from customers for breach of contracts; customer bonuses related to the sale of goods, products or services that are not included in revenue; and other miscellaneous income.

4.18 Accounting principles for revenue deductions

Revenue deductions arising from the sale of goods and rendering of services during the year include trade discounts and sales allowances.

Trade discounts arising in the same year as the sale of goods, products or services are deducted from the revenue of the period in which they arise. If goods, products or services were sold in prior years but revenue deductions arise in subsequent years, the Company accounts for such deductions as follows: If the deductions arise before the issuance date of the financial statements, revenue is reduced in the financial statements of the reporting year (the prior year); and If the deductions arise after the issuance date of the financial statements, revenue is reduced in the period in which the deductions arise (the subsequent year).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

4.19 Accounting principles for cost of sales

Cost of sales and services rendered represent the total costs incurred for finished goods, merchandise, materials sold and services provided to customers during the period, which are recognized as cost of sales or deducted from cost of sales in the reporting period. Cost of sales is recognized when the transaction occurs or when it is reasonably certain that such costs will be incurred in the future, regardless of whether payment has been made. Cost of sales and revenue are recognized simultaneously in accordance with the matching principle. Costs exceeding normal levels of consumption are recognized immediately in cost of sales in accordance with the prudence principle.

4.20 Accounting principles for finance costs

Finance costs include expenses or losses related to financial investment activities, borrowing costs, costs related to investments in joint ventures and associates, provisions for impairment of financial investments, and other finance costs.

Finance costs are recognized separately for each category of expense when incurred during the period, provided that they can be measured reliably and supported by adequate documentation evidencing such costs.

4.21 Accounting principles for selling expenses and general and administrative expenses

Selling expenses and general and administrative expenses are recognized in accordance with the matching principle between revenue and expenses, reflecting all actual costs incurred in relation to sales activities and corporate management during the accounting period, regardless of the timing of payment.

Adjustments reducing selling expenses and general and administrative expenses include:

- Reversal of expenses previously recognized when the obligation to settle such expenses no longer exists;
- Reductions in expenses due to reimbursements received from third parties;
- Reversal of provisions related to selling expenses or general and administrative expenses when such provisions are no longer required; and

- Other adjustments reducing expenses in accordance with the prevailing accounting regulations.

Provisions are recognized when:

- The enterprise has a present obligation arising from past events;
- It is probable that an outflow of resources will be required to settle the obligation; and
- The amount of the obligation can be estimated reliably.

Allowance for doubtful receivables

An allowance for doubtful receivables is established for receivables that may be uncollectible, based on the aging of receivables and the debtor's ability to settle the outstanding amounts, in accordance with prevailing regulations.

Provision for warranties of products, goods and construction works

A warranty provision is recognized for warranty obligations relating to products, goods or construction works that have been sold or delivered, based on the estimated costs required to fulfill the warranty obligations under contractual terms or based on the Company's historical experience.

4.22 Accounting principles for disposal and liquidation of fixed assets and investment properties

When fixed assets or investment properties are disposed of or liquidated, the cost and accumulated depreciation of the assets are derecognized. Any gain or loss arising from the disposal is determined as the difference between the net proceeds from disposal (after deducting related expenses) and the carrying amount of the asset, and is recognized in profit or loss for the period.

4.23. Principles and methods for recognizing corporate income tax expense (including additional corporate income tax under the global minimum tax regulations) and deferred corporate income tax

Corporate income tax expense comprises current corporate income tax and deferred corporate income tax.

Current income tax

Current income tax represents the amount of tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between accounting and tax regulations, non-deductible expenses, non-taxable income and tax losses carried forward.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

Deferred income tax

Deferred income tax represents the amount of corporate income tax payable or recoverable in future periods arising from temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their corresponding tax bases. Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized only to the extent that it is probable that taxable profit will be available against which the deductible temporary differences can be utilized.

The carrying amount of deferred income tax assets is reviewed at the end of each financial year and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized. Deferred income tax assets that have not been previously recognized are reassessed at the end of each financial year and are recognized to the extent that it has become probable that future taxable profit will allow the deferred income tax asset to be recovered.

Deferred income tax assets and liabilities are measured at the tax rates expected to apply in the period when the asset is realized or the liability is settled, based on tax rates that have been enacted or substantively enacted at the reporting date. Deferred income tax is recognized in the statement of profit or loss, except to the extent that it relates to items recognized directly in equity, in which case the deferred tax is also recognized directly in equity.

Deferred tax assets and deferred tax liabilities are offset when:

- The Company has a legally enforceable right to offset current tax assets against current tax liabilities; and
- The deferred tax assets and deferred tax liabilities relate to corporate income tax levied by the same tax authority:
- On the same taxable entity; or
- The Company intends to settle current income tax liabilities and current income tax assets on a net basis, or to realize the assets and settle the liabilities simultaneously in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are expected to be settled or recovered.

