CÔNG TY CỔ PHẦN VINHOMES

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Vinhomes Joint Stock Company

Interim consolidated financial statements

Quarter III 2026

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Vinhomes Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Vinhomes Joint Stock Company ("the Company") is a joint stock company incorporated under the Law of Enterprise of Vietnam pursuant to the Business Registration Certificate No. 0103022741 issued by the Hanoi Department of Planning and Investment on 6 March 2008. The Company subsequently received Enterprise Registration Certificate No. 0102671977 dated 5 August 2010 on registration of a shareholding company. The Company subsequently also received amended Enterprise Registration Certificates with the 41st amendment dated 19 August 2026 as the latest.

The current principal activities of the Company are to develop real estate property for sale, provide leasing of offices, render real estate management and related services, provide general contractor services, consulting and designing construction services, supervision and construction management services.

The Company's head office is located at Symphony Office Tower, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi, Vietnam and independent branches at:
- Dream City Eco-Urban Area in Project in Nghia Tru Commune, Hung Yen Province, Vietnam.
- Ha Noi Street, Hong Bang Ward, Hai Phong City, Vietnam
- Vinhomes Global Gate Hạ Long Project, Tuan Chau Ward, Quang Ninh Province, Vietnam.

Vingroup JSC is the Company's parent. Vingroup JSC and its subsidiaries are hereby referred as "the Group".

BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr. Pham Thieu Hoa	Chairman
Ms. Nguyen Dieu Linh	Member
Mr. Pham Nhat Vuong	Member
Ms. Cao Thi Ha An	Member
Ms. Nguyen Thu Hang	Member
Mr. Varun Kapur	Independent Board Member
Mr. Mueen Uddeen	Independent Board Member
Mr. Hoang D. Quan	Independent Board Member

SUPERVISORY BOARD

Members of the Supervisory Board during the period and at the date of this report are:

Mr. Tran Minh Anh	Head of Supervisory Board
Ms. Hoang Thi Phuong	Member
Ms. Pham Ngoc Lan	Member

MANAGEMENT

Members of the Management during the period and at the date of this report are:

Ms. Nguyen Thu Hang	Chief Executive Officer
Ms. Mai Thu Thuy	Deputy Chief Executive Officer
Mr. Dang Minh Hai	Deputy Chief Executive Officer

LEGAL REPRESENTATIVES

The legal representatives of the Company during the period and at the date of this report are:

Mr. Pham Thieu Hoa	Chairman
Ms. Nguyen Thu Hang	Chief Executive Officer
Mr. Dang Minh Hai	Deputy Chief Executive Officer

REPORT OF MANAGEMENT

Management of Vinhomes Joint Stock Company ("the Company") is pleased to present this report and the interim consolidated financial statements of the Company and its subsidiaries for the nine-month period ended 30 September 2026.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Management is responsible for the interim consolidated financial statements of each financial period which give a true and fair view of the interim consolidated financial position of the Company and its subsidiaries and of the interim consolidated results of its operations and its interim consolidated cash flows for the period. In preparing those consolidated financial statements, management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements; and
- prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company and its subsidiaries will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim consolidated financial position of the Company and its subsidiaries and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and its subsidiaries and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying interim consolidated financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Company and its subsidiaries as at 30 September 2026, and of the interim consolidated results of its operations and its interim consolidated cash flows for the nine-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

For and on behalf of management:

CÔNG TY CỔ PHẦN VINHOMES
MSDN: 0102671977

Nguyen Thu Hang
Chief Executive Officer

Hanoi, Vietnam
30 October 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Currency: VND million

Code	*ASSETS*	*Notes*	*30 September 2026*	*31 December 2025 (Restated)*
100	**A. CURRENT ASSETS**		**930,807,696**	**498,687,482**
110	***I. Cash and cash equivalents***	***4***	***39,530,384***	***49,085,427***
111	1. Cash		33,211,627	18,634,475
112	2. Cash equivalents		6,318,757	30,450,952
120	***II. Short-term investments***		***15,921,452***	***18,349,492***
123	1. Short-term held-to-maturity investments	5.1	15,846,452	16,392,202
125	2. Short-term other investments	5.3	75,000	1,957,290
130	***III. Current accounts receivables***		***381,513,447***	***205,657,031***
131	1. Short term trade receivables	6	27,032,476	22,955,995
132	2. Short term advances to suppliers	7	198,291,447	67,413,379
135	3. Other short-term receivables	8	156,461,083	115,554,186
136	4. Provision for doubtful short-term		(271,559)	(266,529)
140	***IV. Inventories***	***9***	***247,302,770***	***131,414,569***
141	1. Inventories		247,408,218	131,520,017
142	2. Provision for obsolete inventories		(105,448)	(105,448)
160	***V. Other current assets***		***246,539,643***	***94,180,963***
161	1. Short-term unallocated expenses	10	6,615,506	1,978,395
162	2. Value-added tax deductible		3,476,205	2,397,303
163	3. Tax and other receivables from the State	20	83,275	56,085
165	4. Other current assets	11	236,364,657	89,749,180

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
As at 30 September 2026

Currency: VND million

Code	*ASSETS*	*Notes*	*30 September 2026*	*31 December 2025 (Restated)*
200	**B. NON-CURRENT ASSETS**		**408,391,063**	**296,016,829**
210	***I. Long-term receivables***		***35,507,717***	***40,722,298***
211	1. Long-term Trade receivables		1,373,634	-
215	2. Other long-term receivables	8	34,134,083	40,722,298
220	***II. Fixed assets***		***15,005,114***	***14,052,167***
221	1. Tangible fixed assets	13	13,961,420	12,964,387
222	- Cost		17,443,534	15,476,454
223	- Accumulated depreciation		(3,482,114)	(2,512,067)
224	2. Finance lease fixed assets		68,890	67,671
225	- Cost		83,803	68,995
226	- Accumulated depreciation		(14,913)	(1,324)
227	3. Intangible fixed assets		974,804	1,020,109
228	- Cost		1,509,959	1,484,761
229	- Accumulated depreciation		(535,155)	(464,652)
240	***III. Investment properties***	***14***	***24,345,698***	***24,603,502***
241	1. - Cost		28,623,625	28,330,860
242	2. - Accumulated depreciation		(4,277,927)	(3,727,358)
250	***IV. Long-term assets in progress***		***101,235,143***	***95,922,435***
252	1. Construction in progress	16	101,235,143	95,922,435
260	***V. Long-term investments***		***60,337,073***	***47,877,654***
262	1. Investments in associates, joint	17.1	194,300	192,819
263	2. Investments in other entities	17.2	52,857,505	41,664,864
264	3. Provision for long-term investments	17	(264,270)	-
265	4. Long-term held-to-maturity investments	5.2	7,549,538	6,019,971
270	***VI. Other long-term assets***		***171,960,318***	***72,838,773***
271	1. Long-term prepaid expenses	10	4,180,746	4,201,767
272	2. Deferred tax assets		1,360,571	1,000,778
274	3. Other long-term assets	11	166,234,386	67,341,923
279	4. Goodwill	18	184,615	294,305
280	**TOTAL ASSETS**		**1,339,198,759**	**794,704,311**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
As at 30 September 2026

Currency: VND million

Code	*RESOURCES*	*Notes*	*30 September 2026*	*31 December 2025 (Restated)*
300	**C. LIABILITIES**		**1,031,406,346**	**545,487,604**
310	***I. Current liabilities***		***741,335,635***	***345,920,687***
311	1. Short term trade payables	19.1	31,722,916	19,961,475
312	2. Short-term advances from customers	19.2	125,460,660	87,602,669
313	3. Dividends payable		296,131	6,222
314	4. Short-term Statutory obligations	20	34,011,786	14,181,866
315	5. Payables to employees		1,243,103	639,646
316	6. Short-term accrued expenses	21	80,959,809	60,154,083
319	7. Short term unallocated revenues	22	323,958	316,958
320	8. Short-term other payables	23	401,714,969	119,401,638
321	9. Short-term loans and debts	24	65,251,206	43,376,868
322	10. Short-term provisions	25.1	351,097	279,262
330	***II. Non-current liabilities***		***290,070,711***	***199,566,917***
332	1. Long-term advances from customers	19.2	1,812,675	6,486,026
334	2. Long term accrued expenses	21	407,976	131,335
337	3. Long-term unallocated revenues	22	357,844	364,063
338	4. Other long-term liabilities	23	107,472,276	85,421,480
339	5. Long-term loans and debts	24	175,371,060	102,945,886
342	6. Deferred tax liabilities		2,572,198	2,171,919
343	7. Long-term provisions	25.2	2,076,682	2,046,208

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
As at 30 September 2026

Currency: VND million

Code	*RESOURCES*	*Notes*	*30 September 2026*	*31 December 2025 (Restated)*
400	**D. OWNERS' EQUITY**	**26**	**307,792,413**	**249,216,707**
411	1. Issued share capital		82,148,240	41,074,120
411a	*- Shareholders of shares with voting rights*		*82,148,240*	*41,074,120*
412	2. Share premium		(6,755,610)	(6,755,610)
419	3. Other funds belonging to owners'		1,121,316	1,116,316
420	4. Undistributed earnings		210,234,041	202,644,241
420a	*- Undistributed earnings of prior year*		*136,925,966*	*167,200,815*
420b	*- Undistributed earnings of current period*		*73,308,075*	*35,443,426*
429	5. Non controlling interest		21,044,426	11,137,640
440	**TOTAL RESOURCES**		**1,339,198,759**	**794,704,311**

Approved, 30 October 2026

Phan Hai Ly	Do Duc Hieu	Nguyen Thu Hang
Preparer	Chief Accountant	Chief Executive Officer

'inhomes Joint Stock Company

B02a-DN/HN

ITERIM CONSOLIDATED INCOME STATEMENT

uarter III 2026

Currency: VND million

ode	*ITEMS*	*Notes*	*Quarter III 2026*	*Quarter III 2025 (Restated)*	*For the 9-month period ended 30 September 2026*	*For the 9-month period ended 30 September 2025 (Restated)*
01	**1. Revenue from sale of goods and rendering of services**	27.1	**85,364,008**	**16,419,972**	**202,585,886**	**50,413,068**
02	**2. Deductions**		**-**	**-**	**-**	**-**
10	**3. Net revenue from sale of goods and rendering of services**	27.1	**85,364,008**	**16,419,972**	**202,585,886**	**50,413,068**
11	**4. Cost of goods sold and services rendered**	28	**(33,874,308)**	**(12,436,128)**	**(83,960,685)**	**(32,794,698)**
20	**5. Gross profit from sale of goods and rendering of services**		**51,489,700**	**3,983,844**	**118,625,201**	**17,618,370**
21	**6. Gain/(loss) from sale and disposal of investment properties**	27.3	**(57,016)**	**-**	**(94,793)**	**363,823**
22	**7. Finance income**	27.2	**5,063,718**	**7,899,526**	**14,321,316**	**21,830,909**
23	**8. Finance expenses**	29	**(24,398,204)**	**(4,965,668)**	**(33,432,710)**	**(16,828,369)**
24	*- In which: Interest expense and bond issuance cost*		*(4,532,648)*	*(2,699,134)*	*(10,957,736)*	*(8,794,151)*
25	**9. Selling expenses**	30	**(415,258)**	**(447,838)**	**(1,551,453)**	**(1,088,345)**
26	**10. General and administrative expenses**	30	**(2,113,632)**	**(1,230,669)**	**(4,686,521)**	**(3,550,918)**
27	**11. Shares of profit of associates**	17.1	**-**	**928**	**1,481**	**2,475**
30	**12. Operating profit**		**29,569,309**	**5,240,123**	**93,182,522**	**18,347,945**
31	**13 Other income**		**366,596**	**579,108**	**694,103**	**788,610**
32	**14 Other expenses**		**(412,800)**	**(398,857)**	**(1,066,040)**	**(843,695)**
40	**15 Other profit/(loss)**		**(46,205)**	**180,251**	**(371,937)**	**(55,085)**
50	**16 Profit before tax**		**29,523,104**	**5,420,374**	**92,810,584**	**18,292,860**
51	**17 Current corporate income tax expense**	31	**(6,635,737)**	**(598,833)**	**(17,711,201)**	**(2,196,109)**
52	**18 Deferred income tax expense**	31	**133,643**	**(385,899)**	**(40,486)**	**(783,677)**
60	**19 Net profit after tax**		**23,021,010**	**4,435,642**	**75,058,897**	**15,313,074**
61	**20 Net profit after tax attributable to shareholders of the parent**		**23,146,135**	**4,183,930**	**71,381,139**	**14,380,921**
62	**21 Net profit after tax attributable to non-controlling interests**		**(125,124)**	**251,712**	**3,677,759**	**932,153**

