CÔNG TY CỔ PHẦN VINHOMES

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Vinhomes Joint Stock Company

Interim separate 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 Finance (formerly 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 Area, Phuc Loi Ward, Hanoi, Vietnam and other independent branches which are located at:

- The Dream City Urban Project in Nghia Tru Commune, Hung Yen Province, Vietnam
- Ha Noi street, Hong Bang Ward, Hai Phong City, Vietnam.
- Vinhomes Global Gate Ha Long, 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 year 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 member
Mr. Mueen Uddeen	Independent member
Mr. Hoang D. Quan	Independent member

SUPERVISORY BOARD

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

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

MANAGEMENT

Members of the management during the year 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 year 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

Vinhomes Joint Stock Company

REPORT OF MANAGEMENT

Management of Vinhomes Joint Stock Company ("the Company") is pleased to present this report and the interim separate financial statements of the Company for Quarter III 2026.

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

Management is responsible for the interim separate financial statements of each financial period which gave a true and fair view of the separate financial position of the Company and of the separate results of its operations and its separate cash flows for the period. In preparing the separate 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 or not, subject to any material departures disclosed and explained in the separate financial statements; and
- prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

Management is responsible for ensuring that proper accounting records are kept to disclose, with reasonable accuracy at any time, the separate financial position of the Company 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 hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that they have complied with the above requirements in preparing these separate financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Company as at 30 September 2026 and of the separate results of its operations and its separate cash flows for the 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 separate financial statements.

The Company has subsidiaries as disclosed in the separate financial statements. The Company prepared these Separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries for the period ended 30 September 2026 ("the consolidated financial statements") dated 30 October 2026.

Users of the interim separate financial statements should read them together with the above interim consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Company and its subsidiaries.

For and on behalf of the Management:

Nguyen Thu Hang
Chief Executive Officer

Hanoi, Vietnam

30 October 2026

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION
as at 30 September 2026

Currency: million VND

Code	*ASSETS*	*Notes*	*30 September 2026*	*31 December 2025 (Reclassified)*
100	**A. CURRENT ASSETS**		**732,133,910**	**370,619,965**
110	***I. Cash and cash equivalents***	***4***	***32,078,813***	***47,332,565***
111	1. Cash		28,878,424	16,942,537
112	2. Cash equivalents		3,200,389	30,390,028
120	***II. Short-term investments***		***30,953,373***	***28,461,152***
123	1. Held-to-maturity investments	5.1	27,885,261	25,393,040
125	2. Short-term other investments		3,068,112	3,068,112
130	***III. Current accounts receivable***		***395,042,178***	***153,265,855***
131	1. Short-term trade receivables	6.1	21,427,426	16,492,088
132	2. Short-term advances to suppliers	6.2	219,661,223	61,362,726
135	3. Other short-term receivables	7	154,044,198	75,487,605
136	4. Provision for doubtful short-term receivables		(90,669)	(76,564)
140	***IV. Inventories***	***8***	***133,882,341***	***63,432,101***
141	1. Inventories		133,884,856	63,434,616
142	2. Provision for obsolete inventories		(2,515)	(2,515)
160	***V. Other current assets***		***140,177,205***	***78,128,292***
161	1. Short-term unallocated expenses	9	3,617,879	1,053,254
162	2. Deductible value-added tax		36,599	-
165	3. Other current assets	10	136,522,727	77,075,038

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (continued)
as at 30 September 2026

Currency: million VND

Code	*ASSETS*	*Notes*	*30 September 2026*	*31 December 2025 (Reclassified)*
200	**B. NON-CURRENT ASSETS**		**266,378,885**	**219,752,719**
210	***I. Long-term receivables***		***6,082,292***	***15,119,266***
215	1. Other long-term receivables	7	6,082,292	15,119,266
220	***II. Fixed assets***		***2,029,983***	***2,088,154***
221	1. Tangible fixed assets	11	1,962,255	2,006,927
222	Cost		2,433,298	2,425,532
223	Accumulated depreciation		(471,043)	(418,605)
227	2. Intangible fixed assets		67,728	81,227
228	Cost		279,583	263,464
229	Accumulated amortisation		(211,855)	(182,237)
240	***III. Investment properties***	***12***	***5,540,812***	***5,396,167***
241	1. Cost		8,512,920	8,197,775
242	2. Accumulated depreciation		(2,972,108)	(2,801,608)
250	***IV. Long-term assets in progress***		***23,621,560***	***13,999,613***
252	1. Construction in progress	13	23,621,560	13,999,613
260	***V. Long-term investments***	***14***	***193,447,540***	***120,118,475***
261	1. Investments in subsidiaries	14.1	117,047,516	90,962,610
262	2. Investments in joint ventures and associates	14.2	87,991	87,991
263	3. Investments in other entities	14.3	35,147,716	22,441,602
264	4. Provision for long-term investments	14	(309,961)	(235,586)
265	5. Held to maturity investments	5.2	41,474,278	6,861,858
270	***VI. Other long-term assets***		***35,656,698***	***63,031,044***
271	1. Long-term unallocated expenses	9	831,526	891,352
272	2. Deferred tax assets		664,302	522,839
274	3. Other long-term assets	10	34,160,870	61,616,853
280	**TOTAL ASSETS**		**998,512,795**	**590,372,684**

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (continued)
as at 30 September 2026