4.24 Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for the Board of Management) by the weighted average number of ordinary shares outstanding during the period.

4.25 Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

4.26 Related parties

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

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

5. ADDITIONAL INFORMATION TO ITEMS IN THE CONSOLIDATED BALANCE SHEET

Unit: VND

5.1 Cash and Cash Equivalents

	30/09/2026	01/01/2026
Cash on hand	458,464,041	458,464,041
Bank deposits	427,746,628,496	297,821,192,842
Cash equivalents	-	-
Total	**428,205,092,537**	**298,279,656,883**

5.2 Financial Investments

a) Trading securities: No balance

b) Held-to-maturity investments

	30/09/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Short-term	**2,274,339,881,296**	**(132,856,466,989)**	**2,108,153,045,661**	**(132,856,466,990)**
Term deposits	5,300,000,000	-	6,320,000,000	-
Loans receivable	2,269,039,881,296	(132,856,466,989)	2,101,833,045,661	(132,856,466,990)
Details of the loans receivable				
Receivables from related parties				
Hoa Binh House Corporation	963,034,203,672	(127,067,649,949)	893,404,983,598	(127,067,649,950)
Tien Phat Real Estate Investment Corporation	778,755,805,610	-	718,180,023,258	-
Tien Phat North-east Company Limited	352,476,977,630	-	324,759,683,155	-
Sai Gon New Day Company Limited	44,626,029,872	-	41,458,053,717	-
Hoa Binh Renewable Energy & Investment	11,567,077,446	-	10,690,738,938	-
Hoa Binh Infrastructure Construction Investment Corporation	10,585,643,426	-	10,274,982,884	-
Receivables from others	-	-	-	-
Matec Construction Machinery Joint Stock Company	93,598,524,661	-	89,412,091,292	-
Mr. Le Anh Dung	4,359,635,693	(4,359,635,693)	4,359,635,693	(4,359,635,693)
White Steel Company Limited	4,656,504,638	-	4,375,055,659	-
Xuan Thien Securities Joint Stock Company	2,011,977,409	(1,429,181,347)	1,871,736,348	(1,429,181,347)
Others	3,367,501,239	-	3,046,061,119	-
Long-term	**2,000,000,000**	**-**	**2,000,000,000**	**-**
Term deposits	-	-	-	-
Bonds	2,000,000,000	-	2,000,000,000	-
Total	**2,276,339,881,296**	**(132,856,466,989)**	**2,110,153,045,661**	**(132,856,466,990)**

c) Long-term financial investments

	30/09/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Investment in subsidiaries	**750,709,577,387**	**(456,196,078,336)**	**749,370,551,887**	**(455,190,267,607)**
Hoa Binh House Corporation	449,800,000,000	(449,800,000,000)	449,800,000,000	(449,800,000,000)
Hoa Binh Infrastructure Construction Investment Corporation	256,208,939,051	-	256,208,939,051	-
Hoa Binh Paint And Coatings Joint Stock Company	34,018,060,000	-	34,018,060,000	-
Hoa Binh Innovation Center Company Limited	6,396,078,336	(6,396,078,336)	5,057,052,836	(5,057,052,836)
Hoa Binh Architects Co., Ltd	1,500,000,000	-	1,500,000,000	-
Hoa Binh Myanmar Company Limited	1,066,500,000	-	1,066,500,000	-
Hoa Binh Architecture And Planning Company Limited	1,020,000,000	-	1,020,000,000	(333,214,771)
Pax Commercial And Investment Joint Stock Company	700,000,000	-	700,000,000	-

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For the nine-month period ended 30 September 2026

	30/09/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Investments in joint ventures and associates	**91,000,000,000**	**(4,221,247,771)**	**91,000,000,000**	**(4,172,673,523)**
Hoa Binh 479 Join Stock Company	85,000,000,000	-	85,000,000,000	-
Onwa Tech Interior Decoration Joint Stock Company	6,000,000,000	(4,221,247,771)	6,000,000,000	(4,172,673,523)
Investment in other entities	**35,042,400,000**	**(13,637,400,000)**	**35,042,400,000**	**(13,637,400,000)**
Viet Nam Peace Tour Joint Stock Company	21,405,000,000	-	21,405,000,000	-
Saigon - Rachgia Corporation Jesco Asia Joint Stock Company	13,637,400,000	(13,637,400,000)	13,637,400,000	(13,637,400,000)
Total	**876,751,977,387**	**(474,054,726,107)**	**875,412,951,887**	**(473,000,341,130)**