Currency: VND

Code	*ITEMS*	*Notes*	*Quarter III 2026*	*Quarter III 2025 (Restated)*	*For the 9-month period ended 30 September 2026*	*For the 9-month period ended 30 September 2025 (Restated)*
70	**22 Basic earning per share**	**33**	**2,523**	**509**	**8,395**	**1,751**
71	**23 Diluted earnings per share**	**33**	**2,523**	**509**	**8,395**	**1,751**

Approved, 30 October 2026

Phan Hai Ly	Do Duc Hieu	Nguyen Thu Hang
Preparer	Chief Accountant	Chief Executive Officer

INTERIM CONSOLIDATED CASH FLOW STATEMENT
Quarter III 2026

Currency: VND million

Code	*ITEMS*	*Notes*	*For the 9-month period ended 30 September 2026*	*For the 9-month period ended 30 September 2025*
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	**Profit before tax**		**92,810,584**	**18,292,860**
	Adjustments for:			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets (including amortisation of goodwill)		1,797,934	1,520,900
03	Provisions		371,607	(534,412)
04	Foreign exchange losses arisen from revaluation of monetary accounts denominated in foreign currency		(3,042)	193,328
05	Profits from investing activities		(13,598,415)	(20,539,639)
06	Interest and bond issuance expenses		10,957,736	8,794,151
08	**Operating profit before changes in working capital**		**92,336,404**	**7,727,188**
09	Increase/(decrease) in receivables		(164,495,171)	(15,908,113)
10	Increase in inventories		(115,888,200)	(67,269,690)
11	Increase/(decrease) in payables (other than interest, corporate income tax)		391,928,687	132,905,709
12	Decrease/(increase) in unallocated expenses		(4,616,088)	(1,840,902)
13	Decrease trading securities		-	3,628,250
14	Interest paid		(10,007,364)	(9,130,653)
15	Corporate income tax paid	20	(8,188,384)	(7,203,420)
16	Other cash inflows from operating activities		-	-
17	Other cash outflows from operating activities		-	-
20	**Net cash flows from operating activities**		**181,069,884**	**42,908,369**
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(13,838,203)	(7,169,862)
22	Proceeds from disposals of fixed assets and other long-term assets		923,246	2,503,594
23	Loans to other entities and payments for purchase of debt instruments of other entities		(17,136,271)	(14,201,398)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		20,686,300	8,105,889
25	Payments for investments in other entities (net of cash held by entity being acquired)		(272,493,344)	(108,994,457)
26	Proceeds from sale of investments in other entities (net of cash held by entity being disposed)		13,301,634	17,419,289
27	Interest and dividends received		8,775,659	19,532,527
30	**Net cash flows used in investing activities**		**(259,780,979)**	**(82,804,418)**

Currency: VND million

Code	*ITEMS*	*Notes*	*For the 9-month period ended 30 September 2026*	*For the 9-month period ended 30 September 2025*
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Proceeds from issuance of shares and capital contributions from owners		-	3,899
32	Payments for capital redemption to owners and repurchase of issued shares		(750,561)	-
33	Drawdown of borrowings		142,693,361	101,323,503
34	Repayment of borrowings		(48,368,162)	(41,337,362)
35	Repayment of finance lease liabilities		(13,681)	-
36	Dividends and profits paid to non-controlling shareholders		(24,404,905)	(106,500)
40	**Net cash flows from financing activities**		**69,156,052**	**59,883,540**
50	**Net (decrease)/increase in cash and cash equivalents**		**(9,555,043)**	**19,987,491**
60	**Cash and cash equivalents at beginning of the period**		**49,085,427**	**28,780,123**
70	**Cash and cash equivalents at end of the period**	**4**	**39,530,384**	**48,767,614**

Approved, 30 October 2026

Phan Hai Ly	Do Duc Hieu	Nguyen Thu Hang
Preparer	Chief Accountant	Chief Executive Officer

CÔNG TY CỔ PHẦN VINHOMES
MSDN: 0102671971

1. CORPORATE INFORMATION

Vinhomes Joint Stock Company ("the Company") is a joint stock company incorporated under the Law of Enterprise of Vietnam pursuant to the Business Registration Certificate No. 0103022741 issued by the Hanoi Department of Planning and Investment on 6 March 2008. The Company subsequently received Enterprise Registration Certificate No. 0102671977 dated 5 August 2010 on registration of a shareholding company. The Company subsequently also received amended Enterprise Registration Certificates with the 41st amendment dated 19 August 2026 as the latest.

The current principal activities of the Company are to develop real estate property for sale, provide leasing of offices, render real estate management and related services, provide general contractor services, consulting and designing construction services, supervision and construction management services.

The Company's head office is located at Symphony Office Tower, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi, Vietnam and independent branches at:

- Dream City Eco-Urban Area in Project in Nghia Tru Commune, Hung Yen Province, Vietnam.
- Ha Noi Street, Hong Bang Ward, Hai Phong City, Vietnam
- Vinhomes Global Gate Hạ Long Project, Tuan Chau Ward, Quang Ninh Province, Vietnam.

Vingroup JSC is the Company's parent. Vingroup JSC and its subsidiaries are hereby referred as "the Group".

The Company and its subsidiaries' normal course of business cycle of real estate development activity begins when the Company and its subsidiaries receive investment certificate, carries out land clearance and construction works until the project is completed. Accordingly, the normal course of business cycle of real estate development activity ranges from 12 months to 36 months.

The Company and its subsidiaries' normal course of business cycle of other activities is normally within 12 months.

The number of the Company and its subsidiaries' employees as at 30 September 2026: 11,506 (as at 31 December 2025: 12,799).

1. CORPORATE INFORMATION (continued)

Corporate structure

As at 30 September 2026, the Company has 44 subsidiaries (as at 31 December 2025: 43 subsidiaries). The information on these subsidiaries, along with the Company's direct and indirect voting rights and direct equity interest in each subsidiary is as follows:

No.	*Company*	*Voting rights (%)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
1	Gia Lam Urban Development and Investment Limited Liability Company ("Gia Lam LLC") (i)	99.39	98.40	2nd Floor, Vincom Mega Mall Ocean Park Shopping Center in land plot CCTP-10 of Gia Lam Urban Project, Gia Lam Communes, Hanoi City	Investing, developing and trading real estate properties
2	Ecology Development and Investment Joint Stock Company ("Ecology JSC") (i)	99.00	99.00	No. 191, Ba Trieu Street, Hai Ba Trung Ward, Hanoi City	Investing, developing and trading real estate properties
3	Vietnam Investment and Consulting Investment Joint Stock Company ("Vietnam Investment JSC") (i)	70.00	69.14	No. 191, Ba Trieu Street, Hai Ba Trung Ward, Hanoi City	Investing, developing and trading real estate properties
4	Can Gio Tourist City Corporation ("Can Gio JSC") (i)	100.00	99.57	Floor 20A, Vincom Center Dong Khoi Building, 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City	Investing, developing and trading real estate properties
5	Tay Tang Long Real Estate Company Limited Liability Company ("Tay Tang Long LLC") (i) (ii)	100.00	90.00	No. 72, Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City	Investing, developing and trading real estate properties
6	Berjaya Vietnam International University Township Joint Stock Company	98.33	98.19	Floor 20A, Vincom Center Dong Khoi Building, 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City	Investing, developing and trading real estate properties
7	Royal City Real Estate Development and Investment Joint Stock Company ("Royal City JSC") (i)	97.85	97.51	No. 72A, Nguyen Trai Street, Thanh Xuan Ward, Hanoi City	Investing, developing and trading real estate properties
8	Metropolis Hanoi Limited Liability Company ("Metropolis Hanoi LLC") (i)	100.00	99.57	HH land area, Pham Hung Street, Tu Liem Ward, Hanoi City	Investing, developing and trading real estate properties

1. CORPORATE INFORMATION (continued)

***Corporate structure** (continued)*

No.	*Company*	*Voting rights (%)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
9	Berjaya Vietnam Financial Center Limited Liability Company ("Berjaya VFC LLC") (i)	67.50	67.50	Floor 20A, Vincom Center Dong Khoi Building, 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City	Investing, developing and trading real estate properties
10	Thai Son Investment and Construction Joint Stock Company ("Thai Son JSC") (i)	100.00	66.24	No. 7, Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City	Investing, developing and trading real estate properties
11	Millennium Trading Investment and Development Limited Liability Company ("Millennium LLC")	100.00	100.00	Floor 20A, Vincom Center Dong Khoi Shopping Mall, 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City	Investing, developing, trading real estate properties and office leasing
12	GS Cu Chi Development Joint Stock Company ("GS Cu Chi JSC") (i)	100.00	99.66	Floor 20A, Vincom Center Dong Khoi Shopping Mall, 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City	Investing, developing and trading real estate properties
13	Green City Development Joint Stock Company ("Green City JSC") (i)	100.00	99.63	No. 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	Investing, developing and trading real estate properties
14	Delta Joint Stock Company ("Delta JSC") (i)	100.00	99.79	No. 110, Dang Cong Binh Street, 6th Hamlet, Ba Diem Commune, Ho Chi Minh City	Investing, developing and trading real estate properties
15	Huong Duong Real Estate Development Company Limited ("Huong Duong Company") (i)	100.00	99.71	TechnoPark Office Building, Vinhomes Ocean Park Urban Area, Gia Lam Commune, Hanoi City, Vietnam	Investing, developing and trading real estate properties
16	Ecology Development and Trading Joint Stock Company ("Ecology Trading JSC") (i) (ii)	99.18	99.16	Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City	Investing, developing and trading real estate properties

1. CORPORATE INFORMATION (continued)

***Corporate structure** (continued)*

No.	*Company*	*Voting rights (%)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
17	Bao Lai Investment Joint Stock Company ("Bao Lai JSC") (i)	96.48	95.76	No. 166, Pham Van Dong Street, Dong Ngac Ward, Hanoi City	Exploiting, manufacturing and trading white marble
18	Bao Lai Marble One Member Company Limited (i)	100.00	95.76	Hop Nhat Village, Yen Binh Commune, Lao Cai Province	Exploiting, manufacturing and trading white marble
19	An Phu White Marble Company Limited (i)	100.00	95.76	Khau Ca Village, Muong Lai Commune, Lao Cai Province	Exploiting, manufacturing and trading white marble
20	Doc Thang Marble Joint Stock Company (i)	100.00	91.43	Ngoi Ken Village, Luc Yen Commune, Lao Cai Province	Exploiting, manufacturing and trading white marble
21	Phan Thanh Mineral Joint Stock Company (i)	100.00	95.98	Ban Ro Village, Tan Linh Commune, Lao Cai Province	Exploiting, manufacturing and trading white marble
22	Bao Lai Luc Yen Mineral Exploitation One Member Company Limited (i)	100.00	95.76	Ngoi Ken Village, Luc Yen Commune, Lao Cai Province	Exploiting, manufacturing and trading white marble
23	Van Khoa Investment Joint Stock Company (i)	100.00	97.14	Ngoi Ken Village, Luc Yen Commune, Lao Cai Province	Exploiting, manufacturing and trading white marble
24	Son Thai Trading and Investment Joint Stock Company (i)	99.99	99.62	No. 65 Hai Phong Street, Hai Chau Ward, Da Nang City	Investing, developing and trading real estate properties
25	VinCons Construction Development and Investment JSC	100.00	100.00	Floor 10th, TechnoPark Tower Building, Gia Lam Urban Area, Gia Lam Commune, Hanoi City	Constructing real estate properties.
26	Vincons Windows Construction Development JSC	100.00	100.00	Floor 10th, TechnoPark Tower Building, Gia Lam Urban Area, Gia Lam Commune, Hanoi City	Constructing real estate properties.