Currency: million VND

Code	RESOURCES	Notes	30 September 2026	31 December 2025 (Reclassified)
300	**C. LIABILITIES**		**804,384,718**	**417,640,988**
310	***I. Current liabilities***		***559,983,473***	***315,335,770***
311	1. Short-term trade payables	15.1	19,029,933	10,107,410
312	2. Short-term advances from customers	15.2	198,252,749	151,544,369
313	3. Dividend payables		239,567	-
314	4. Statutory obligations	16	12,683,588	5,637,045
315	5. Payables to employees		343,828	336,932
316	6. Short-term accrued expenses	17	40,391,031	32,966,722
319	7. Short-term unearned revenues	18	247,855	238,171
320	8. Other short-term payables	19	230,909,843	74,640,609
321	9. Short-term debt and borrowings	20	57,657,417	39,654,152
322	10. Short-term provisions		227,662	210,360
330	***II. Non-current liabilities***		***244,401,245***	***102,305,218***
334	1. Long-term accrued expenses	17	-	22,077
337	2. Long-term unearned revenues	18	206,552	213,565
338	3. Other long-term liabilities	19	80,697,794	27,698,783
339	4. Long-term loans and debts	20	161,610,696	72,526,976
343	5. Long-term provisions	21	1,886,203	1,843,817
400	**D. OWNERS' EQUITY**		**194,128,077**	**172,731,696**
410	***I. Equity***	**22**	***194,128,077***	**172,731,696**
411	1. Issued share capital		82,148,240	41,074,120
411a	*- Shares with voting rights*		*82,148,240*	*41,074,120*
412	2. Share premium		(7,050,610)	(7,050,610)
419	3. Other funds belonging to owners' equity		40,000	35,000
420	4. Undistributed earnings		118,990,447	138,673,186
420a	*- Undistributed earnings by the end of prior year*		*72,949,594*	*102,783,023*
420b	*- Undistributed earnings of the current period*		*46,040,853*	*35,890,163*
440	**TOTAL LIABILITIES AND OWNERS' EQUITY**		**998,512,795**	**590,372,684**

Approved, 30 October 2026

Nguyen Thi Thu Thao	Do Duc Hieu	Nguyen Thu Hang
Preparer	Chief Accountant	Chief Executive Officer

INTERIM SEPARATE CASH FLOWS STATEMENT
Quarter III 2026

Currency: million VND

Code	*ITEMS*	*Notes*	*Quarter III 2026*	*Quarter III 2025 (Restated)*	*For the nine-month period ended 30 September 2026*	*For the nine-month period ended 30 September 2025 (Restated)*
01	1. Revenue from sale of goods and rendering of services	23.1	56,085,501	9,805,281	117,937,601	36,906,830
02	2. Deductions	23.1	(632)	(252)	(632)	(252)
10	3. Net revenue from sale of goods and rendering of services	23.1	56,084,869	9,805,029	117,936,969	36,906,578
11	4. Cost of goods sold and services rendered	24	(23,973,007)	(6,201,015)	(48,826,090)	(21,278,997)
20	5. Gross profit from sale of goods and rendering of services		32,111,862	3,604,014	69,110,879	15,627,581
22	6. Finance income	23.2	4,852,217	3,158,050	23,190,271	19,756,032
23	7. Finance expenses	25	(20,809,577)	(5,524,103)	(34,542,914)	(16,387,498)
24	*In which: Interest expenses and bond issuance costs*		*(3,602,213)*	*(3,716,800)*	*(9,095,662)*	*(9,210,475)*
25	8. Selling expenses	26	(604,989)	(665,875)	(890,989)	(1,146,860)
26	9. General and administrative expenses	26	(594,673)	(399,132)	(2,006,702)	(1,257,344)
30	10. Operating profit		14,954,840	172,954	54,860,545	16,601,911
31	11. Other income		250,250	3,314,870	397,303	3,531,200
32	12. Other expenses		(303,040)	(55,843)	(897,391)	(408,909)

INTERIM SEPARATE CASH FLOWS STATEMENT
Quarter III 2026

Code	*ITEMS*	*Notes*	*Quarter III 2026*	*Quarter III 2025 (Restated)*	*For the nine-month period ended 30 September 2026*	*For the nine-month period ended 30 September 2025 (Restated)*
40	**13. Other profit/(loss)**		**(52,790)**	**3,259,027**	**(500,088)**	**3,172,291**
50	**14. Accounting profit before tax**		**14,902,050**	**3,431,981**	**54,360,457**	**19,774,202**
51	**15. Current corporate income tax expense**	**27**	**(3,313,940)**	**(479,035)**	**(8,461,067)**	**(1,125,526)**
52	**16. Deferred tax income/(expense)**	**27**	**97,886**	**(33,675)**	**141,463**	**(66,517)**
60	**17. Net profit after tax**		**11,685,996**	**2,919,271**	**46,040,853**	**18,582,159**

Approved, 30 October 2026

Nguyen Thi Thu Thao	Do Duc Hieu	Nguyen Thu Hang
Preparer	Chief Accountant	Chief Executive Officer