5.3 Trade Receivables

	30/09/2026		01/01/2026	
	Carrying amount	Provision	Carrying amount	Provision
a) Short-term trade receivables	**6,293,270,601,851**	**(607,090,801,748)**	**6,177,182,559,801**	**(788,264,854,301)**
Receivables from related parties				
Tien Phat Sanyo Homes Corporation	99,801,362,960	-	78,139,536,713	-
Hoa Binh Infrastructure Construction Investment Corporation	391,750,000	-	391,750,000	-
Receivables from other customers				
Matec Construction Machinery Joint Stock Company	654,278,576,883	-	554,476,006,182	-
Gamuda Land (HCMC) Joint Stock Company	414,311,865,225	-	462,757,943,649	-
Sunshine Group Development Joint Stock Company	50,192,155,242	-	284,591,967,072	-
New Town Development Company Limited	214,819,366,512	-	252,424,309,953	-
Gia Cu Investment Development Company Limited	166,767,964,466	(1,956,443,097)	190,125,079,913	(1,956,443,097)
Thaiholdings Joint Stock Company	264,289,384,846	-	176,317,623,280	-
Aqua City Company Limited	87,320,281,963	-	137,626,046,563	-
Ecopark Corporation Joint Stock Company	93,394,556,787	(687,187,736)	94,310,625,808	(490,848,383)
Vinhomes Joint Stock Company	40,324,499,245	-	67,547,591,887	-
Terra Gold Vietnam Joint Stock Company	23,995,818,283	-	23,995,818,283	-
Others	4,183,383,019,439	(604,447,170,915)	3,854,478,260,498	(785,817,562,821)
b) Long-term trade receivables: No balance	-	-	-	-
	6,293,270,601,851	**(607,090,801,748)**	**6,177,182,559,801**	**(788,264,854,301)**

5.4 Advances to suppliers

	30/09/2026		01/01/2026	
	Carrying amount	Provision	Carrying amount	Provision
(a) Short-term	**1,406,365,504,298**	**(104,690,753,286)**	**1,164,612,104,748**	**(104,690,753,286)**
Advances to related parties				
Tien Phat Sanyo Homes Corporation	93,822,331,459	(42,989,439,408)	93,822,331,459	(42,989,439,408)
Hoa Binh Paint And Coatings Joint Stock Company Branch in Hung Yen	64,003,152,908	(61,701,313,878)	64,003,152,908	(61,701,313,878)
Tien Phat Real Estate Investment Corporation	15,650,500,000	-	15,650,500,000	-
Onwa Tech Interior Decoration Joint Stock Company	4,285,959,539	-	4,285,959,539	-
Hoa Binh Architecture And Planning Company Limited	3,108,653,669	-	3,608,653,669	-
Hoa Binh Architects Co., Ltd	4,665,800,000	-	2,124,485,440	-
Hoa Binh Renewable Energy & Investment Corporation	1,747,117,162	-	1,747,117,162	-

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	30/09/2026		01/01/2026	
	Carrying amount	Provision	Carrying amount	Provision
Advances to other organizations and individuals				
ALB & Partners Law Firm	8,385,427,000	-	102,517,427,000	-
Vietnam Kandenko - HCMC	25,873,352,490	-	100,186,777,495	-
VinTech Investment Building Joint Stock Company	75,911,031,595	-	56,432,124,439	-
Hoa Binh Engineering And Trading Investment Joint Stock Company	50,243,113,959	-	53,816,346,259	-
Best Quality Construction Joint Stock Company	92,130,768,242	-	36,861,710,933	-
China Construction (S.E.A) Corporation Ltd (CSCEC)	30,865,283,118	-	30,865,283,118	-
Interhouse LA Corporation	12,237,758,828	-	7,269,222,548	-
Other suppliers	923,435,254,329	-	591,421,012,779	-
(b) Long-term				
Total	**1,406,365,504,298**	**(104,690,753,286)**	**1,164,612,104,748**	**(104,690,753,286)**

5.5 Construction contract-in-progress receivables

	30/09/2026		01/01/2026	
	Carrying amount	Provision	Carrying amount	Provision
(a) Short-term	**2,224,698,452,028**	**(414,214,958,342)**	**2,399,055,516,765**	**(415,321,748,142)**
Receivables from related parties				
Tien Phat Sanyo Homes Corporation	-	-	429,436,705	-
Hoa Binh Infrastructure Construction Investment Corporation	875,737,776	-	875,737,776	-
Receivables from other customers				
Thaiholdings Joint Stock Company	152,261,450,661	-	178,069,677,608	-
Tam Luc Real Estate Corporation	59,493,958,461	-	126,729,007,286	-
Quang Minh Business and Construction Joint Stock Company	124,490,373,682	(124,490,373,682)	124,490,373,682	(124,490,373,682)
New Town Development Company Limited	51,039,759,359	-	132,411,522,379	-
Capitaland - Hien Duc Joint Stock Company	15,293,147,073	(14,639,854,699)	104,731,883,768	(14,639,854,699)
Ecopark Corporation Joint Stock Company	90,662,085,695	-	99,980,730,234	-
Other customers	1,730,581,939,321	(275,084,729,961)	1,631,337,147,327	(276,191,519,761)
(b) Long-term: No balance	-	-	-	-
Total	**2,224,698,452,028**	**(414,214,958,342)**	**2,399,055,516,765**	**(415,321,748,142)**