1. CORPORATE INFORMATION (continued)

***Corporate structure** (continued)*

No.	*Company*	*Voting rights (%)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
27	Muoi Cam Ranh JSC	100.00	100.00	Km 15, Km 1497, Bac Cam Ranh Ward, Khanh Hoa Province	Manufacturing salt, selling products from salt and lauching projects
28	Truong Thinh Real Estate Development Investment JSC	99.00	98.58	Floor 8th, TechnoPark Tower Building, Vinhomes Ocean Park Urban Area, Gia Lam Commune, Hanoi City	Investing, developing and trading real estate properties
29	Ca Tam Tourism Joint Stock Company (i)	100.00	99.79	Hon Tre Island, Nha Trang Ward, Khanh Hoa Province	Investing, developing and trading real estate properties
30	Hiep Thanh Cong Inves Joint Stock Company (i)	100.00	99.79	Hon Tre Island, Nha Trang Ward, Khanh Hoa Province	Investing, developing and trading real estate properties
31	SV West Hanoi 2 Real Estate JSC (i)	100.00	98.91	Floor 2nd, Almaz Market, Hoa Lan Street, Sinh Thai Urban Area, Phuc Loi Ward, Hanoi City	Consulting, brokering and auctioning real estate and right of use.
32	Newland Development & Investment Joint Stock Company (ii)	99.92	99.92	Floor 20A, Vincom Center Dong Khoi Building, 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City	Consulting, brokering and auctioning real estate and right of use.
33	TS Holding Real estate Development Limited (i)	65.99	65.71	No. 7, Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City	Investing, developing and trading real estate properties
34	TPX Holding Real estate Development Limited (i)	99.99	99.62	No. 72, Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City	Investing, developing and trading real estate properties
35	Sao Mai Commerce and Business Development Company Limited (i)	100.00	66.24	TechnoPark Tower Building, Gia Lam Urban Area, Gia Lam Commune, Hanoi City	Investing, developing and trading real estate properties

1. CORPORATE INFORMATION (continued)

***Corporate structure** (continued)*

No.	*Company*	*Voting rights (%)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
36	Cam Ranh Investment JSC (i)	100.00	99.82	Hon Tre Island, Nha Trang City, Khanh Hoa Province	Investing, developing and trading real estate properties
37	Bao Lai Green Company Limited (i)	100.00	95.76	9th floor Vietel Tower, No. 70 Nguyen Van Cu Street, Ha Long Ward, Quang Ninh Province	Amusement parks and theme park entertainment services
38	Vinh Xanh1 Real Estate Development Limited	99.74	99.74	Lot TD 6-02, Dai An Urban Area, Nghia Tru Commune, Hung Yen Province	Investing, developing and trading real estate properties
39	Vinh Xanh 2 Real Estate Development Limited	99.77	99.77	Lot TD 6-02, Dai An Urban Area, Nghia Tru Commune, Hung Yen Province	Investing, developing and trading real estate properties
40	Vinhomes Hai Phong Industrial Zone Investment Joint Stock Company (i)	100.00	99.77	No. 7, Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City	Investing, developing and trading real estate properties
41	Vinhomes Ha Tinh Industrial Zone Investment Joint Stock Company (i)	100.00	99.12	No. 7, Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City	Investing, developing and trading real estate properties
42	VinES Energy Solution Joint Stock Company (i)	100.00	99.88	Dinh Vu – Cat Hai Economic Zone, Cat Hai Special Economic Zone, Hai Phong City	Investing, developing and trading real estate properties
43	Clairmont 1 Company Limited	99.00	99.00	Lot CC-01, Cau Rao 2 Urban Area, An Bien Ward, Hai Phong City, Vietnam	Real estate investment and trading
44	Clairmont 2 Company Limited	99.00	99.00	Lot CC-01, Cau Rao 2 Urban Area, An Bien Ward, Hai Phong City, Vietnam	Real estate investment and trading

(i) The equity interest in these subsidiaries differs from voting right since the Company controls over these subsidiaries indirectly through other subsidiaries.

(ii) These companies are in the process of completing dissolution procedures.

2. BASIS OF PREPARATION

2.1 *Accounting standards and system*

The interim consolidated financial statements of the Company and its subsidiaries, which are expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System, Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying interim consolidated financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the interim consolidated financial position and interim consolidated results of operations and interim consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 *Applied accounting documentation system*

The Company and its subsidiaries' applied accounting documentation system is the General Journal.

2.3 *Fiscal year*

The Company and its subsidiaries' fiscal year applicable for the preparation of its interim consolidated financial statements starts on 1 January and ends on 31 December.

2.4 *Accounting currency*

The interim consolidated financial statements are prepared in VND which is also the Company's accounting currency. For the purpose of presenting the interim consolidated financial statements as at 30 September 2026, the figures are rounded to the nearest millions and presented in millions of Vietnam dong ("million VND").

2.5 *Basis of consolidation*

The interim consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the nine-month period ended 30 September 2026.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Company obtains control, and continued to be consolidated until such control ceases, except when the Company only obtain temporary control and the subsidiary is acquired with a view of resale within 12 months from acquisition.

The financial statements of subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses result from intra-company transactions are eliminated in full.

2. BASIS OF PREPARATION (continued)

2.5 *Basis of consolidation* (continued)

Non-controlling interests represent the portion of profit or loss and net assets of subsidiaries not held by the Company and are presented separately in the interim consolidated income statement and within equity in the interim consolidated balance sheet.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

In case the Company disposes a partial interest in a subsidiary and loses control but retains an interest as an associate, the Company's investment is accounted for using the equity method of accounting. Profit/loss from this transaction is recognised in the interim consolidated income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING

3.1 *Changes in accounting policies and related disclosures*

The accounting policies adopted by the Company in preparing the financial statements have been applied consistently with those used in the preparation of the financial statements for the period year ended 31 December 2025, except for changes in accounting policies arising from the application of Circular No. 99/2025/TT-BTC providing guidance on the Accounting Regime for Enterprises and Circular No. 43/2023,TT-BTC provides guidance on the preparation and presentation of consolidated financial statements, as presented below:

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Accounting Regime for Enterprises ("Circular 99"), which replaces Circular No. 200/2014/TT-BTC on the Accounting Regime for Enterprises issued by the Ministry of Finance on 22 December 2014, and certain other related regulations. Circular 99 takes effect from 1 January 2026 and is applicable to enterprises with financial years commencing on or after 1 January 2026.

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC ("Circular 43"') amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC, which provides guidance on the preparation and presentation of consolidated financial statements. Circular 43 is effective for the preparation and presentation of consolidated financial statements for financial years beginning on or after 1 January 2026.

The Company has adopted changes in accounting policies as prescribed by Circular 99 that have an impact on the Company on a prospective basis, as Circular 99 does not require retrospective application of these changes. The Company has also restated the corresponding prior-year figures for certain line items to conform with the presentation requirements under Circular 99 in these financial statements, as disclosed in Note 34.

3.2 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not longer than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.3 *Inventories*

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

Net realisable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 *Inventories (continued)*

Inventory property

Property acquired or being constructed for sale, or for long-term lease that meets the conditions for one-off revenue recognition, in the ordinary course of business of the Company and its subsidiaries, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost incurred in bringing each product to its present location and condition and net realisable value.

Cost of inventory property includes:

- Freehold and leasehold and development rights for land;
- Amounts payable/paid to contractors for construction; and
- Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

Net realisable value is the estimated selling price of inventory property in the ordinary course of business, less estimated costs to complete and estimated costs to sell.

The cost of the inventory property sold recognised in the Interim consolidated statement of financial position based on specific identification method.

Construction inventory

The Company and its subsidiaries use perpetual method to record raw materials and merchandise which are valued at cost of purchase on a weighted average basis.

Work in progress of construction contracts comprises costs of materials, labour costs, construction costs payable to sub-contractors and other related costs which have not been accepted by the investors at the date of the interim consolidated financial statements.

Other inventories

In respect of inventory of stone mining and production activities, the Company and its subsidiaries use perpetual method to record other inventories which are valued as follows:

Raw materials and consumables	- cost of purchase on a weighted average basis.
Finished goods	- costs of materials and direct labour cost plus related general production cost which are allocated based on the ordinary course of business on a weighted average basis.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company and its subsidiaries, based on appropriate evidence of impairment available at the interim consolidated balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the interim consolidated income statement.

3.4 *Receivables*

Receivables are presented in the interim consolidated financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 *Receivables (continued)*

The provision for doubtful debts represents amounts of outstanding receivables at the consolidated balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the interim consolidated income statement.

3.5 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the interim consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim consolidated income statement.

3.6 *Leased assets*

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Company and its subsidiaries are the lessors

The net investment under finance lease contracts is included as a receivable in the interim consolidated balance sheet. The interest amount of the leased payments are recognised in the interim consolidated income statement over the period of the lease contracts to achieve a constant rate of interest on the net investment outstanding.

Assets subject to operating leases are presented as investment properties in the interim consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the interim consolidated income statement as incurred.

Where the Company and its subsidiaries are the lessees

Rentals under operating leases are charged to the interim consolidated income statement on a straight-line basis over the lease term.

3.7 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim consolidated income statement.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.8 Depreciation and amortisation

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	5 - 50 years
Mining exploration rights	15 - 30 years
Machinery and equipment	3 - 20 years
Means of transportation	6 - 10 years
Office equipment	3 - 6 years
Computer software	3 - 5 years
Others	2 - 8 years

3.9 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company and its subsidiaries.

Depreciation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Definite land use rights, buildings and structures	10 - 50 years
Machinery and equipment	7 - 10 years

No amortisation is charged on the land use rights presented as investment properties with indefinite terms.

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the interim consolidated income statement in the period of retirement or

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 *Borrowing costs*

Borrowing costs consist of interest and other costs that the Company and its subsidiaries incur in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the period in which they are incurred, except to the extent that borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.11 *Prepaid expenses*

Prepaid expenses are reported as short-term or long-term prepaid expenses on the consolidated balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

Short-term prepaid expenses include commission fees for selling inventory properties, provisional corporate income tax for downpayments from customers for the purchase of inventory properties at the Company and its subsidiaries' real estate projects and other prepaid expenses that are expected to generate future economic benefit within one ordinary course of business cycle.

Long-term prepaid expenses include tools and supplies, long-term prepaid land rental and other prepaid expenses that generate future economic benefits for more than one year.

Prepaid land rental

The prepaid land rental represents the remaining unamortised balance of advance payment made in accordance with the lease contract signed with the authorities. Such prepaid rental is recognised as a long-term prepaid expense and is amortised to the interim consolidated income statement over the remaining lease period according to Circular 45/2013/TT-BTC. Besides, prepaid land rental also comprises land lease incurred from business combination, in which, the acquiree is a lessee under operating leases with favourable lease terms compared with the fair value at the date of business combination.

3.12 *Business combinations and goodwill*

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

Where equity instruments are issued by the acquirer as consideration, fair value of the consideration shall be measured at fair value of these instruments at the exchange date. In case the published price at the date of exchange is an unreliable indicator of fair value, the fair value of those instruments could, for example, be estimated by reference to their proportional interest in the fair value of the acquirer or by reference to the proportional interest in the fair value of the acquiree obtained, whichever is the more clearly evident.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Company and its subsidiaries' interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the interim consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortisation. Goodwill is amortised over 10-year period on a straight-line basis. The Company and its subsidiaries conduct the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the interim consolidated income statement.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.12 *Business combinations and goodwill (continued)*

Business combinations involving entities or businesses under common control

A business combination involving entities under common control is a business combination in which all of the combining entities or businesses are ultimately controlled by the same party or parties both before and after the business combination, and that control is not transitory. An entity can be under common control of an individual or a group of individuals following a contractual agreement.

Business combinations involving entities or businesses under common control are accounted for as follows:

- The assets and liabilities of the two combined entities are reflected at their carrying amounts on the date of business combination;
- No goodwill is recognised from the business combination;
- The interim consolidated income statement reflects the results of the combined entities from the date of the business combination; and
- Any difference between the consideration paid and the net assets of the acquiree is recorded in equity.

After the date of business combination, if the Company and its subsidiaries transfer and lose control of investment in these entities, the difference between the cost of a business combination and net assets, which was previously recognised in owners' equity, is recognised in the interim consolidated income statement.

3.13 *Assets acquisitions and business combinations*

The Company and its subsidiaries acquire subsidiaries that own assets and production activities. At the date of acquisition, the Company and its subsidiaries consider whether the acquisition represents the acquisition of a business. The Company and its subsidiaries accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the assets.

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised.

In case prior to the date that control is obtained, the investment is an investment in associate or a long-term investment and the acquisition of the subsidiary is not a business combination, when preparing the consolidated financial statements, the parent company shall not remeasure the previously held equity interests. Instead previously held equity interests at carrying value and the consideration were allocated to the assets and liabilities acquired based on their relative fair values on acquisition date.