INTERIM SEPARATE CASH FLOWS STATEMENT
Quarter III 2026

Currency: million VND

Code	*ITEMS*	*Notes*	*For the nine-month period ended 30 September 2026*	For the nine-month period ended 30 September 2025
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	**Accounting profit before tax**		**54,360,457**	**19,774,202**
	Adjustments for:			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets		306,112	277,613
03	Provisions/(reversal of provisions)		148,168	(404,937)
04	Foreign exchange gain arising from revaluation of monetary items denominated in foreign currencies		(28,203)	-
05	Profits from investing and financing activities		(22,635,084)	(22,737,311)
06	Interest expenses and bond issuance costs		9,095,662	9,210,475
08	**Operating profit before changes in working capital**		**41,247,112**	**6,120,042**
09	Increase in receivables		(62,670,806)	(38,313,929)
10	(Increase)/decrease in inventories		(71,304,325)	(24,188,450)
11	Increase/(decrease) in payables and other liabilities (excluding interest payable, corporate income tax payable)		69,203,992	(503,543)
12	Increase in unallocated expenses		(2,505,031)	(508,549)
14	Interest paid		(10,189,229)	(1,894,456)
15	Corporate income tax paid	16	(2,866,125)	(4,860,390)
20	**Net cash flows from/(used in) operating activities**		**(39,084,412)**	**(64,149,275)**
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(134,566,499)	(3,620,360)
22	Proceeds from disposals of fixed assets and other long-term assets		2,943	113,403
23	Loans to other entities and payments for purchase of debt instruments of other entities		(136,631,566)	(79,437,284)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		364,435,029	95,060,392
25	Payments for investments in other entities		(92,220,359)	(107,009,829)
26	Proceeds from sale of investments in other entities		39,823,664	4,131,738
27	Interest, dividends and distributed profits received		4,151,106	16,983,191
30	**Net cash flows from/(used in) investing activities**		**44,994,318**	**(73,778,749)**

Currency: million VND

Code	*ITEMS*	*Notes*	For the nine-month period ended 30 September 2026	For the nine-month period ended 30 September 2025
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings		22,030,043	265,452,302
34	Repayment of borrowings		(18,788,796)	(136,354,670)
36	Dividends paid to owners		(24,404,905)	-
40	**Net cash flows (used in)/from financing activities**		**(21,163,658)**	**129,097,632**
50	**Net decrease in cash for the period**		**(15,253,752)**	**(8,830,392)**
60	**Cash and cash equivalents at the beginning of the period**		**47,332,565**	**26,698,485**
70	**Cash and cash equivalents at the end of the period**	**4**	**32,078,813**	**17,868,093**

Approved, 30 October 2026

Nguyen Thi Thu Thao	Do Duc Hieu	Nguyen Thu Hang
Preparer	Chief Accountant	Chief Executive Officer

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 Finance (formerly 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.

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

- The Dream City Urban Project in Nghia Tru Commune, Hung Yen Province, Vietnam
- Ha Noi street, Hong Bang Ward, Hai Phong City, Vietnam.
- Vinhomes Global Gate Ha Long, 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 more than 12 months.

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

The number of the Company's 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 and indirect 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	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	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	Investing, developing and trading real estate properties
4	Can Gio Tourist City Corporation ("Can Gio JSC") (i)	100.00	99.57	No,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 Limited Liability Company ("Berjaya VIUT LLC")	98.33	98.19	20A Floor, Vincom Center Dong Khoi, No, 72 Le Thanh Ton, 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")	97.85	97.51	No, 72A Nguyen Trai Street, Thanh Xuan Ward, Hanoi	Investing, developing and trading real estate properties
8	Metropolis Hanoi Limited Liability Company ("Metropolis Hanoi LLC")	100.00	99.57	HH land area, Pham Hung Street, Yen Hoa Ward, Hanoi	Investing, developing and trading real estate properties
9	Berjaya Vietnam Financial Center Limited Liability Company ("Berjaya VFC LLC") (i)	67.50	67.50	20A Floor, Vincom Center Dong Khoi, No, 72 Le Thanh Ton, Sai Gon Ward, Ho Chi Minh 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*
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 Eco-urban Area, Phuc Loi Ward, Hanoi	Investing, developing and trading real estate properties
11	Millennium Trading Investment and Development Limited Liability Company ("Millennium LLC")	100.00	100.00	20A Floor, Vincom Center Dong Khoi, No, 72 Le Thanh Ton, 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")	100.00	99.66	20A Floor, Vincom Center Dong Khoi, No, 72 Le Thanh Ton, 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, Sai Gon Ward, Ho Chi Minh City	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 Ward, Ho Chi Minh City	Investing, developing and trading real estate properties
15	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 Eco-Urban Area, Phuc Loi Ward, Hanoi	Investing, developing and trading real estate properties
16	Bao Lai Investment Joint Stock Company ("Bao Lai JSC") (i)	96.48	95.76	No, 166, Pham Van Dong Street, Dong Ngac Ward, Hanoi	Exploiting, manufacturing and trading white marble