5.6 Other receivables

	30/09/2026		01/01/2026	
	Carrying amount	Provision	Carrying amount	Provision
a) Short-term	**1,328,684,372,549**	**(140,959,760,627)**	**1,083,580,712,295**	**(144,250,718,446)**
Advances for employees - Advances for construction materials, goods, and travel expenses	114,895,799,405	(9,352,715,016)	23,528,628,623	(9,352,715,016)
Receivables from payments on behalf of others	530,808,065,535	-	509,930,288,575	-
Receivables from Tien Phat Real Estate Investment Corporation relating to Thach Ban Lakeside project	67,206,743,241	(67,206,743,241)	67,206,743,241	(67,206,743,241)
Receivables from liquidation of investments	19,163,384,000	-	19,163,384,000	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

	30/09/2026		01/01/2026	
	Carrying amount	**Provision**	**Carrying amount**	**Provision**
Receivables from sale of trade receivables	186,822,503,199	(37,277,490,900)	74,554,981,799	(37,277,490,900)
Late payment interest	368,584,940,442	(27,122,811,470)	349,179,042,380	(30,413,769,289)
Interest receivables from banks, from loan receivables	41,296,438	-	-	-
Dividends and profits receivables	2,694,833,301	-	2,694,833,301	-
Other receivables from employees	9,876,100,936	-	9,970,431,397	-
Deposit	8,389,962,073	-	7,493,151,294	-
Other receivables	20,200,743,979	-	19,859,227,685	-
b) Long-term	**33,437,635,223**	**-**	**33,801,600,107**	**-**
Deposit terms	33,437,635,223	-	33,801,600,107	-
Other receivables	-	-	-	-
Total	**1,362,122,007,772**	**(140,959,760,627)**	**1,117,382,312,402**	**(144,250,718,446)**

5.7 Assets Shortage Pending Resolution (Details by type of assets with shortages)

5.8 Inventories

	30/09/2026		01/01/2026	
	Cost	**Provision**	**Cost**	**Provision**
Raw materials and materials	1,379,129,715,890	-	1,114,901,016,479	-
Tools and supplies	29,180,500,649	-	21,302,371,630	-
Work in progress	269,782,769,884	-	384,697,710,432	-
- Real estate	-	-	*156,369,146,401*	-
- Construction	*269,782,769,884*	-	*228,328,564,031*	*(15,970,716,277)*
Merchandise	816,267,865,688	-	550,286,421,855	-
Total	**2,494,360,852,111**	**-**	**2,071,187,520,396**	**(15,970,716,277)**

5.9 Long-term work in Progress

	30/09/2026		01/01/2026	
	Cost	**Recoverable amount**	**Cost**	**Recoverable amount**
a) Work-in-progress production costs				
Hoa Binh Residential Area project (Pax Residence Long Thoi, Nha Be)	156,738,226,796	156,738,226,796	-	-
Thanh Xuan High-rise Condominium with Serviced Offices	15,968,544,208	-	-	-
Other long-term work in progress costs	23,303,585,407	23,228,310,331	-	-
	196,010,356,411	**179,966,537,127**	**-**	**-**
b) Construction in progress				
- Acquisition	-	-	-	-
- Construction	361,543,498	-	38,242,679,434	-
Total	**361,543,498**	**-**	**38,242,679,434**	**-**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

5.10 Movements in Property, Plant and Equipment

	Buildings and structures	Machinery and equipment	Transportation vehicles	Office equipment	Total
Cost					
At as 01 January 2026	**5,124,410,448**	**2,014,069,880,402**	**55,809,040,679**	**20,742,186,773**	**2,095,745,518,302**
- Additions during the year	-	83,832,444,196	-	-	83,832,444,196
- Other increases	-	-	-	-	-
- Disposals	-	(148,112,326,208)	(2,199,845,364)	(423,890,000)	(150,736,061,572)
- Other decreases	-	-	-	-	-
At as 30 September 2026	**5,124,410,448**	**1,949,789,998,390**	**53,609,195,315**	**20,318,296,773**	**2,028,841,900,926**
Accumulated depreciation					
At as 01 January 2026	**(4,707,937,351)**	**(984,428,295,753)**	**(51,436,975,857)**	**(16,142,784,966)**	**(1,056,715,993,927)**
- Depreciation for the year	(143,038,809)	(139,053,734,287)	(1,276,528,189)	(906,388,713)	(141,379,689,998)
- Other increases	-	-	-	-	-
- Disposals	-	24,290,161,205	1,898,220,575	395,337,200	26,583,718,980
- Other decreases	-	-	-	-	-
At as 30 September 2026	**(4,850,976,160)**	**(1,099,191,868,835)**	**(50,815,283,471)**	**(16,653,836,479)**	**(1,171,511,964,945)**
Net carrying Amount					
At as 01 January 2026	**416,473,097**	**1,029,641,584,649**	**4,372,064,822**	**4,599,401,807**	**1,039,029,524,375**
At as 30 September 2026	**273,434,288**	**850,598,129,555**	**2,793,911,844**	**3,664,460,294**	**857,329,935,981**