3.14 *Investments*

Investments in associates

The Company and its subsidiaries' investment in their associate is accounted for using the equity method of accounting. An associate is an entity in which the Company and its subsidiaries have significant influence that is neither subsidiaries nor joint ventures. The Company and its subsidiaries generally deem they have significant influence if they have over 20% of the voting rights.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 *Investments (continued)*

Investments in associates (continued)

The share of post-acquisition profit/(loss) of the associates is presented on the face of the interim consolidated income statement and the share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment in the associates. Dividends received/profit shared from the associates reduce the carrying amount of the investment in the associates.

The financial statements of the associates are prepared for the same reporting period as the interim consolidated financial statements of the Company and its subsidiaries, using accounting policies consistent with those of the Company and its subsidiaries. Appropriate consolidation adjustments have been made, where necessary, to ensure consistency of accounting policies with the Company and its subsidiaries.

Held-for-trading securities and investments in other entities

Held-for-trading securities and investments in other entities are stated at their acquisition costs.

Held-to-maturity investments

Held-to-maturity investments include term deposits and loans receivable.

Held-to-maturity investments are initially stated at their acquisition costs. After initial recognition, these investments are measured at their recoverable amounts. Any impairment loss incurred is recognised as finance expenses in the interim consolidated income statement and deducted directly against the investment value.

Investments in other entities

The Company makes cash contributions to business co-operation contracts in which the Company does not have control over the assets/operations of the business co-operation, while the Company is entitled to economic benefits depending on the business results of the co-operation products. In this case, the Company's cash contributions to the investment co-operation contracts are recognised as investments in other entities in the interim consolidated statement of financial position at the time the contributions are made.

Provision for diminution in value of investments

Provision for diminution in value of investments is made when there is reliable evidence of the diminution in value of those investments at the end of the accounting period.

Increases or decreases to the provision balance are recorded as finance expense in the interim consolidated income statement

3.15 *Payables and accruals*

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company and its subsidiaries. Payables to construction contractors are recognised for amounts certified by the construction work certificate signed with contractors, whether or not billed to the Company and its subsidiaries.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 *Provisions*

General provision

Provisions are recognised when the Company and its subsidiaries have a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

When the Company and its subsidiaries expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the interim consolidated income statement net of any reimbursement.

The Company and its subsidiaries assess onerous contracts are those contracts in which, the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it. The unavoidable costs under a contract reflect the least net cost of exiting from the contract, which is the lower of the cost of fulfilling it and any compensation or penalties arising from failure to fulfil it. The Company and its subsidiaries recognise and assess obligations under onerous contracts as provisions and these provisions are made for each onerous contract.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance expense.

Warranty provision for inventory properties

The Company and its subsidiaries estimate provision for warranty expenses based on revenues and available information about the repair of inventory property sold in the past.

3.17 *Foreign currency transactions*

Transactions in currencies other than the Company and its subsidiaries' reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment; and
- Capital contributions are recorded at the buying exchange rates of the commercial banks designated for capital contribution; and
- Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

At the end of the reporting period, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the interim consolidated balance sheet dates which are determined as follows:

All foreign exchange differences are taken to the interim consolidated income statement.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 *Treasury shares*

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Company's own equity instruments.

3.19 *Appropriation of net profits*

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders persuant to decision of the Board of Directors (approved by the General Meeting of Shareholders), and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

3.20 *Advances from customers purchasing inventory properties*

Payments received from customers as deposits for purchasing apartments, villas and shophouses in the future, that do not meet the conditions for revenue recognition, are recognised and presented as "Advances from customers" in the liability section in the consolidated balance sheet. Incentives under promotion programs which are, in substance, revenue deductions are offset against account "Advance from customers" which are not qualified to be recognised as revenue for the period.

3.21 *Revenue recognition*

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and its subsidiaries and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Revenue from sale of inventory property

Revenue from sale of inventory property is recognised when the significant risks and rewards incident to ownership of the properties have been passed to the buyer.

Revenue from sale of inventory property also includes long-term lease of investment property qualified for recognition of outright sales. If the lease term is greater than 90% of the asset's useful life, the Company and its subsidiaries recognise the revenue for the entire prepaid lease payment if all following conditions are met:

- Lessee is not allowed to cancel the lease contract during the lease term, and the lessor is not responsible for reimbursing the prepaid lease payments under any circumstances;
- The prepaid lease payment is not less than 90% of the total estimated lease payment collected under contract over the lease period and lessee must pay all rental within 12 months from the commencement of the lease;
- Almost all risks and rewards associated with the ownership of leased assets are transferred to the lessee; and
- The Company and its subsidiaries as lessor must be able to reasonably estimate the full cost of the leasing activity.

Rental income

Rental income arising from operating lease of properties is recognised in the interim consolidated income statement on a straight-line basis over the lease term.

Sale of goods

Revenue from sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 *Revenue recognition (continued)*

Rendering services

Revenue from rendering service is recognised when service is rendered for customers.

Interest

Income is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Dividends

Income is recognised when the Company and its subsidiaries' entitlement as an investor to receive the dividend is established.

Income from capital transfer

Income from capital transfer is determined as difference between transfer consideration and cost of capital transfer. This income is recognised on date when the transaction arises being the date when the transfer contract is exercised.

Income from Business and Investment Co-operation Contracts in which the Company and its subsidiaries are entitled to profit before tax or profit after tax

Income from the profit before tax or profit after tax of real estate business under Business and Investment Co-operation Contracts is recognised as finance income in the interim consolidated income statement

In the transaction in which the Company and its subsidiaries provide multiple products and services to the customer in the same arrangement, the Company and its subsidiaries determine the obligation to sell the product and the obligation to render the services separately and only recognises the revenue when each individual obligation is completed by the Company and its subsidiaries. The contract value is allocated to individual product by taking the total contract value minus the estimated fair value of the service. Payments from customers under contracts corresponding to the unfulfilled obligations are presented as "Advances from customers" or "Unearned revenues" in the consolidated balance sheet.

3.22 *Construction contract*

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the balance sheet date, as measured by reference to the work performed that has been agreed by customers. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

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 period in which they are incurred.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.23 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the interim consolidated balance sheet date.

Current income tax is charged or credited to the interim consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company and its subsidiaries to offset current tax assets against current tax liabilities and when the Company and its subsidiaries intend to settle their current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the consolidated balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss;
- in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- Deferred tax assets arising from the initial recognition of an asset or liability in a transaction that, at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.23 *Taxation* (continued)

Deferred tax (continued)

The carrying amount of deferred tax assets is reviewed at inerim consolidated balance sheet date 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 tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at consolidated balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the interim consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company and its subsidiaries to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- either the same taxable entity; or
- when the Company and its subsidiaries intend either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.24 *Earnings per share*

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

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Company (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.25 *Segment information*

A segment is a component determined separately by the Company and its subsidiaries which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

Management defines the Company's business segments based on nature of goods and services provided.

3.26 *Related parties*

Parties are considered to be related parties of the Company and its subsidiaries 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, or when the Company and its subsidiaries and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.

3.27 *Demerger*

Demerger transactions where the Company is the demerged company are carried out as follows:

- Assets, liabilities transferred to the new company is deducted to the respective items in the consolidated balance sheet by the carrying value at the date of demerger;
- Difference between assets and liabilities transferred to the new company is deducted to equity in the consolidated balance sheet; and
- No gain or loss is recognised for the demerger transaction.

3.28 *Bond issuance transaction cost*

Transaction costs relating to bond issuance are charged to the interim consolidated income statement on a straight-line basis over the term of the bond. At initial recognition, these transaction costs are deducted from liability component of the bond.

4. CASH AND CASH EQUIVALENTS

Currency: VND million

	30 September 2026	*31 December 2025 (Restated)*
Cash on hand	2,946	3,236
Cash at banks	33,208,680	18,631,239
Cash equivalents	6,318,758	30,450,952
TOTAL	**39,530,384**	**49,085,427**

Cash equivalents as at 30 September 2026 comprise bank deposits in VND with terms ranging from 1 month to 3 months, earning interest at rates ranging from 1.9% to 4.75% per annum (as at 31 December 2025: from 1.6% to 4.75% per annum).

5 FINANCIAL INVESTMENTS

5.1 Short-term held-to-maturity investments

Currency: VND million

	Ending balance			*Beginning balance (Restated)*		
	Cost	*Recoverable amount*	*Provision*	*Cost*	*Recoverable amount*	*Provision*
Loans to related parties (Note 32)	-	-	-	139,000	139,000	-
Loans to counterparties	13,151,501	13,151,501	-	14,133,024	14,133,024	-
Term bank deposits	2,694,951	2,694,951	-	2,259,178	2,259,178	-
TOTAL	**15,846,452**	**15,846,452**	**-**	**16,392,202**	**16,392,202**	**-**

Term bank deposits as at 30 September 2026 have original terms of more than 6 months to 12 months and earn interest at rates ranging from 5.8% to 9% per annum (31 December 2025: from 2.5% to 6% per annum).

5.2 Long-term held-to-maturity investments

Currency: VND million

	Ending balance			*Beginning balance (Restated)*		
	Cost	*Recoverable amount*	*Provision*	*Cost*	*Recoverable amount*	*Provision*
Loans to related parties (Note 32)	4,508,000	4,508,000	-	6,000,000	6,000,000	-
Loans to counterparties	555,749	555,749	-	17,471	17,471	-
Term bank deposits	2,485,789	2,485,789	-	2,500	2,500	-
TOTAL	**7,549,538**	**7,549,538**	**-**	**6,019,971**	**6,019,971**	**-**

Term bank deposits as at 30 September 2026 have original terms of more than 12 months and earn interest at rates ranging from 4.7% to 7.5% per annum (31 December 2025: 4.75% per annum).

5.3 Other short-term investments

Currency: VND million

	Ending balance			*Beginning balance (Restated)*		
	Cost	*Recoverable amount*	*Provision*	*Cost*	*Recoverable amount*	*Provision*
Investments in other entities (*) (Note 32)	75,000	75,000	-	1,957,290	1,957,290	-
TỔNG CỘNG	**75,000**	**75,000**	**-**	**1,957,290**	**1,957,290**	**-**

(*) Represents capital contributions under business cooperation contracts with Vingroup JSC for the purpose of co-developing a real estate project.

6. SHORT-TERM TRADE RECEIVABLES

Currency: VND million

	30 September 2026	*31 December 2025 (Restated)*
Receivables from sales of inventory properties	10,963,666	10,700,924
Receivables from rendering general contractor, construction consultancy and supervision services and construction services	8,430,918	6,472,597
Receivables from rendering management services, sales consultancy and commission services	6,164,376	4,467,081
Others	1,473,516	1,315,393
TOTAL	**27,032,476**	**22,955,995**
In which:		
Trade receivables from others	*25,252,131*	*18,719,368*
Trade receivables from related parties (Note 32)	*1,780,345*	*4,236,627*
Provision for doubtful short-term trade receivables	(123,632)	(118,602)

7. SHORT-TERM ADVANCE TO SUPPLIERS

Currency: VND million

	30 September 2026	*31 December 2025*
Advances to other suppliers	198,208,554	67,321,002
Advances to related parties (Note 32)	82,893	92,377
TOTAL	**198,291,447**	**67,413,379**
Provision for doubtful advances to suppliers	(2,952)	(2,952)

8. OTHER RECEIVABLES

Currency: VND million

	30 September 2026	*31 December 2025 (Restated)*
Short-term		
Advances for land clearance	87,368,805	91,065,995
Advances under Investment and Business Co-operation contracts	15,785,384	10,392,397
Receivables of shared profit and other interest from Business Co-operation contracts	2,543,812	1,972,843
Receivables from collection and payment on behalf	3,404,583	1,990,028
Deposits and capital contribution for Business and Investment Co-operation Contracts	486,448	496,148
Others	46,872,051	9,636,775
TOTAL	**156,461,083**	**115,554,186**
In which:		
Other short-term receivables from others	*129,781,959*	*113,409,472*
Other short-term receivables from related parties (Note 32)	*26,679,124*	*2,144,714*
Provision for doubtful other short-term receivables	(144,975)	(144,975)
Long-term		
Deposits and capital contribution for Business and Investment Co-operation Contract	1,500,000	14,006,941
Receivables from financial leases	26,730,276	22,114,106
Others	5,903,807	4,601,251
TOTAL	**34,134,083**	**40,722,298**
In which:		
Other long-term receivables from others	*26,099,474*	*821,684*
Other long-term receivables from related parties (Note 32)	*8,034,609*	*39,900,614*

9. INVENTORIES

Currency: VND million

	30 September 2026		*31 December 2025*	
	Cost	*Provision*	*Cost*	*Provision*
Inventory properties under construction (i)	211,079,295	-	106,955,459	-
Work in progress (ii)	26,370,774	-	13,572,803	-
Completed inventory properties	5,136,504	(7,073)	9,345,047	(7,073)
Inventories acquired for sales (iii)	122,266	(1,190)	120,932	(1,190)
Others (iv)	4,699,379	(97,185)	1,525,776	(97,185)
TOTAL	**247,408,218**	**(105,448)**	**131,520,017**	**(105,448)**

(i) Mainly includes land use fee, land clearance costs, consideration for acquisition of subsidiaries allocated as a part of project acquisition costs, construction and development costs of Vinhomes Global Gate Ha Long project, Vinhomes City Royal project, Cam Ranh Bay Urban Area project, Vinhomes Green Paradise project, Vinhomes Ocean Park 2 project, Vinhomes Ocean Park 3 project, Vinhomes Grand Park project, Vinhomes Golden City project, Vinhomes Green City project and other projects.