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

No.	*Company*	*Voting rights (%)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
17	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
18	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
19	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
20	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
21	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
22	Van Khoa Investment Joint Stock Company (i)	100.00	95.76	No, 166, Pham Van Dong Street, Dong Ngac Ward, Hanoi	Exploiting, manufacturing and trading white marble
23	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
24	VinCons Construction Development and Investment JSC	100.00	100.00	10th Floor, TechnoPark Tower, Gia Lam Urban Area, Gia Lam Commune, Hanoi, Vietnam	Consulting, brokering and auctioning real estate and right of use,
25	Vincon Windows Construction Development JSC	100.00	100.00	10th Floor, TechnoPark Tower, Gia Lam Urban Area, Gia Lam Commune, Hanoi, Vietnam	Consulting, brokering and auctioning real estate and right of use,
26	Muoi Cam Ranh JSC	100.00	100.00	Km 15, Km 1497, Bac Cam Ranh Ward, Khanh Hoa Province, Vietnam	Manufacturing salt, selling products from salt and lauching projects
27	Truong Thinh Real Estate Development Investment JSC	99.00	98.58	8th floor,TechnoPark Town, Vinhomes Ocean Park, Gia Lam, Ha Noi, Vietnam	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
28	Ca Tam Tourism Joint Stock Company (i)	100.00	99.79	Hon Tre Island, Nha Trang Ward, Khanh Hoa Province, Vietnam	Investing, developing and trading real estate properties
29	Hiep Thanh Cong Inves Joint Stock Company (i)	100.00	99.79	Hon Tre Island, Nha Trang Ward, Khanh Hoa Province, Vietnam	Investing, developing and trading real estate properties
30	SV West Hanoi 2 Real Estate JSC (i) (ii)	100.00	98.91	2nd Floor, Almaz Market Area, Hoa Lan Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi, Vietnam	Investing, developing and trading real estate properties
31	Newland Development & Investment Joint Stock Company (ii)	99.92	99.92	20A Floor, Vincom Center Dong Khoi, No, 72 Le Thanh Ton, Sai Gon Ward, Ho Chi Minh City	Consulting, brokering and auctioning real estate and right of use,
32	TS Holding Real Estate Development Limited (i)	65.99	65.71	No. 7, Bang Lang 1 Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi	Consulting, brokering and auctioning real estate and land use rights
33	Huong Duong Real Estate Development Limited (i)	80.63	80.35	No. 7, Chua Hamet, 5 Group, Hai Ba Trung Ward, Hanoi	Investing, developing and trading real estate properties
34	TPX Holding Real estate Development Limited (i)	99.99	99.62	No. 72 Le Thanh Ton, Sai Gon Ward, Ho Chi Minh City	Investing, developing and trading real estate properties
35	Sao Mai Commerce and Trading Development Limited (i)	100.00	66.24	Lot C3-CH01-1, Tay Mo-Dai Mo-Vinhomes Park, Tay Mo Ward, Nam Tu Liem District, Hanoi	Investing, developing and trading real estate properties
36	Cam Ranh Investment JSC (i)	100.00	99.82	Hon Tre Island, Nha Trang Ward, Khanh Hoa Province, Vietnam	Investing, developing and trading real estate properties
37	Bao Lai Green JSC (i)	100.00	95.76	9th Floor, Viettel Building, 70 Nguyen Van Cu Street, Hong Hai Ward, Ha Long City, Quang Ninh Province	Activities of amusement parks and theme parks

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

No.	*Company*	*Voting rights (%)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
38	Vinh Xanh 1 Real Estate Development Limited	99.74	99.74	Unit 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 Investment Development Limited	99.77	99.77	Unit 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	99.12	VinFast Automobile Manufacturing Complex Project, Dinh Vu - Cat Hai Economic Zone, Cat Hai Special Zone, Hai Phong City, Vietnam	Investing, developing and trading real estate properties
41	Vinhomes Ha Tinh 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	Investing, developing and trading real estate properties
42	VinES Energy Solutions Joint Stock Company (i)	100.00	99.88	Dinh Vu - Cat Hai Economic Zone, Cat Hai Special Economic Zone, Hai Phong City, Vietnam	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	Trading real estate and land use rights of owners, users or lessees
44	Clairmont 2 Investment Company Limited	99.00	99.00	Lot CC-01, Cau Rao 2 Urban Area, An Bien Ward, Hai Phong City, Vietnam	Trading real estate and land use rights of owners, users or lessees

(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 PRESENTATION

2.1 *Purpose of preparing the separate financial statements*

The Company has subsidiaries as disclosed in Note 1. The Company prepared the separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries for the period ended 30 September 2026 dated 30 October 2026.

Users of the interim separate financial statements should read them together with the consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Company and its subsidiaries.

2.2 *Accounting standards and system*

The Separate financial statements of the Company, which are expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and other 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 thes 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 separate 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 financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2. 2 *Applied accounting documentation system*

The Company's applied accounting documentation system is the General Journal.

2.3 *Fiscal year*

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

2.4 *Accounting currency*

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Changes in accounting policies and notes to financial statements*

The Company's accounting policies used to prepare the interim seperate financial statements are applied consistently with the policies used to prepare the financial statements for the fiscal year ended 31 December 2025, except for changes in accounting policies related to the application of Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System as presented below:

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System ("Circular 99"), superseding Circular No. 200/2014/TT-BTC guiding the Enterprise Accounting System issued by the Ministry of Finance on 22 December 2014 and some other related regulations. Circular 99 takes effect from 1 January 2026, and applies to fiscal year starting from or after 1 January 2026.

The Company applies the changes in accounting policies as stipulated in Circular 99, and these changes affect the Company on a prospective basis, as Circular 99 does not require retrospective application of these changes. The Company has also restated the corresponding data from the previous year for certain items to conform to the presentation method of Circular 99 in these financial statements, as presented in Note 29.

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 more than three months and investments with maturity of not more than three months since investment date that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

Cash and cash equivalents also include cash in operating joint bank accounts between the Company and counterparty when the Company assesses to have control over these accounts.

Cash and cash equivalents that are restricted for use in operating are recognized as other assets.

3.3 *Inventories*

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase, costs of conversion (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable 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.

Inventory property

Property acquired or being constructed for sale, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and NRV.

Cost of inventory property comprise direct cost incurred on the property and overheads allocated to that property, specifically as follows:

- Freehold, 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.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 *Inventories* (continued)

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date, and less cost to complete and the estimated selling price.

Construction inventory

The Company uses 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 separate financial statements.

Other inventories

The value of inventories which are materials supplied to the investor of the projects is measured on the specific identification basis, while the value of other inventories is measured 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 finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the reporting date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the separate income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the separate income statement.

3.4 *Receivables*

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

The Company contributes assets into Business and Investment Co-operation Contracts, including shopping malls, in which corporate counterparties have the right to operate, exploit and manage these components since the commencement of operation, and the Company is entitled to receive a portion of shared profits from operation. Under such circumstances, the Company's capital contribution into the Business and Investment Co-operation Contracts will be recognised in other receivables on the interim separate balance sheet at the time the Company hands over the assets to operate and exploit, and the contributed assets are written down correspondingly.