5.11 Movements in Intangible Assets

	Land use rights	Software	Other intangible	Total
Cost				
At as 01 January 2026	**39,790,252,840**	**19,410,767,608**	**1,216,005,358**	**60,417,025,806**
- Additions during the year	-	-	-	-
- Other increases	-	-	-	-
- Other decreases	-	-	-	-
At as 30 September 2026	**39,790,252,840**	**19,410,767,608**	**1,216,005,358**	**60,417,025,806**
Accumulated Amortisation	-	-	-	-
At as 01 January 2026	-	**(19,347,434,282)**	**(1,216,005,358)**	**(20,563,439,640)**
- Amortisation for the year	-	(15,000,003)	-	(15,000,003)
- Other increases	-	-	-	-
- Other decreases	-	-	-	-
At as 30 September	-	**(19,362,434,285)**	**(1,216,005,358)**	**(20,578,439,643)**
Net Carrying Amount				
At as 01 January 2026	**39,790,252,840**	**63,333,326**	-	**39,853,586,166**
At as 30 September 2026	**39,790,252,840**	**48,333,323**	-	**39,838,586,163**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

5.12 Increase and Decrease of Finance Lease Fixed Assets: No balances

5.13 Biological Assets: No balances

5.14 Movements in Investment Property: No balances

5.15 Prepaid expenses

	30/09/2026	01/01/2026
a) Short-term	**29,051,271,365**	**27,844,518,840**
Tools and equipment	7,953,895,539	11,209,315,932
Other short-term prepaid expenses	21,097,375,826	16,635,202,908
b) Short-term	**27,867,949,559**	**100,370,008,883**
Tools and equipment	25,613,100,114	45,762,124,229
Other long-term prepaid expenses	2,254,849,445	54,607,884,654
Total	**56,919,220,924**	**128,214,527,723**

5.16. Trade payables

	30/09/2026	01/01/2026
a) Short-term trade payables	**4,589,270,652,790**	**4,087,988,858,527**
Related parties		
Onwa Tech Interior Decoration Joint Stock Company	11,697,605,217	11,697,605,217
Hoa Binh Paint And Coatings Joint Stock Company	5,969,616,036	5,969,616,036
Hoa Binh House Corporation	4,917,956,581	4,917,956,581
Hoa Binh Paint And Coatings Joint Stock Company Branch in Hung Yen	4,333,103,649	4,565,463,058
Hoa Binh Renewable Energy & Investment Corporation	4,260,118,846	4,221,066,046
Hoa Binh Architects Co., Ltd	5,324,106,280	2,777,328,933
Moc Hoa Binh Manufacturing And Decorating Company Litmited	2,345,466,912	2,345,466,912
Hoa Binh Ha Noi Construction And Real Estate Company Limited	994,075,040	994,075,040
Tien Phat Real Estate Investment Corporation	1,417,302,721	922,302,721
Hoa Binh Architecture And Planning Company Limited	12,052,440	512,052,440
Others		
Thinh Vuong Production And Trading Services Company Limited	122,603,574,737	122,603,574,737
Gamuda Land (HCMC) Joint Stock Company	69,089,960,257	107,710,682,080
Kajima Vietnam Company Limited	106,604,234,118	102,146,335,667
Matec Group Joint Stock Company	175,731,012,152	92,175,161,224
Steel And Construction Material Joint Stock Company	73,352,595,775	82,950,861,979
Tam Quan Construction and Trading Limited Liability Company	48,704,985,093	56,470,287,961
Best Quality Construction Joint Stock Company	37,743,472,650	32,786,355,404
Interhouse LA Corporation	28,668,623,067	23,504,292,464
Jesco Hoa Binh Engineering JSC	20,215,219,613	19,353,711,830
Others	3,865,285,571,606	3,409,364,662,197
Total	**4,589,270,652,790**	**4,087,988,858,527**

b) Long-term trade payables: No balance

5.17 Advances from customers

	30/09/2026	01/01/2026
(a) Short-term advances from customers	**2,852,526,465,895**	**2,412,937,334,306**
Advances from related parties		
Tien Phat Sanyo Homes Corporation	10,137,709,217	10,137,709,217
Others		
Thaiholdings Joint Stock Company	259,979,056,997	268,093,578,288
New Town Development Company Limited	65,459,261,405	129,823,115,228
Sunshine E&C Construction Joint Stock Company	109,568,655,669	109,568,655,669
BLUEMARQ Group Joint Stock Company	205,178,080,183	106,397,133,805
Delta - Valley Binh Thuan Company Limited	88,090,951,555	99,137,332,667
FPT Innovation And Creativity Company Limited	-	98,600,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