(ii) Mainly includes the costs incurred related to the rendering of general constructor services, consultancy services to investors of real estate projects.

(iii) Includes villas, apartments and shophouses acquired for sales at certain real estate projects in the Northern of Vietnam.

(iv) Mainly includes inventories, material to provide to the developers of projects, products from white marble and other products.

10. CHI PHÍ CHỜ PHÂN BỔ

Currency: VND million

	30 September 2026	*31 December 2025 (Restated)*
Short-term		
Selling expenses related to not yet handed over inventory properties	4,025,502	1,299,147
Bond management service fees	1,235,429	502,068
Others	1,354,575	177,180
TOTAL	**6,615,506**	**1,978,395**
Long-term		
Prepaid land rental (i)	2,345,991	2,581,540
Tools and supplies	1,455,972	1,289,519
Others	378,783	330,708
TOTAL	**4,180,746**	**4,201,767**

(i) These are mainly prepaid land rental fee of Vinhomes Ocean Park Project, Vinhomes Ocean Park 2 Project, Vinhomes Ocean Park 3 Project and Vinhomes Smart City Project, and land rental rights for Ecology JSC's shopping malls operating under Business Co-operation Contracts.

11. OTHER ASSETS

Currency: VND million

	30 September 2026	*31 December 2025 (Restated)*
Short-term		
Deposits for investment purpose (i)	234,467,339	88,791,672
Others	1,897,318	957,508
TOTAL	**236,364,657**	**89,749,180**
In which:		
Deposits to others	*209,267,339*	*88,577,851*
Deposits to related parties (Note 32)	*25,200,000*	*213,821*
Long-term		
Deposits for investment purpose (i)	160,200,482	66,309,587
Deposits for commercial purpose (ii)	1,032,337	1,032,336
Others	5,001,567	-
TOTAL	**166,234,386**	**67,341,923**
In which:		
Deposits to others	*113,036,819*	*13,939,923*
Deposits to related parties (Note 32)	*48,196,000*	*53,402,000*

(i) Mainly includes deposits of some companies in the Group and partners to cooperate in the development and transfer of projects and acquiring shares of several companies owning potential real estate projects.

(ii) A deposit to a counterparty for future goods purchase contracts.

13. TANGIBLE FIXED ASSETS

Currency: VND million

	Buildings & construction	*Machinery & equipment*	*Means of transportation*	*Office equipment*	*Others*	*Total*
Cost:						
Beginning balance (restated)	6,150,176	5,549,258	3,677,076	39,062	60,882	15,476,454
Newly purchased	81,471	993,651	1,302,474	128	33,218	2,410,942
Newly constructed	153,363	-	-	-	-	153,363
Disposal	(148,697)	(160,742)	(8,128)	(515)	(117)	(318,199)
Others increase/(decrease)	(70,268)	(208,758)	-	-	-	(279,026)
Ending balance	6,166,045	6,173,409	4,971,422	38,675	93,983	17,443,534
Accumulated depreciation:						
Beginning balance (restated)	890,653	996,944	534,158	31,917	58,395	2,512,067
Depreciation for the period	189,583	438,984	415,354	597	8,955	1,053,473
Disposal	(29,611)	(49,764)	(3,672)	(537)	(4)	(83,588)
Others increase/(decrease)	33,703	(33,541)	-	-	-	162
Ending balance	1,084,328	1,352,623	945,840	31,977	67,346	3,482,114
Net carrying amount:						
Beginning balance	5,259,522	4,552,313	3,142,917	7,145	2,492	12,964,387
Ending balance	5,081,716	4,820,785	4,025,581	6,698	26,741	13,961,420

14. INVESTMENT PROPERTIES

Currency: VND million

	Land use rights & Buildings and structures	*Machinery & equipment*	*Total*
Cost:			
Beginning balance	24,970,932	3,359,928	28,330,860
Newly constructed	473,752	80,286	554,038
Disposal	(981,419)	(297,850)	(1,279,269)
Others	773,219	244,777	1,017,996
Ending balance (i)	25,236,484	3,387,141	28,623,625
Accumulated depreciation:			
Beginning balance	2,175,700	1,551,658	3,727,358
Depreciation during the period	443,923	106,759	550,682
Disposal	(82,971)	(85,725)	(168,696)
Others	119,595	48,988	168,583
Ending balance	2,656,247	1,621,680	4,277,927
Net carrying amount:			
Beginning balance	22,795,233	1,808,269	24,603,502
Ending balance (i)	22,580,237	1,765,461	24,345,698

(i) As at 30 September 2026, investment properties mainly include parking components, school, hotels, office-for-lease components, observation deck, factories and ancillary facilities of industrial parks, and certain apartments, villas and shophouses for lease.

The Company and its subsidiaries have not determined the fair value of all investment properties as at 30 September 2026.

15. CAPITALISED BORROWING COSTS

During the period, the Company and its subsidiaries capitalised borrowing costs to a value of VND 5,744 billion (for the nine-month period ended 30 September 2025: VND 1,187 billion). These borrowing costs were primarily related to direct borrowings and other funding sources obtained for the construction and development of projects. Capitalised borrowing costs arise from loans and deposits with interest rates ranging from 6.1% per annum to 15% per annum.

16. CONSTRUCTION IN PROGRESS

The cost of projects includes construction costs, site clearance compensation, land use fees, other costs and the purchase price of subsidiaries which are allocated as part of the cost of purchasing the project.

Details of construction in progress which are higher than 10% of total balance are as follows:

Currency: VND million

Projects	*30 September 2026*	*31 December 2025*
Vinhomes Green Paradise project	22,036,149	10,883,621
Vinhomes City Royal project	10,704,822	15,367,708
Vinhomes Saigon Park project	9,875,746	19,891,667

17. LONG-TERM INVESTMENTS

Currency: VND million

	30 September 2026		*31 December 2025 (Restated)*	
	Cost	*Provision*	*Cost*	*Provision*
Investments in associates (Notes 17.1)	194,300	-	192,819	-
Investments in other entities	52,857,505	(264,270)	41,664,864	-
- Investments for co-operation development in related parties (i) (Note 32)	43,616,989	(264,270)	29,442,768	-
- Investments in other entities (Note 17.2)	9,240,516	-	12,222,096	-
Long-term held-to-maturity investments (Note 5.2)	7,549,538	-	6,019,971	-
TOTAL	**60,601,343**	**(264,270)**	**47,877,654**	-

(i) Represent investments under business co-operation contracts with Vingroup JSC, subsidiaries within the same Group and associates of Vingroup JSC for the purpose of co-developing real estate projects.

17. LONG-TERM INVESTMENTS (continued)

17.1 *Investments in associates*

Details of associates, voting rights and equity interest of the Company and its subsidiaries in associates as at 30 September 2026 are as follows:

No.	*Company name*	*No of shares*	*Voting right (%)*	*Equity interest (%)*	*Head office*	*Principal activities*
1	Tuong Phu Natural Stone Exploiting and Processing LLC ("Tuong Phu LLC")	(*)	40.00	38.86	Sub-quarter 13, Luc Yen Commune, Yen Bai Province, Viet Nam	Exploiting, processing and trading stones, sand, gravel and clay
2	Vin3S Joint Stock Company ("Vin3S JSC")	8,799,063	47.51	47.51	Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City	Establish ecommerce platform

(*) This is limited liability company.

17. LONG-TERM INVESTMENTS (continued)

17.1 *Investments in associates* (continued)

Currency: VND million

	Investment in		*Total*
	Tuong Phu LLC	*Vin3S JSC*	
Cost of investment:			
Beginning balance	89,281	87,990	177,271
Ending balance	89,281	87,990	177,271
Accumulated share in post-acquisition profit of the associates:			
Beginning balance	(1,975)	17,523	15,548
Share in post-acquisition (loss)/profit of the associates for the period	(282)	1,763	1,481
Ending balance	(2,257)	19,286	17,029
Net carrying amount:			
Beginning balance	87,306	105,513	192,819
Ending balance	87,024	107,276	194,300

17. LONG-TERM INVESTMENTS (continued)

17.2 *Investments in other entities*

	30 September 2026				*31 December 2025 (Restated)*			
	Voting right (%)	*Ownership (%)*	*Cost (million VND)*	*Provision (million VND)*	*Voting right (%)*	*Ownership (%)*	*Cost (million VND)*	*Provision (million VND)*
VYHT JSC	19.93	19.93	2,836,345	-	19.93	19.93	2,836,345	-
MV Vietnam Real Estate Trading JSC	19.82	19.82	614,959	-	19.82	19.82	614,959	-
MV1 Real Estate Trading LLC (*)	19.83	19.83	1,142,387	-	19.83	19.83	2,593,324	-
NVY Vietnam JSC	19.91	19.91	2,326,779	-	19.91	19.91	2,326,779	-
MV2 Vietnam Real Estate Trading JSC	19.73	19.73	900,333	-	19.73	19.73	2,081,433	-
Vietnam Exhibition Fair Centre JSC	4.66	4.66	900,144	-	4.66	4.66	900,144	-
Xavinco Land JSC ("Xavinco JSC")	1.00	1.00	22,223	-	1.00	1.00	22,223	-
S-Vin Viet Nam Real Estate Trading JSC	9.45	9.34	343,621	-	10.00	10.00	363,620	-
Newlife Entertainment Services Trading Joint Stock Company ("Newlife JSC")	9.90	9.90	49,995	-	10.00	10.00	50,500	-
Phat Loc Commercial Investment Trading LLC ("Phat Loc LLC") (*)	-	-	-	-	-	51.00	342,909	-
Thang Long Real Estate Trading Investment JSC ("Thang Long JSC)	10.00	10.00	13,500	-	10.00	10.00	13,500	-
Hoang Long Real Estate Investment and Development Company Limited ("Hoang Long Company") (*)	1.46	1.46	90,230	-	1.46	1.46	76,360	-
TOTAL			**9,240,516**	**-**			**12,222,096**	**-**

(*) These are limited liability companies.

18. GOODWILL

Currency: VND million

	Goodwill arising from business combination transactions							
	Ecology JSC	*Vietnam Investment JSC*	*Gia Lam LLC*	*Vinhomes Management JSC*	*Tan Lien Phat JSC*	*Millenium LLC*	*Bao Lai JSC and its subsidiaries*	*Total*
Cost								
As at 31 December 2025	369,867	288,149	1,235	115,728	337,767	153,044	200,770	1,466,560
As at 30 September 2026	369,867	288,149	1,235	115,728	337,767	153,044	200,770	1,466,560
Accumulated amortisation								
As at 31 December 2025	334,358	260,485	1,118	91,600	267,348	116,082	101,264	1,172,255
Amortisation for the period	27,664	21,552	92	8,656	25,263	11,447	15,016	109,690
As at 30 September 2026	362,022	282,037	1,210	100,256	292,611	127,529	116,280	1,281,945
Net carrying amount								
As at 31 December 2025	35,509	27,664	117	24,128	70,419	36,962	99,506	294,305
As at 30 September 2026	7,845	6,112	25	15,472	45,156	25,515	84,490	184,615

19. TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

19.1 *Short-term trade payables*

Currency: VND million

	Balance (Payable amount)	
	30 September 2026	*31 December 2025*
Short-term trade payables	29,700,901	19,286,158
Trade payables to related parties (Note 32)	2,022,015	675,317
TOTAL	**31,722,916**	**19,961,475**

19.2 *Advances from customers*

Currency: VND million

	30 September 2026	*31 December 2025*
Short-term		
Downpayments from customers under sales and purchase agreements (i)	75,755,811	55,675,778
Advances from customers for construction services	49,304,632	30,987,601
Advances for other agreements	400,217	939,290
TOTAL	**125,460,660**	**87,602,669**
In which:		
Advances from others	*96,075,633*	*69,784,337*
Advances from related parties (Note 32)	*29,385,027*	*17,818,332*
Long-term		
Advances from customers for construction services	1,812,675	6,486,026
TOTAL	**1,812,675**	**6,486,026**
In which:		
Advances from others	*504*	*949,876*
Advances from related parties (Note 32)	*1,812,171*	*5,536,150*

(i) These mainly represent downpayments from customers who signed sales and purchase agreements to purchase inventory properties at real estate projects of the Company and its subsidiaries.