The provision for doubtful debts represents amounts of outstanding receivables at the separate 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 separate income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the separate income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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 separate 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 separate 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 is the lessor

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

For cases where retal income is received in advance for multipe periods, revenue recognition is carried out based on the principle of allocating the retal in accordance with the lease term

For other cases under an operating lease, lease income is recognised in the interim separate income statement on a straight-line basis over the lease term.

Where the Company is the lessee

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the separate income statement as incurred.

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 separate income statement.

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	41 - 50 years
Machinery and equipment	3 - 11 years
Means of transportation	6 - 10 years
Office equipment	3 - 6 years
Computer software	3 - 5 years
Others	3 - 6 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.

Depreciation of investment properties is 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	9 - 10 years

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

For long-term lease of investment properties which the Company receives rental fee in advance for many periods and rental income is recognised one at the entire rental amount received, depreciation and amortisation of these investment properties are recognised with entire amount at the point of revenue recognition.

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 separate income statement in the period of retirement or disposal.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 *Investment properties* (continued)

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.

3.10 *Borrowing costs*

Borrowing costs consist of interest and other costs that the Company incurs 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 they are capitalised except to the extent that borrowing costs 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 *Unallocated expenses*

Unallocated expenses are reported as short-term or long-term unallocated expenses on the separate balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefit is generated in relation to these expenses.

Short-term unallocated expenses include selling expenses related to inventory properties not yet handed over and other unallocated expenses which are expected to generate future economic benefits within one ordinary course of business cycle.

Long-term unallocated expenses include tools and equipment used, rental prepaid expenses and other prepaid expenses that bring future economic benefits for more than one year or one ordinary course of business cycle.

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 for allocation to the separate income statement over the remaining lease period according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013.

3.12 *Investments*

Investments in subsidiaries

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the separate income statement. In case the accumulated net profits for distributions are not specified, the Company prioritises the undistributed earnings of the subsidiaries arising subsequent to the date of acquisition for distributions. Distributions from sources which are attributable to period before obtaining control are considered a recovery of investment and are deducted to the cost of the investment.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.12 *Investments*

Investments in associates

Investments in associates over which the Company has significant influence are carried at cost.

Distributions from accumulated net profits of the associates arising subsequent to the date of acquisition are recognised in the separate income statement. Distributions from sources which are attributable to period before having significant influence are considered a recovery of investment and are deducted from the cost of the investment.

Held-for-trading securities and investments in other entities

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

Provision for diminution in value of investments

Provision of the investment is made when there is reliable evidence of the diminution in value of those investments at the separate balance sheet date.

Increases or decreases to the provision balance are recorded as finance expense in the separate income statement.

Held-to-maturity investments

Held-to-maturity investments include cash deposits and loan receivables. Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the separate income statement and deducted against the value of such investments.

Investment in others entities

The company contributes capital in cash to Business Co-operation contract, in which does not have control over the assets or operation of the Co-operation arrangement, are benefited dependent on the performance pff the cooperation products. In this case, the Company 's cash capital contribution to the Business Co-operation contract is recognized as an investment in others entities in the separate interim statement of financial possions at the times the contribution is made.

3.13 *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. Payables to construction contractors are recognised for amounts certified by the construction work certificate signed with contractors, whether or not billed to the Company.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 *Severance allowances*

The severance pay to employee is accrued at the end of each reporting period for employees who have been worked for more than 12 months at the Company. The accrued amount is calculated at the rate of one-half of the average monthly salary for each year of service qualified for severance pay in accordance with the Labor Code and related implementing guidance. The average monthly salary used in this calculation is adjusted at the end of each reporting period following the average monthly salary of the last 6-month period up to the reporting date. Increases or decreases to the accrued amount other than actual payment to employee will be taken to the separate income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labor contract following Article 46 of the Labor Code.

3.15 *Provisions*

General provisions

Provisions are recognised when the Company has 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 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 separate income statement net of any reimbursement.

The Company assesses 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 recognises and assesses 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 estimates provision for warranty expenses for sold properties during the year based on revenues and available information about the repair of similar properties sold in the past.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 *Provisions* (continued)

Warranty provision for construction

Warranty provisions for products, goods, services, and construction projects are provisions for costs related to products, goods, services, and construction projects that have been sold, provided, or delivered to buyers but are still within the warranty period, and the Company is still obligated to continue repairs and completions according to the contracts or commitments with customers.

Warranty provisions for construction project are made for each construction project or project item that has been completed and handed over during the year. The warranty provision for construction project is recognised as part of seliing expense. In cases where the warranty provision for construction project exceeds the actual costs incurred, the difference is reversed and recognised as selling expense.

Warranty provision for construction projects is estimated based on a percentage of the construction value.

3.15 *Foreign currency transactions*

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

- Transaction 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 transaction of commercial banks designated for payment;
- 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 period, monetary balances denominated in foreign currencies are translated at the the average exchange rates of commercial bank where the enterprise regularly conducts transations, as at the end of the accounting period.

All foreign exchange differences incurred during the period are taken to the separate income statement.

3.17 *Share capital*

Ordinary shares

Ordinary shares are recognised at their par value upon issuance.

Share premium

Share premium reflects the difference between the par value and the share issuance price, minus the actual issuance cost directly related to the share issuance, after deducting the tax effects.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 *Share capital*

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. When treasury shares are cancelled, the issued share capital will be reduced by the par value of the shares, and the difference between the reduction in issued share capital and the cancelled treasury shares is recorded in share premium.