	30/09/2026	01/01/2026
Vietnam Joint Stock Commercial Bank For Industry And Trade	86,353,981,479	86,353,981,479
Ecopark Corporation Joint Stock Company	84,002,893,647	84,002,893,647
My Way Ha Long Investment And Hotel Joint Stock Company	79,678,500,976	79,678,500,976
Da Lat Valley Real Estate Company Limited	65,869,008,583	65,869,008,583
Nam Dao Construction Limited Liability Company	15,307,126,768	15,307,126,768
Other customers	1,782,901,239,416	1,259,968,297,979
Total	**2,852,526,465,895**	**2,412,937,334,306**

(b) Long-term advances from customers

5.18 Dividends and profit distributions payable

	30/09/2026	01/01/2026
Dividends and profit distributions payable	411,280,195	411,280,195

5.19 Taxes and Other Payables to the government

	30/09/2026	Payable	Paid	01/01/2026
a) Short-term Taxes payable				
Value-added tax	159,621,394,320	91,985,822,782	21,460,619,079	89,096,190,617
Corporate income tax	38,121,596,645	38,302,782,183	181,185,538	
Personal income tax	6,312,537,794	11,702,610,559	14,293,899,224	8,903,826,459
Export and import taxes	-	-	-	-
Other taxes	10,633,500	8,227,109,832	8,227,109,832	10,633,500
Total	**204,066,162,259**	**150,218,325,356**	**44,162,813,673**	**98,010,650,576**

b) Short-term Taxes receivable

5.20 Other Payables

	30/09/2026	01/01/2026
a) Short-term		
Interest expense accrued	77,099,501,656	21,199,133,799
Construction costs payable to subcontractors	719,625,368,632	740,973,769,458
Other accrued expenses	707,215,112	26,983,737,775
Total	**797,432,085,400**	**789,156,641,032**

b) Long-term: No balances

5.21 Unearned revenue: No balances

5.22 Other Payables

	30/09/2026	01/01/2026
a) Short-term		
Trade union fees payable	11,812,350,375	9,915,728,375
Social insurance payable	63,649,273,436	58,398,503,539
Short-term deposits received:	7,974,285,965	9,765,562,925
Customer deposits for property purchases	91,140,053,767	155,356,698,324
Other payables	49,285,053,353	74,045,062,558
Total	**223,861,016,896**	**307,481,555,721**
b) Long-term (details by item)	-	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

5.23 Borrowings and Finance Lease Liabilities

	30/09/2026	Increase	Decrease	01/01/2026
a) Short-term borrowings				
Bank loans and other sources	**3,399,506,926,543**	**2,262,903,115,577**	**2,257,467,613,002**	**3,394,071,423,968**
Bank for Investment and Development of Vietnam	1,646,300,316,427	748,662,001,129	821,811,457,161	1,719,449,772,459
Vietnam Joint Stock Commercial Bank for Industry and Trade	1,297,664,938,868	1,058,496,013,927	1,014,074,467,484	1,253,243,392,425
Vietnam Maritime Commercial Joint Stock Bank	279,670,482,020	250,342,870,704	210,560,739,447	239,888,350,763
Vietnam Prosperity Joint Stock Commercial Bank	-	-	7,341,504,737	7,341,504,737
Southeast Asia Commercial Joint Stock Bank	118,454,914,204	205,002,229,817	202,342,368,488	115,795,052,875
Others	57,416,275,024	400,000,000	1,337,075,685	58,353,350,709
Current portion of bonds payable (*)	**375,490,000,000**	**-**	**10,370,000,000**	**385,860,000,000**
Vietnam Maritime Commercial Joint Stock Bank – Ho Chi Minh City Branch	376,000,000,000	-	-	376,000,000,000
Vietnam Bank For Industry And Trade Securities Joint Stock Company	-	-	11,900,000,000	11,900,000,000
Bond issuance expenses	(510,000,000)	-	(1,530,000,000)	(2,040,000,000)
Total	**3,774,996,926,543**	**2,262,903,115,577**	**2,267,837,613,002**	**3,779,931,423,968**