20. TAXES AND AMOUNTS PAYABLE TO/RECEIVABLE FROM THE STATE

Currency: VND million

	Beginning balance	*Payable for the period*	*Payment in made the period*	*Ending balance*
Payables				
Corporate income tax	8,064,869	17,710,913	(8,188,384)	17,587,398
Value added tax	2,356,131	16,387,749	(7,104,541)	11,639,339
Other taxes	3,760,866	33,811,975	(32,787,792)	4,785,049
TOTAL	**14,181,866**	**67,910,637**	**(48,080,717)**	**34,011,786**

	Beginning balance	*Receivable for the period*	*Offset during the period*	*Ending balance*
Receivables				
Corporate income tax	12,121	21,761	(23,332)	10,550
Other taxes	43,964	53,674	(24,913)	72,725
TOTAL	**56,085**	**75,435**	**(48,245)**	**83,275**

21. ACCRUED EXPENSES

Currency: VND million

	30 September 2026	*31 December 2025 (Restated)*
Short-term		
Accrued costs for operating tangible fixed assets, investment properties and handed over inventory properties	74,010,245	44,322,239
Accrued commission fees and other expenses related to inventory properties	2,512,172	4,732,684
Accrued bond and loan interest expenses	2,741,638	1,479,767
Others	1,695,753	9,619,393
TOTAL	**80,959,809**	**60,154,083**
Long-term		
Accrued interest expenses	407,900	18,048
Others	76	113,287
TOTAL	**407,976**	**131,335**

22. UNALLOCATED REVENUE

Currency: VND million

	30 September 2026	*31 December 2025 (Restated)*
Short-term		
Unallocated revenues from real estate management service	245,836	233,168
Unallocated revenues from leasing service	75,098	78,071
Others	3,024	5,719
TOTAL	**323,958**	**316,958**
Long-term		
Unallocated revenues from real estate management service	191,426	210,034
Unallocated revenues from leasing service	166,418	154,029
TOTAL	**357,844**	**364,063**

23. OTHER PAYABLES

Currency: VND million

	30 September 2026	*31 December 2025 (Restated)*
Short-term		
Capital contribution and deposits under agreements (ii)	315,018,144	54,201,339
Payables under business co-operation contracts	28,312,937	31,551,461
Deposits and other agreements related to real estate projects (i)	20,265,746	17,317,798
Payables from disbursement on behalf	33,207,827	8,224,792
Apartment maintenance funds held on behalf of customers (iii)	2,053,678	1,901,717
Others	2,856,637	6,204,531
TOTAL	**401,714,969**	**119,401,638**
In which:		
Other short-term payables to others	*299,147,903*	*84,880,934*
Other short-term payables to related parties (Note 32)	*102,567,066*	*34,520,704*
Long-term		
Deposits and other agreements related to real estate projects (i)	93,370,319	70,134,018
Long-term deposits for real estate leasing purposes	14,101,957	14,959,622
Others	-	327,840
TOTAL	**107,472,276**	**85,421,480**
In which:		
Other long-term payables to others	*84,085,865*	*59,754,561*
Other long-term payables to related parties (Note 32)	*23,386,411*	*25,666,919*

(i) Balance as at 30 September 2026 includes cash receipts under deposits and other agreements from customers and corporate counterparties related to real estate properties of the Company and its subsidiaries.

(ii) The balance mainly includes capital contributions received and share transfers from certain counterparties under investment and business co-operation contracts with profit sharing from trading real estate components at certain projects;

(iii) These pertain to maintenance funds for handed-over properties and for apartment areas and other areas retained by the investor and not yet sold or leased as at the date the apartment buildings are put into use at real estate projects of the Company and its subsidiaries, which will be transferred to the Building Management Boards. The Company and its subsidiaries currently maintain these maintenance funds in cash equivalents and held-to-maturity investments.

Currency: VND million

24. LOANS

	31 December 2025		*Movement during the period*		*30 September 2026*	
	Balance	*Payable amount*	*Increase*	*Decrease*	*Balance*	*Payable amount*
Short-term						
Short-term loans from banks (Note 24.1)	29,054,081	29,054,081	57,194,271	(35,218,135)	51,030,217	51,030,217
Current portion of long-term loan from banks (Note 24.1)	1,874,015	1,874,015	5,560,999	(1,693,511)	5,741,503	5,741,503
Short-term loans from counterparties (Note 24.2)	-	-	5,000	(5,000)	-	-
Current portion of long-term loan from counterparties (Note 24.2)	-	-	2,430,550	(30,000)	2,400,550	2,400,550
Current portion of long-term corporate bonds (Note 24.3)	12,440,964	12,440,964	4,027,972	(10,390,000)	6,078,936	6,078,936
Current portion of long-term financial lease	7,808	7,808	7,316	(15,124)	-	-
	43,376,868	**43,376,868**	**69,226,108**	**(47,351,770)**	**65,251,206**	**65,251,206**
Long-term						
Long-term loans from banks (Note 24.1)	56,823,787	56,823,787	14,875,513	(6,692,219)	65,007,081	65,007,081
Loans from counterparties (Note 24.2)	3,430,550	3,430,550	-	(2,430,550)	1,000,000	1,000,000
Corporate bonds (Note 24.3)	42,656,944	42,656,944	70,641,518	(3,975,218)	109,323,244	109,323,244
Long-term finance leases	34,605	34,605	12,496	(6,366)	40,735	40,735
	102,945,886	**102,945,886**	**85,529,527**	**(13,104,353)**	**175,371,060**	**175,371,060**
TOTAL	**146,322,754**	**146,322,754**	**154,755,635**	**(60,456,123)**	**240,622,266**	**240,622,266**

24. LOANS (continued)

24.1 *Loans from banks*

Detail of short-term loans from banks is presented as below:

	Ending balance		*Maturity date*	*Collateral*
Lender	*Currency*	*Million VND*		
Vietnam Prosperity Joint Stock Commercial Bank	VND	12,176,786	From October 2026 to July 2027	(i)
Fortune Vietnam Joint Stock Commercial Bank	VND	5,998,122	From April 2027 to August 2027	(i)
Joint Stock Commercial Bank for Foreign Trade of Vietnam	VND	4,990,988	From October 2026 to June 2027	(i)
Vietnam International Joint Stock Commercial Bank	VND	5,061,155	From October 2026 to July 2027	(i)
Vietnam Technological and Commercial Joint Stock Bank	VND	5,715,734	From November 2026 to July 2027	(i)
Joint Stock Commercial Bank for Investment and Development of Vietnam	VND	2,454,261	From October 2026 to May 2027	(i)
Vietnam Joint Stock Commercial Bank for Industry and Trade	VND	3,020,000	May 2027	(i)
Ho Chi Minh City Development Joint Stock Commercial Bank	VND	2,813,630	From October 2026 to June 2027	(i)
Bac A Commercial Joint Stock Bank	VND	2,241,130	From January 2027 to April 2027	(i)
Saigon – Hanoi Commercial Joint Stock Bank	VND	1,880,952	From October 2026 to February 2027	(i)
Military Commercial Joint Stock Bank	VND	1,393,890	From October 2026 to May 2027	(i)
Prosperity and Development Joint Stock Commercial Bank	VND	1,387,655	From October 2026 to July 2027	(i)
Mizuho Bank, Ltd.	USD	1,296,750	November 2026	None
Tien Phong Commercial Joint Stock Bank	VND	99,543	From November 2026 to December 2026	(i)
Southeast Asia Commercial Joint Stock Bank	VND	499,621	May 2027	(i)
TOTAL		**51,030,217**		

Loans	*Currency*	*Interest*
Non-secured loans	USD	Interest rate at 5.83% per annum
Secured loans	VND	Fixed/Floating interest rate by period

(i) As at 30 September 2026, these short-term loans are secured by guarantees and certain shares of certain companies in the Group; property rights of the project and certain other benefits related to these assets.

24. LOANS (continued)

24.1 *Loans from banks* (continued)

Detail of long-term loans from banks is presented as below:

	Ending balance			
Lender	*Currency*	*Million VND*	*Maturity date*	*Collateral*
Lenders of the syndicated loan No. 3	VND	20,120,000	July 2030	(i)
In which: Current portion of long-term loans	VND	1,280,000	August 2027	(i)
Lenders of the syndicated loan No. 4	VND	19,500,000	September 2030	(i)
Joint Stock Commercial Bank for Foreign Trade of Vietnam	VND	13,226,980	From September 2028 to July 2032	(i)
In which: Current portion of long-term loans	VND	*3,551,692*	From June 2027 to July 2027	
Military Commercial Joint Stock Bank	VND	1,268,750	From February 2028 to November 2030	(i)
In which: Current portion of long-term loans	VND	*356,250*	*May 2027*	
Ho Chi Minh City Development Joint Stock Commercial Bank	VND	2,740,081	From March 2028 to December 2035	(i)
In which: Current portion of long-term loans	VND	*79,430*	*From May 2027 to June 2027*	
Tien Phong Commercial Joint Stock Bank	VND	3,299,774	December 2027	(i)
Vietnam Prosperity Joint Stock Commercial Bank	VND	193,659	March 2028	(i)
In which: Current portion of long-term loans	VND	474,131	*June 2027*	
Vietnam Joint Stock Commercial Bank for Industry and Trade	VND	1,791,337	From July 2031 to December 2032	(i)
Joint Stock Commercial Bank for Investment and Development of Vietnam	VND	2,866,500	July 2031	(i)
TOTAL		**70,748,584**		
In which:				
Long-term loans		*65,007,081*		
Current portion of long-term loans		*5,741,503*		

Details of interest rates on loans from banks as at 30 September 2026 are as follows:

Loans	*Currency*	*Interest*
Secured loans	VND	Fixed/Floating interest rate by period

(i) As at 30 September 2026, these long-term loans are secured by certain shares of certain companies in the Group; property rights from a part of the project; certain tangible fixed assets, certain inventories and certain other benefits related to these assets.