3.18 *Appropriation of net profits*

Net profit after tax (excluding negative goodwill arising from bargain purchases) is available for appropriation to shareholders after approval by shareholders at the General Shareholders' Meeting and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Company recognises the distribution of cash dividends when such appropriation is approved by the shareholders at the General Shareholders' Meeting; and recognise the distribution of stock dividends when such appropriation is approved by the shareholders at the General Shareholders' Meeting and authorised State bodies.

The Company maintains the reserve funds which are appropriated from the Company's net profit after approval by shareholders at the General Shareholders' Meeting.

3.19 *Advances from customers buying inventory properties*

Payments received from customers as deposits for the purchase of inventory properties 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 separate balance sheet. Incentives under promotion programs which are, in substance, revenue deductions are offset against account "Advances from customers" which are not qualified to be recognised as revenue for the period.

3.20 *Revenue recognition*

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company 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 properties

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

Rental income

Periodic rental income

Rental income arising from leased properties is recognised in the separate income statement on a straight-line basis over the lease terms of ongoing leases.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

3.20 Revenue recognition (continued)

Sale of goods

Revenue 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.

Rendering of services

Revenue from rendering of services is recognised when the services are rendered to customers.

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

Under Business and Investment Co-operation Contracts not in the form of jointly controlled assets or jointly controlled operations in which the Company contributes capital in cash, distributed income is recognised as financial income in the separate income statement.

Under Business and Investment Co-operation Contracts not in the form of jointly controlled assets or jointly controlled operations in which the Company contributes capital with assets, distributed income is recognised as revenue in the separate income statement.

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's entitlement as an investor to receive the dividend is established.

Income from capital transfer

Income from capital transfer is identified 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.

Revenue from goods and services and/or attached goods in multiple elements package

In the transaction in which the Company provides multiple products and services to the customer in the same arrangement, the Company determines 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. 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 separate balance sheet.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 *Cost of inventory properties sold and investment/business cooperation activities relating to real estate projects*

Cost of inventory properties sold includes cost of properties transferred during the period and profits are shared to a counterparty under investment/business cooperation contracts by the Company relating to real estate projects.

For investment/business cooperation contacts relating to real estate projects where the Company controls project activities and associated assets, profits distributed by the Company to counterparties according to preliminary finalisation are recognised as the cost of goods sold, or as a reduction in other income, in the separate income statement. Capital contribution received from counterparties under investment/business cooperation contracts are recognised in the liability section in the separate balance sheet if the Company has obligations to repay those capital contributions.

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.

3.23 *Taxation*

Current income tax

Current income tax assets and liabilities for the current and prior years 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 separate balance sheet date.

Current income tax is charged or credited to the separate 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 to offset current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the separate 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 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.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.23 Taxation (continued)

Deferred tax (continued)

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:

- where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss;
- in respect of deductible temporarily 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 profits will be available against which the temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at each separate balance sheet date and reduced to the extent that it is probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Previously unrecognised deferred income tax assets are re-assessed at each separate 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 separate balance sheet date.

Deferred tax is charged or credited to the separate 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 to offset 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 intends either to 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. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.24 *Segment information*

A segment is a component determined separately by the Company 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.

Company's business segment is derived from sales of inventory properties and render of services. Management defines the Company's geographical segments to be based on the location of the Company's assets.

3.25 *Related parties*

Parties are considered to be related parties of the Company 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 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.

3.26 *Bond issuance transaction cost*

Transaction costs relating to bond issuance are charged to the separate 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: million VND

	30 September 2026	*31 December 2025 (Reclassified)*
Cash on hand	140	537
Cash at banks	28,878,284	16,941,834
Cash equivalents	3,200,389	30,390,028
Cash in transit	-	166
TOTAL	**32,078,813**	**47,332,565**

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

5. HELD-TO-MATURITY INVESTMENTS

5.1 *Short-term*

Currency: million VND

	30 September 2026	*31 December 2025 (Reclassified)*
Short-term loan to related parties (Note 28)	17,278,127	14,995,138
Short-term loans to other parties	9,171,188	9,045,717
Short-term bank deposits	1,435,946	1,352,185
TOTAL	**27,885,261**	**25,393,040**

5.2 *Long-term*

	30 September 2026	*31 December 2025 (Reclassified)*
Long-term loan to related parties (Note 28)	41,473,273	6,859,550
Long-term loans to other parties	5	1,308
Long-term bank deposits	1,000	1,000
TOTAL	**41,474,278**	**6,861,858**

6. SHORT-TERM TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

6.1 *Short-term trade receivables*

Currency: million VND

	30 September 2026	*31 December 2025*
Sale of real estates	6,974,845	6,669,543
Rendering construction and related services	3,828,570	1,507,246
Rendering management services and sales consulting services	6,948,946	5,489,490
Disposal of investments	2,059,537	2,008,843
Rendering real estate management services	581,345	484,798
Leasing activities and rendering related services	56,547	154,459
Others	977,636	177,709
TOTAL	**21,427,426**	**16,492,088**
In which:		
Trade receivables from others	*14,971,222*	*11,971,408*
Trade receivables from related parties (Note 28)	*6,456,204*	*4,520,680*
Provision for doubtful short-term trade receivables	(87,937)	(73,832)

6. SHORT-TERM TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS (continued)

6.2 *Short-term advances to suppliers*

Currency: million VND

	30 September 2026	*31 December 2025 (Reclassified)*
Short-term advances to other suppliers	114,064,697	24,741,295
Short-term advances to related parties *(Note 28)*	105,596,526	36,621,431
TOTAL	**219,661,223**	**61,362,726**
Provision for doubtful advances to suppliers	(2,732)	(2,732)