Bond issuance arranger	As at 30 September 2026	Bondholder	Purpose	Due date	Collateral form
ACB Securities Company	376,000,000,000	Vietnam Maritime Commercial Joint Stock Bank - Ho Chi Minh City Branch	Supplementing working capital	30/12/2026	Cash equivalents, the Company's shares, land use right certificates
Bond issuance expenses	(510,000,000)				
Total	**375,490,000,000**				

b) Long-term borrowings: No balances

5.24 Provisions

	30/09/2026	01/01/2026
a) Short-term (details by type of provisions)		
Provision for construction warranty	88,672,367,518	81,845,302,540
Total	**88,672,367,518**	**81,845,302,540**
b) Long-term (similar to short-term)		
Tax rate used to determine the value of deferred tax assets	92,205,934,923	113,019,268,253
Deferred tax assets related to deductible temporary differences	14,812,579,833	14,770,916,667
Total	**107,018,514,756**	**127,790,184,920**

5.25 Deferred Tax Assets and Deferred Tax Liabilities

a) Deferred tax assets

	30/09/2026	01/01/2026
	14,812,579,833	14,770,916,667
Tax rate used to determine the value of deferred tax expenses	20%	20%
Deferred tax expenses related to deductible temporary differences	**2,962,515,967**	**2,954,183,333**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

b) Deferred tax assets

	30/09/2026	01/01/2026
- Corporate income tax rate used to determine deferred tax liabilities	20%	20%
- Deferred tax liabilities arising from taxable temporary differences	-	27,110,000

5.26 Owner's equity

a) Comparison schedule for changes in owner's equity

	Owners' invested equity	Share premium	Investment and development fund	Retained earnings	Total
AS at 01 January 2025	**3,472,132,700,000**	**458,569,112,981**	**94,548,441,157**	**(1,488,188,430,536)**	**2,537,061,823,602**
Profit for the prior year	-	-	-	563,868,743,124	563,868,743,124
Other decreases	-	-	-	-	-
As at 30 September 2025	**3,472,132,700,000**	**458,569,112,981**	**94,548,441,157**	**(924,319,687,412)**	**3,100,930,566,726**
AS at 01 January 2026	**3,472,132,700,000**	**458,569,112,981**	**94,548,441,157**	**(691,286,544,490)**	**3,333,963,709,648**
Profit for the prior year	-	-	-	266,096,789,672	266,096,789,672
Other decreases	-	-	-	-	-
As at 30 September 2026	**3,472,132,700,000**	**458,569,112,981**	**94,548,441,157**	**(425,189,754,818)**	**3,600,060,499,320**

b) Shares

	30/09/2026	01/01/2026
Number of shares authorised for issuance	347,213,270	347,213,270
Number of shares issued to the public	-	-
+ Ordinary shares	347,213,270	347,213,270
+ Preference shares	-	-
Number of shares in circulation	-	-
+ Ordinary shares	347,213,270	347,213,270
+ Preference shares	-	-

Par value of shares outstanding: 10.000 VND

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

6. Supplementary information for items presented in the Statement of Profit or Loss

Unit: VND

6.1 Total revenue from sales of goods and rendering of services

	Quarter 3 2026	Quarter 3 2025
Revenue from construction contracts	1,247,886,061,260	871,948,117,090
Revenue from machinery and equipment leasing	47,267,349,842	37,138,827,069
Revenue from real estate business	6,267,792,311	9,855,266,214
Others	-	90,532,353,367
Total	**1,301,421,203,413**	**1,009,474,563,740**

6.2 Cost of sales

	Quarter 3 2026	Quarter 3 2025
Cost of from construction contracts	1,179,374,801,180	813,950,733,500
Cost of from machinery and equipment leasing	48,869,853,410	57,591,035,869
Cost of real estate business	5,362,283,681	9,952,772,893
Others	-	89,179,235,778
Total	**1,233,606,938,271**	**970,673,778,040**

6.3 Finance income

	Quarter 3 2026	Quarter 3 2025
Interest income from deposits, loans	56,908,637,990	50,680,155,076
Dividends	-	2,664
Profit from investment transfer	-	-
Gains on foreign exchange differences	-	-
Others	57,626,301,386	226,971,069,477
Total	**114,534,939,376**	**277,651,227,217**

6.4 Finance costs

	Quarter 3 2026	Quarter 3 2025
Interest expense	100,445,992,468	89,132,925,289
Bond issuance expenses	510,000,000	579,333,328
Reversal of provisions	(224,685,227)	(3,472,106)
Losses on foreign exchange differences	470,058	-
Total	**100,731,777,299**	**89,708,786,511**

6.5 Other income

	Quarter 3 2026	Quarter 3 2025
Disposal of fixed assets, tools and supplies	311,768,575	720,215,479
Other income	437,999,000	38,527,992,714
Total	**749,767,575**	**39,248,208,193**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