24. LOANS (continued)

24.2 *Loans from counterparties*

Mainly includes:

- Short-term borrowings from counterparties amounting to VND 2,408 billion, bearing interest rates ranging from 8% to 12% per annum and maturing in September 2026, January 2027 and March 2027

- Long-term borrowings from counterparties amounting to VND 1,000 billion, bearing an interest rate of 9.5% per annum and maturing in December 2027

24.3 *Corporate bonds*

Currency: VND million

	30 September 2026	*31 December 2025*
Long-term corporate bonds	115,402,180	55,097,908
In which: Current portion of long-term bonds	*(6,078,936)*	*(12,440,964)*
TOTAL	**109,323,244**	**42,656,944**

24. LOANS (continued)

24.3 *Corporate bonds (continued)*

Currency: VND million

Underwriter	*30 September 2026*	*Maturity date*	*Interest*	*Collateral*
VPBank Securities Joint Stock Company	14,256,008	June 2028	Floating interest rate	(i)
Techcom Securities Joint Stock Company	7,919,747	February 2029	Fixed interest at 11% per annum	(i)
Techcom Securities Joint Stock Company	6,932,692	November 2028	Fixed interest at 12% per annum	(ii)
Techcom Securities Joint Stock Company	6,459,271	December 2027	Fixed interest at 12% per annum	(ii)
Techcom Securities Joint Stock Company	5,926,597	October 2028	Floating interest rate	(iii)
Techcom Securities Joint Stock Company	4,449,309	December 2028	Fixed interest at 12% per annum	(ii)
Techcom Securities Joint Stock Company	3,974,896	December 2027	Fixed interest at 12% per annum	(i)
HD Securities Corporation	3,882,016	October 2027	Fixed interest at 12.5% per annum	None
HD Securities Corporation	3,873,146	November 2027	Fixed interest at 12.5% per annum	None
Techcom Securities Joint Stock Company	2,992,545	March 2027	Fixed interest at 12% per annum	None
Techcom Securities Joint Stock Company	2,959,940	May 2029	12.5% for the first period, floating for subsequent periods	(ii)
LPBank Securities Joint Stock Company	2,385,150	June 2029	Floating interest rate	(ii)
Techcom Securities Joint Stock Company	2,088,920	November 2026	Floating interest rate	(i)
Techcom Securities Joint Stock Company	1,986,677	November 2027	Fixed interest at 12% per annum	(i)
Techcom Securities Joint Stock Company	1,986,106	October 2027	Fixed interest at 12% per annum	(i)
HD Securities Corporation	1,974,056	May 2029	Fixed interest at 12.5% per annum	(ii)
HD Securities Corporation	1,973,806	May 2029	Fixed interest at 12.5% per annum	(ii)
Techcom Securities Joint Stock Company	1,973,811	May 2029	12.5% for the first period, floating for subsequent periods	(ii)
Techcom Securities Joint Stock Company	1,973,680	May 2029	12.5% for the first period, floating for subsequent periods	(ii)
HD Securities Corporation	1,976,667	May 2028	Fixed interest at 12.5% per annum	(i)
HD Securities Corporation	1,970,000	June 2029	Fixed interest at 12.5% per annum	(i)
HD Securities Corporation	1,972,670	June 2029	Floating interest rate	(ii)
HD Securities Corporation	1,972,430	August 2029	Floating interest rate	(ii)

24. LOANS (continued)

24.3 *Corporate bonds (continued)*

Currency: VND million

Underwriter	*30 September 2026*	*Maturity date*	*Interest*	*Collateral*
HD Securities Corporation	1,931,841	December 2027	Fixed interest at 12.5% per annum	None
BIDV Securities Joint Stock Company	2,843,408	June 2029	Fixed interest at 12.5% per annum	(i)
Techcom Securities Joint Stock Company	997,471	March 2027	Fixed interest at 12% per annum	None
Techcom Securities Joint Stock Company	986,720	May 2029	12.5% for the first period, floating for subsequent periods	(ii)
Techcom Securities Joint Stock Company	986,632	May 2029	12.5% for the first period, floating for subsequent periods	(ii)
Techcom Securities Joint Stock Company	986,267	June 2029	12.5% for the first period, floating for subsequent periods	(iii)
Techcom Securities Joint Stock Company	986,192	August 2029	12.5% for the first period, floating for subsequent periods	(iii)
LPBank Securities Joint Stock Company	2,362,262	June 2029	Floating interest rate	(ii)
Techcom Securities Joint Stock Company	1,972,166	July 2029	12.5% for the first period, floating for subsequent periods	(iii)
Techcom Securities Joint Stock Company	986,037	July 2029	12.5% for the first period, floating for subsequent periods	(ii)
Techcom Securities Joint Stock Company	1,971,437	August 2029	12.5% for the first period, floating for subsequent periods	(iii)
Tien Phong Securities Corporation	993,499	August 2028	11% for the first 4 periods, floating for subsequent periods	(i)
Tien Phong Securities Corporation	1,991,338	September 2028	12% for the first 4 periods, floating for subsequent periods	(i)
VPBank Securities Joint Stock Company	7,546,770	September 2028	12% for the first 4 periods, floating for subsequent periods	(i)
TOTAL	**115,402,180**			
In which:				
Long-term bonds	*109,323,244*			
Current portion of long-term bonds	*6,078,936*			

24. LOANS (continued)

24.3 *Corporate bonds (continued)*

(i) As of 30 September 2026, this bond is secured by certain listed shares and trade accounts owned by Vingroup Joint Stock Company, as well as land use rights and assets attached to land relating to a resort real estate project.

(ii) As of 30 September 2026, this bond is secured by a listed shareholding held by a related party of Vingroup Joint Stock Company.

(iii) As of 30 September 2026, this bond is secured by movable assets and property rights related to real estate projects for which the Company acts as a joint venture developer.

25. PROVISIONS

25.1 *Short-term provisions*

The short-term provisions balance at 30 September 2026 includes the provision related to a deposit for payments under commercial purchase contracts.

25.2 *Long-term provisions*

The long-term provisions balance as at 30 September 2026 mainly includes provisions for warranty costs for inventory properties at the Company and its subsidiaries' projects in accordance with the warranty clause in sales and purchase agreements.

22 OWNERS' EQUITY

22.1 *Increase and decrease in owners' equity*

Currency: VND million

	Issued share capital	*Share premium*	*Other funds belonging to*	*Undistributed earnings*	*Non-controlling interests*	*Total*
For the period ended 30 September 2025						
As at 1 January 2025	41,074,120	(6,755,610)	1,111,316	167,205,815	18,108,334	220,743,975
- Net profit for the period	-	-	-	14,380,921	932,153	15,313,074
- Profit and dividends attributable to non-controlling interests	-	-	-	-	(1,094,542)	(1,094,542)
- Disposal of a subsidiary	-	-	-	1,902	(30,828)	(28,926)
- Change equity interest in existing subsidiaries without loss of control	-	-	-	280,654	(284,556)	(3,902)
- Appropriation to other reserves	-	-	5,000	(5,000)	-	-
As at 30 September 2025	**41,074,120**	**(6,755,610)**	**1,116,316**	**181,864,292**	**17,630,561**	**234,929,679**
For the period ended 30 September 2026						
As at 1 January 2026	41,074,120	(6,755,610)	1,116,316	202,644,241	11,137,640	249,216,707
- Share dividends	41,074,120	-	-	(41,074,120)	-	-
- Net profit for the period	-	-	-	71,381,139	3,677,759	75,058,898
- Change in equity interest in existing subsidiaries without loss of control	-	-	-	1,932,254	6,315,817	8,248,071
- Appropriation to other reserves	-	-	5,000	(5,000)	-	-
- Dividends declared	-	-	-	(24,644,472)	(86,790)	(24,731,262)
As at 30 September 2026	**82,148,240**	**(6,755,610)**	**1,121,316**	**210,234,042**	**21,044,426**	**307,792,414**

According to Resolution No. 01/2026/NQ-ĐHĐCĐ-VHM dated 21 April 2026, the General Meeting of Shareholders of the Company approved the plan to distribute dividends from undistributed earnings accumulated up to 31 December 2025 in the following forms:
- Cash dividend: 60% of charter capital, equivalent to VND 24,644,472 million VND
- Share dividend: ratio of 100% (shareholders owning 1 share receive 1 new share)

26. OWNER'S EQUITY (continued)

26.2 *Capital transactions with owners*

Currency: VND million

	For the 9-month period ended 30 September 2026	*For the 9-month period ended 30 September 2025*
Contributed share capital from owners		
Beginning balance	41,074,120	41,074,120
- Increase during the period	41,074,120	-
Ending balance	82,148,240	41,074,120

26.3 *Ordinary shares and preference shares*

Unit: Shares

	30 September 2026	*31 December 2025*
Authorised shares	8,214,824,008	4,107,412,004
Issued shares	8,214,824,008	4,107,412,004
Ordinary shares	*8,214,824,008*	*4,107,412,004*
Preference shares	-	-
Shares in circulation	8,214,824,008	4,107,412,004
Ordinary shares	*8,214,824,008*	*4,107,412,004*
Preference shares	-	-

The par value of outstanding shares: VND 10,000 per share (as at 31 December 2025: VND 10,000 per share).

27. REVENUES

27.1 *Revenue from sale of goods and rendering of services*

Currency: VND million

	Quarter III 2026	*Quarter III 2025 (Restated)*
Gross revenue	**85,364,008**	**16,419,972**
In which:		
Revenue from sales of inventory properties	*75,749,655*	*3,704,602*
Revenue from rendering general contractor, construction consultancy and supervision services	*6,056,918*	*8,896,237*
Revenue from rendering real estate management and related services	*2,013,557*	*2,204,979*
Revenue from real estate consulting, brokerage and others	*1,543,878*	*1,614,154*
Deductions	-	-
Net revenue	**85,364,008**	**16,419,972**

27.2 *Finance income*

Currency: VND million

	Quarter III 2026	*Quarter III 2025 (Restated)*
Income from business and investment co-operation Contracts	2,181,636	600,001
Interest income from deposits and lendings	1,435,454	3,584,554
Others	1,446,629	3,714,971
TOTAL	**5,063,718**	**7,899,526**

27.3 *Income/(loss) from disposal of investment properties*

Currency: VND million

	Quarter III 2026	*Quarter III 2025 (Restated)*
Revenue from disposal of investment properties	970,000	-
Carrying amount of investment properties	(1,027,016)	-
Income/(loss) from disposal of investment properties	**(57,016)**	**-**

28. COST OF GOODS SOLD AND SERVICES RENDERED

Currency: VND million

	Quarter III 2026	*Quarter III 2025 (Restated)*
Cost of inventory properties sold	25,411,526	1,170,741
Cost of rendering general contractor, construction consultancy and supervision services	5,196,409	8,451,999
Cost of rendering real estate management and other related services	1,908,920	1,630,711
Cost of real estate consulting, brokerage and others	1,357,453	1,182,677
TOTAL	**33,874,308**	**12,436,128**

29. FINANCE EXPENSES

Currency: VND million

	Quarter III 2026	*Quarter III 2025*
Loans interest and bond issuance costs	4,532,648	2,699,134
Other finance expenses (*)	19,865,556	2,266,534
TOTAL	**24,398,204**	**4,965,668**

(*) Other finance expense mainly comprise profit-sharing amounts payable to partners participating in project development under business cooperation contracts.

30. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

Currency: VND million

	Quarter III 2026	*Quarter III 2025*
Selling expenses		
Consultancy, guarantee, commission fees and advertising, marketing expenses	210,258	238,863
Others	205,000	208,975
	415,258	**447,838**
General and administrative expenses		
Labour costs	337,368	148,598
Depreciation and amortisation (including amortisation of goodwill)	48,655	49,333
Others	1,727,608	1,032,738
	2,113,632	**1,230,669**
TOTAL	**2,528,890**	**1,678,507**

31. CORPORATE INCOME TAX

The current corporate income tax ("CIT") rate applicable to the Company and its subsidiaries is 20% of taxable profits (previous period: 20%).

The tax returns filed by the Company and its subsidiaries are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the consolidated financial statements could be changed at a later date upon final determination by the tax authorities.

Currency: VND million

	Quarter III 2026	*Quarter III 2025*
Current tax expense	6,635,737	598,833
Deferred tax expense	(133,643)	385,899
TOTAL	**6,502,094**	**984,732**

32. TRANSACTIONS WITH RELATED PARTIES

32.1 *Amounts due to and due from related parties*

Amounts due to and due from related parties as at 30 September 2026 and 31 December 2025 were as follows:

Currency: VND million

Related parties	*Relationship*	*Transactions*	*Ending balance*	*Beginning balance*
Other short-term investments (Note 5)				
Vingroup Joint Stock Company	Parent company	Capital contribution for investment and business cooperation purposes	75,000	1,957,290
			75,000	**1,957,290**
Short-term trade receivables (Note 6)				
Vietnam Exhibition Fair Centre Joint Stock Company	Entity in the same Group	Receivables from construction general contractor management consulting services, consulting fees and other receivables	642,050	2,356,998
Vingroup Joint Stock Company	Parent company	Receivables from construction general contractor management consulting services, consulting fees and other receivables	1,121,999	1,221,235
Other related parties		Other receivables	16,296	658,394
			1,780,345	**4,236,627**
Short-term advances to suppliers (Note 7)				
VinFast Vietnam Joint Stock Company	Entity in the same Group	Advances for the supply of goods and services	38,801	67,631
Other related parties		Other advances	44,092	24,746
			82,893	**92,377**
Other short-term receivables (Note 9)				
VinFast Vietnam Joint Stock Company	Entity in the same Group	Receivables from capital contributions to joint ventures for project implementation and other receivables	15,275,792	726,869
Vingroup Joint Stock Company	Parent company	Receivables from business cooperation contracts	10,000,074	-
Other related parties		Other receivables	1,403,258	1,417,845
			26,679,124	**2,144,714**

32. TRANSACTIONS WITH RELATED PARTIES (continued)

32.1 *Amounts due to and due from related parties (continued)*

Amounts due to and due from related parties as at 30 September 2026 and 31 December 2025 were as follows:

Currency: VND million

Related parties	*Relationship*	*Transactions*	*Ending balance*	*Beginning balance*
Other long-term receivables (Note 9)				
Vingroup Joint Stock Company	Parent company	Deposits for investment cooperation purposes	1,500,000	13,696,232
		Receivables from profit sharing under investment and business cooperation contracts	6,039,227	3,998,777
VinFast Company	Entity in the same Group	Other receivables from finance lease contracts	-	20,645,885
VinEG Green Energy Solutions Joint Stock Company	Entity in the same Group	Other receivables from finance lease contracts	-	1,376,907
Other related parties		Other receivables	495,383	182,813
			8,034,609	**39,900,614**
Other short-term assets (Note 12)				
Vietnam Investment Group Joint Stock Company	Co-owner company	Deposits for investment purposes	25,200,000	-
Vinpearl Joint Stock Company	Entity in the same Group	Deposits for project development cooperation purposes	-	213,821
			25,200,000	**213,821**
Other long-term assets (Note 12)				
Vingroup Joint Stock Company	Parent company	Deposits for investment purposes	48,196,000	28,202,000
Vietnam Investment Group Joint Stock Company	Co-owner company	Deposits for investment purposes	-	25,200,000
			48,196,000	**53,402,000**

32. TRANSACTIONS WITH RELATED PARTIES (continued)

32.1 *Amounts due to and due from related parties (continued)*

Amounts due to and due from related parties as at 30 September 2026 and 31 December 2025 were as follows:

Currency: VND million

Related parties	*Relationship*	*Transactions*	*Ending balance*	*Beginning balance*
Short-term trade payables (Note 19.1)				
Vingroup Joint Stock Company	Parent company	Payables for purchases of goods and services	604,256	468,856
Vinpearl Joint Stock Company	Entity in the same Group	Payables for purchases of goods and services	876,567	27,522
Vincom Security Services Company Limited	Entity in the same Group	Payables for purchases of goods and services	329,255	129,818
Other related parties		Payables for purchases of goods and services	211,937	49,121
			2,022,015	**675,317**
Short-term advances from customers (Note 19.2)				
Vinpearl Joint Stock Company	Entity in the same Group	Advances received under construction contracts	18,687,368	12,500,000
Vingroup Joint Stock Company	Parent company	Advances received under construction contracts	10,281,106	4,319,261
Vietnam Exhibition Fair Centre Joint Stock Company	Entity in the same Group	Advances received under construction contracts	416,554	619,218
VinEG Green Energy Solutions Joint Stock Company	Entity in the same Group	Advances received under construction contracts	-	379,853
			29,385,027	**17,818,332**
Long-term advances from customers (Note 19.2)				
Vingroup Joint Stock Company	Parent company	Advances received under construction contracts	-	4,000,000
Vietnam Exhibition Fair Centre Joint Stock Company	Entity in the same Group	Advances received under construction contracts	1,812,171	1,536,150
			1,812,171	**5,536,150**

32. TRANSACTIONS WITH RELATED PARTIES (continued)

32.1 *Amounts due to and due from related parties (continued)*

Amounts due to and due from related parties as at 30 September 2026 and 31 December 2025 were as follows:

Currency: VND million

Related parties	*Relationship*	*Transactions*	*Ending balance*	*Beginning balance*
Other short-term payables (Note 23)				
Vingroup Joint Stock Company	Parent company	Payables under business cooperation contracts	66,622,733	22,307,883
		Payables for collections and payments on behalf	-	6,791,841
Vincom Retail Company	Entity in the same Group	Deposits received under business cooperation contracts	-	2,953,959
V-Green Global Charging Station Development JSC	Entity in the same Group	Payables under business cooperation contracts	3,315,742	-
VinFast Vietnam JSC	Entity in the same Group	Payables under business cooperation contracts	7,968,942	-
Vinschool Joint Stock Company	Entity in the same Group	Other payables	60,334	736,376
GSM Green and Smart Mobility JSC	Entity in the same Group	Payables under business cooperation contracts and other payables	22,000,088	-
Other related parties		Other payables	2,599,226	1,730,645
			102,567,066	**34,520,704**
Other long-term payables (Note 23)				
Vinmec International General Hospital JSC	Entity in the same Group	Payables under business cooperation contracts	18,325,000	-
Vinschool Joint Stock Company	Entity in the same Group	Deposits received for transfer purposes	3,495,258	4,382,505
Vincom Retail Joint Stock Company	Associate of the Parent company	Deposits received for asset transfer purposes	1,226,153	7,033,337
		Deposits received for project transfer purposes	-	833,337
Vincom Retail Operation Company Limited	Associate of the Parent company	Deposits received for asset transfer purposes	-	3,608,870
		Deposits received for project transfer purposes	-	9,808,870
Landmark 81 Hotel Investment and Development JSC	Entity in the same Group	Deposits received under business cooperation contracts	340,000	-
			23.386.411	**25.666.919**

32. TRANSACTIONS WITH RELATED PARTIES (continued)

32.2 Held-to-maturity investments with related parties (Note 5)

Details of long-term loans as at 30 September 2026:

Related parties	*Relationship*	*Loan balance (VND million)*	*Interest rate (% p.a.)*	*Maturity*
VinDynamics Humanoid Robot Research, Development and Application Joint Stock Company	Entity in the same Group	1,978,000	12%	November 2027
VinMotion Robot Research, Development and Application Joint Stock Company	Entity in the same Group	1,850,000	12%	November 2027
VinRobotics Robot Research, Development and Application Joint Stock Company	Entity in the same Group	680,000	12%	November 2027
		4,508,000		

32.3 Long-term investment and business cooperation capital contributions with related parties (Note 17)

Long-term investment and business cooperation capital contributions with related parties as at 30 September 2026 and 31 December 2025 were as follows:

Currency: VND million

Related parties	*Relationship*	*Transactions*	*Ending balance*	*Beginning balance (restated)*
Vingroup Joint Stock Company	Parent company	Capital contribution for investment and business cooperation	21,994,082	21,994,082
Vinpearl Joint Stock Company	Entity in the same Group	Capital contribution for investment and business cooperation	13,978,000	90,000
VinAcademy Education and Training Company Limited	Entity in the same Group	Capital contribution for investment and business cooperation	2,790,000	2,790,000
Vincom Retail Operation Company Limited	Associate of the Parent company	Capital contribution for investment and business cooperation	3,526,076	3,396,855
Vincom Retail Joint Stock Company	Associate of the Parent company	Capital contribution for investment and business cooperation	1,328,832	1,171,831
			43,616,989	**29,442,768**

33. EARNINGS PER SHARE

The Company and its subsidiaries use the following information to calculate basic and diluted earnings per share:

Currency: VND million

	For the nine-month period ended 30 September 2026	*For the nine-month period ended 30 September 2025 (restated)*
Net profit after tax attributable to ordinary equity holders	71,381,139	14,380,921
Cumulative preference share dividends arising in the reporting period	(2,191,485)	-
Excess of the fair value of the consideration paid to preference shareholders over the carrying amount of the preference shares	(224,816)	-
Net profit after tax attributable to ordinary equity holders adjusted for the effect of dilution (i)	**68,964,838**	**14,380,921**
Weighted average number of ordinary shares (excluding treasury shares) for basic earnings per share (ii)	8,214,824,008	8,214,824,008
Effect of dilution	-	-
Weighted average number of ordinary shares (excluding treasury shares) for basic earnings per share	**8,214,824,008**	**8,214,824,008**

Currency: VND

	For the nine-month period ended 30 September 2026	*For the nine-month period ended 30 September 2025 (restated)*
Basic earnings per share	8,395	1,751
Diluted earnings per share	8,395	1,751

(i) Profit used to calculate earnings per share for the nine-month period ended 30 September 2026 has been adjusted downward for dividends arising in the reporting period and the partial repurchase of Class A Preference Shares of a subsidiary. Cumulative preference share dividends were estimated based on the dividends expected to be paid to preference shareholders as at the Class A Preference Shares issued by a subsidiary carry no voting rights and are entitled to fixed annual dividends upon approval by the General Meeting of Shareholders of that subsidiary.

(ii) As presented in Note 26, on 19 August 2026, the Company completed the additional issuance of 41,074,120 shares for stock dividend payment in accordance with Resolution No. 2104/2026/CV-VHM dated 21 April 2026. Accordingly, the weighted average number of ordinary shares (excluding treasury shares) used to calculate basic earnings per share for the current period has been adjusted to reflect the completion of this event.

In addition, the weighted average number of ordinary shares for the nine-month period ended 30 September 2025 has also been adjusted from the figures previously presented in the interim consolidated financial statements for that period.

There have been no transactions involving ordinary shares or potential ordinary shares between the end of the reporting period and the date of completion of these interim consolidated financial statements.

34. COMPARATIVE INFORMATION

Certain corresponding figures in the consolidated statement of financial position as at 31 December 2025 have been restated in accordance with the guidance of Circular 99/2025/TT-BTC, effective from 1 January 2026, as follows:

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

ASSETS	*31 December 2025 (previously presented)*	*Restatement*	*31 December 2025 (restated)*
A. CURRENT ASSETS	**496,890,087**	**1,797,395**	**498,687,482**
I. Cash and cash equivalents	***49,961,891***	***(876,464)***	**49,085,427**
1. Cash	18,741,905	(107,430)	18,634,475
2. Cash equivalents	31,219,986	(769,034)	30,450,952
II. Short-term financial investments	***2,259,178***	***16,090,314***	**18,349,492**
1. Short-term held-to-maturity investments	2,259,178	14,133,024	16,392,202
2. Other short-term investments	-	1,957,290	1,957,290
III. Current accounts receivable	***219,949,950***	***(14,292,919)***	**205,657,031**
1. Short-term trade receivables	23,488,063	(532,068)	22,955,995
2. Short-term loan receivables	4,404,937	(4,404,937)	-
3. Other short-term receivables	124,910,100	(9,355,914)	115,554,186
IV. Other current assets	***93,304,499***	***876,464***	**94,180,963**
1. Other current assets	88,872,716	876,464	89,749,180
B. NON-CURRENT ASSETS	**290,967,180**	**5,049,649**	**296,016,829**
I. Long-term receivables	***71,613,853***	***(30,891,555)***	**40,722,298**
1. Long-term loan receivables	6,001,345	(6,001,345)	-
2. Other long-term receivables	65,612,508	(24,890,210)	40,722,298
II. Fixed assets	**21,268,642**	***(8,304,255)***	**12,964,387**
1. Tangible fixed assets	21,268,642	(8,304,255)	12,964,387
Cost	*24,605,666*	(9,129,212)	15,476,454
Accumulated depreciation	*(3,337,024)*	*824,957*	(2,512,067)
III. Investment properties	***15,919,397***	***8,684,105***	**24,603,502**
Cost	*18,724,094*	9,606,766	28,330,860
Accumulated depreciation	*(2,804,697)*	*(922,661)*	(3,727,358)
IV. Long-term financial investments	***12,417,414***	***35,460,240***	**47,877,654**
1. Investments in other entities	12,222,096	29,442,768	41,664,864
2. Long-term held-to-maturity investments	2,499	6,017,472	6,019,971
V. Other long-term assets	***72,737,659***	***101,114***	**72,838,773**
1. Long-term prepaid expenses	4,100,653	101,114	4,201,767
TOTAL ASSETS	**787,857,267**	***6,847,044***	**794,704,311**
C. LIABILITIES	**538,640,560**	***6,847,044***	**545,487,604**
I. Current liabilities	***343,090,159***	***2,830,528***	**345,920,687**
1. Dividends and profits payable	-	6,222	6,222
2. Payables to employees	-	639,646	639,646
3. Short-term accrued expenses	60,793,730	(639,647)	60,154,083
4. Other short-term payables	116,577,331	2,824,307	119,401,638
II. Non-current liabilities	***195,550,400***	***4,016,517***	**199,566,917**
1. Long-term accrued expenses	66,245	65,090	131,335
2. Other long-term payables	81,470,054	3,951,426	85,421,480
TOTAL LIABILITIES AND OWNERS' EQUITY			

35. EVENTS AFTER THE INTERIM REPORTING PERIOD

No other matter or circumstance that has arisen after the interim reporting period that requires adjustment or disclosure in the interim consolidated financial statements of the Company and its subsidiaries.

Approved on 30 October 2026

Phan Hai Ly	Do Duc Hieu	Nguyen Thu Hang
Preparer	Chief Accountant	Chief Executive Officer