7. OTHER RECEIVABLES

Currency: million VND

	30 September 2026	*31 December 2025 (Reclassified)*
Short-term		
Advances for land clearance	68,432,439	64,213,983
Advances of shared profits under Business Co-operation Contracts (i)	9,425,370	7,496,885
Receivables from interest on deposits and loans, dividends and distributed profits	10,429,278	1,463,779
Receivables from collection and payment on behalf	6,600,006	1,882,146
Short-term deposits and mortgages	16,387	14,766
Others	59,140,718	416,046
TOTAL	**154,044,198**	**75,487,605**
In which:		
Receivables from other parties	*117,030,928*	*74,232,072*
Receivables from related parties (Note 28)	*37,013,270*	*1,255,533*
Long-term		
Capital contribution for Business and Investment Co-operation contracts and distributed profits (ii)	5,886,899	14,943,726
Deposits for rental purpose	6,660	9,389
Others	188,733	166,151
TOTAL	**6,082,292**	**15,119,266**
In which:		
Receivables from other parties	*188,970*	*166,084*
Receivables from related parties (Note 28)	*5,893,322*	*14,953,182*

(i) There are the advances to counterparties pursuant for Business and Investment Co-operation contracts.

(ii) Mainly include capital contributions under Business and Investment cooperation contracts in order to invest and develop a number of real estate projects and distributed profits.

8. INVENTORIES

Currency: million VND

	30 September 2026		*31 December 2025*	
	Cost	*Provision*	*Cost*	*Provision*
Inventory properties under construction (i)	119,394,293	-	54,206,827	-
Work in progress (ii)	10,263,214	-	4,565,758	-
Completed inventory properties	3,771,023	(1,244)	4,474,598	(1,244)
Others	456,326	(1,271)	187,433	(1,271)
TOTAL	**133,884,856**	**(2,515)**	**63,434,616**	**(2,515)**

(i) Mainly includes land use fee, construction and development costs for apartments, villas for sale.

(ii) Includes the costs incurred related to the rendering of general constructor services, consultancy services to investors of projects.

9. UNALLOCATED EXPENSES

Currency: million VND

	30 September 2026	*31 December 2025*
Short-term		
Selling expenses related to inventory properties not yet handed over	2,576,452	478,392
Bond management service fees	970,396	502,068
Others Short-term prepaid expenses	71,031	72,794
TOTAL	**3,617,879**	**1,053,254**
Long-term		
Land rental fee	677,171	678,734
Tools and supplies	100,019	78,785
Others	54,336	133,833
TOTAL	**831,526**	**891,352**

10. OTHER ASSETS

Currency: million VND

	30 September 2026	*31 December 2025*
Short-term		
Deposits for investment purpose (i)	136,520,900	76,673,212
Others	1,827	401,826
TOTAL	**136,522,727**	**77,075,038**
In which:		
Deposits to other parties	*124,522,727*	*65,075,038*
Deposits to related parties (Note 28)	*12,000,000*	*12,000,000*
Long-term		
Deposits for investment purpose (i)	33,128,533	60,580,736
Deposits for commercial purpose (ii)	1,032,337	1,032,337
Others	-	3,780
TOTAL	**34,160,870**	**61,616,853**
In which:		
Deposits to others	*7,352,866*	*17,108,849*
Deposits to related parties (Note 28)	*26,808,004*	*44,508,004*

(i) Deposits to a number of counterparties and affiliates to acquire shares/capital contributions and for project transfer/project development of some potential real-estate projects.

(ii) Deposits to a partner relating to future contractual agreements for the procurement of goods.

11. TANGIBLE FIXED ASSETS

Currency: million VND

	Buildings and structures	*Machinery and equipment*	*Means of transportation*	*Office equipment*	*Others*	*Total*
Cost:						
As at 31 December 2025 (Reclassified)	1,705,266	565,667	78,452	23,607	52,540	2,425,532
Newly purchased	-	22,737	11,955	155	29,551	64,398
Newly constructed	-	19,595	-	-	-	19,595
Disposal	(131)	(49,912)	(10,481)	(39)	(6,885)	(67,448)
Reclassify	11,885	(20,400)	(4,042)	(174)	3,952	(8,779)
As at 30 September 2026	1,717,020	537,687	75,884	23,549	79,158	2,433,298
Accumulated depreciation:						
As at 31 December 2025 (Reclassified)	107,776	247,124	23,262	21,953	18,490	418,605
Depreciation for this period	60,467	92,229	7,910	462	8,408	169,476
Disposal	(38)	(32,282)	(1,767)	(39)	(1,128)	(35,254)
Reclassify	(33,756)	(46,898)	(1,546)	(152)	568	(81,784)
As at 30 September 2026	134,449	260,173	27,859	22,224	26,337	471,043
Net carrying amount:						
As at 31 December 2025 (Reclassified)	1,597,490	318,543	55,190	1,654	34,050	2,006,927
As at 30 September 2026	1,582,571	277,514	48,025	1,325	52,820	1,962,255

12. INVESTMENT PROPERTIES

Currency: million VND

	Land use rights, buildings and structures	*Machinery and equipment*	*Total*
Cost:			
As at 31 December 2025 (Reclassified)	6,835,317	1,362,458	8,197,775
Construction completed	779,869	92,171	872,040
Others	(582,638)	25,743	(556,895)
As at 30 September 2026	7,032,548	1,480,372	8,512,920
Accumulated depreciation:			
As at 31 December 2025 (Reclassified)	2,080,964	720,644	2,801,608
Depreciation for the period	99,067	65,396	164,463
Others	(1,226)	7,263	6,037
As at 30 September 2026	2,178,805	793,304	2,972,108
Net carrying amount:			
As at 31 December 2025 (Reclassified)	4,754,353	641,814	5,396,167
As at 30 September 2026	4,853,743	687,069	5,540,812