6.6 Other expenses

	Quarter 3 2026	Quarter 3 2025
Disposal of fixed assets, tools and supplies	-	
Interest on late payments	8,983,202,386	2,611,797,505
Other expenses	500,000,001	751,802,790
Total	**9,483,202,387**	**3,363,600,295**

6.7 Selling expenses and administrative expenses

	Quarter 3 2026	Quarter 3 2025
(a) Administrative expenses incurred during the period	**(19,406,817,746)**	**(3,864,598,909)**
Staff salaries	37,643,679,962	30,285,720,707
Provision / (Reversal of provision)	(79,523,462,043)	(75,145,609,720)
Others	22,472,964,335	40,995,290,104
(b) Selling expenses incurred during the period	**3,827,632,646**	
Provision / (reversal of provision) for construction costs	3,827,632,646	
Total	**(15,579,185,100)**	**(3,864,598,909)**

6.8 Expenses by nature

	Quarter 3 2026	Quarter 3 2025
Raw materials and consumables used	749,512,043,969	500,501,962,349
Employee benefit expenses	221,631,710,574	142,657,628,286
Cost of construction machinery	98,420,659,270	36,347,896,961
Construction overheads	164,042,524,458	172,599,666,437
General and administrative expenses	(19,406,817,746)	(3,864,598,909)
Total	**1,214,200,120,525**	**848,242,555,124**

6.9 Income tax expense

	Quarter 3 2026	Quarter 3 2025
Current income tax expense based on taxable income for the current period	17,113,407,710	-

6.10 Deferred income tax expense

	Quarter 3 2026	Quarter 3 2025
Deferred tax expense arising from taxable temporary differences	-	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

Unit: VND

7. Supplementary information for items presented in the Statement of Cash Flows

7.1 Non-monetary transactions that affect the separate cash flow statement in the future

	30/09/2026	30/09/2025
Conversion of debt into owner's equity	-	-
Total	-	-

7.2 Proceeds from borrowings

Total	30/09/2026	30/09/2025
Proceeds from borrowings under normal contract	2,262,903,115,577	2,780,594,661,469
Total	**2,262,903,115,577**	**2,780,594,661,469**

7.3 Repayments of borrowings

	30/09/2026	30/09/2025
Repayments of borrowings under normal contract	2,257,467,613,002	2,838,873,157,576
Repayments of ordinary bonds' issuance	11,900,000,000	124,600,000,000
Total	**2,269,367,613,002**	**2,963,473,157,576**

8. Other information

8.1 Comparative figures

Application of a new accounting regulation

The accounting period from 01 January 2026 to 30 September 2026 is the first period the Company has applied the Enterprise Accounting Regime under Circular 99, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014.

The transition to Circular 99 was carried out using the following methods:

- For changes in accounting policy for which Circular 99 provides specific transition guidance, the Company follows that guidance.
- For changes in accounting policy for which Circular 99 does not require retrospective or simplified retrospective adjustment, the Company applies the prospective method.

Effect of applying the new accounting regulation

The effects of adopting the new accounting regime on the financial statements are as follows:

ITEMS	Code	Figures before adjustment	Adjustments	Figures after adjustment	Note
Short-term held-to-maturity investments	123	6,320,000,000	2,101,833,045,661	2,108,153,045,661	(i)
Provision for short-term held-to-maturity investments	124	-	(132,856,466,990)	(132,856,466,990)	(ii)
Short-term advances to suppliers	132	1,279,275,625,906	(114,663,521,158)	1,164,612,104,748	(i)
Other short-term receivables	135	1,087,229,592,378	(3,648,880,083)	1,083,580,712,295	(iii)
Provision for short-term doubtful debts	136	(1,585,384,541,164)	132,856,466,990	(1,452,528,074,174)	(ii)
Dividends and profits payable	313	-	411,280,195	411,280,195	(iv)
Other short-term payables	320	307,892,835,916	(411,280,195)	307,481,555,721	(iv)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period ended 30 September 2026

Notes:

(i) Present the balances of short-term loans from the Short-term loans receivable account and the Short-term advances to suppliers account.

(ii) Present the balance of the allowance for doubtful debts of short-term loans from the Provision for short-term doubtful debts account to the Provision for short-term held-to-maturity investments account.

(iii) Present Other receivables from loan interest to the Held-to-maturity investments account.

(iv) Present Dividends payables from the Other short-term payables account.

8.2 Events subsequent to the separate balance sheet date

There have been no significant events occurring after the separate balance sheet date, which would require adjustments or disclosures to be made in the separate financial statements.

Ho Chi Minh City, 30 October 2026

PREPARED BY	CHIEF ACCOUNTANT	PERMANENT DEPUTY GENERAL
DANG NGUYEN NAM TRAN	LE THI THU TRANG	LE VIET HIEU