13. CONSTRUCTION IN PROGRESS

Currency: million VND

	30 September 2026	*31 December 2025*
Phuoc Vinh Tay project	10,572,682	7,043,566
Cam Ranh Bay Urban Area project	1,681,611	2,047,059
Ha Long Xanh Complex Urban Area project	6,079,352	1,026,287
Others	5,287,915	3,882,701
TOTAL	**23,621,560**	**13,999,613**

14. LONG-TERM FINANCIAL INVESTMENTS

Currency: million VND

	30 September 2026		*31 December 2025*	
	Cost	*Provision*	*Cost*	*Provision*
Investments in subsidiaries *(Note 14.1)*	117,047,516	(309,961)	90,962,610	(235,586)
Investments in joint ventures and associates *(Note 14.2)*	87,991	-	87,991	-
Investments in other entities *(Note 14.3)*	35,147,716	-	22,441,602	-
Held-to-maturity investments (Note 5.2)	41,474,278	-	6,861,858	
TOTAL	**193,757,501**	**(309,961)**	**120,354,061**	**(235,586)**

14. LONG-TERM FINANCIAL INVESTMENTS (continued)

14.1 *Investment in subsidiaries*

Details of the Company's subsidiaries, the direct and indirect voting rights and the direct and indirect equity interest of the Company in those subsidiaries are represented in Note 1.

	30 September 2026			*31 December 2025*		
	Number of shares	*Amount (million VND)*	*Direct ownership*	*Number of shares*	*Amount (million VND)*	*Direct ownership*
VHIZ JSC	-	-	-	17,340,000	173,400	51.00%
VHIZ Hai Phong JSC	773,160,000	7,731,600	51.00%	773,160,000	7,731,600	51.00%
VHIZ Ha Tinh JSC	1,831,570,000	18,315,700	87.22%	1,003,000,000	10,030,000	87.22%
Ecology JSC	230,437,848	5,129,226	98.18%	230,437,848	5,129,226	98.18%
Can Gio JSC	2,820,966,296	33,399,563	43.69%	2,820,966,296	33,399,563	43.69%
Royal City JSC	42,905,000	1,454,627	96.85%	42,905,000	1,454,627	96.85%
GS Cu Chi JSC	32,217,673	1,180,897	98.00%	32,217,673	1,180,897	98.00%
Millennium LLC	(**)	855,960	100.00%	(**)	855,960	100.00%
Delta JSC	484,030,000	6,796,380	49.90%	334,330,000	5,299,380	49.90%
Muoi Cam Ranh JSC	5,940,000	3,435,600	99.00%	5,940,000	3,435,600	99.00%
Cam Ranh JSC	173,471,251	4,924,850	46.26%	173,471,251	4,924,850	46.26%
Green City JSC	30,105,000	605,758	4.50%	30,105,000	605,758	4.50%
Vincons JSC	9,900,000	99,000	99.00%	9,900,000	99,000	99.00%
Vincons Windows JSC	9,900,000	990,000	99.00%	9,900,000	990,000	99.00%
Hiep Thanh Cong JSC	2,651,390	14,700	49.00%	2,651,390	14,700	49.00%
Ca Tam JSC	3,102,948	43,821	48.67%	3,102,948	43,821	48.67%
Berjaya Vietnam International University Town LLC	1,194,915,254	12,533,946	62.97%	5,084,746	50,847	0.25%
Vinh Xanh 1 LLC	(**)	3,871,625	99.74%	(**)	3,871,625	99.74%
Vinh Xanh 2 LLC	(**)	4,324,324	99.77%	(**)	4,324,324	99.77%
VinES JSC	96,962,439	6,054,000	49.22%	96,962,439	6,054,000	49.22%
Huong Duong LLC	(**)	5,276,039	33.00%	(**)	1,293,432	13.63%
Clairmont 1 LLC	(**)	9,900	99.00%	-	-	-
TOTAL		**117,047,516**			**90,962,610**	

(**) These are limited liability companies.

14. LONG-TERM FINANCIAL INVESTMENTS (continued)

14.2 Investments in joint ventures and associates

	30 September 2026				31 December 2025			
	Number of shares	*Voting right (%)*	*Equity interest (%)*	*Amount (million VND) (*)*	*Number of shares*	*Voting right (%)*	*Equity interest (%)*	*Amount (million VND)*
VIN3S JSC	8,799,063	47.51%	47.51%	87,991	8,799,063	47.51%	47.51%	87,991
TOTAL				**87,991**				**87,991**

14.3 Investments in other entities

14.3.1 Investment in other entities

	30 September 2026				31 December 2025			
	Number of shares	*Voting right (%)*	*Equity interest (%)*	*Amount (million VND)*	*Number of shares*	*Voting right (%)*	*Equity interest (%)*	*Amount (million VND)*
Thang Long Real Estate Trading Investment JSC ("Thang Long Real Estate JSC")	500,000	10.00%	10.00%	13,500	500,000	10.00%	10.00%	13,500
Phat Loc Commercial Investment Trading LLC ("Phat Loc LLC")	-	-	-	-	(**)	-	51.00%	342,909
S-Vin Real Estate JSC	34,362,042	9.45%	9.45%	343,621	34,362,042	9.45%	9.45%	343,621
MV2 Vietnam Real Estate JSC	90,033,344	19.73%	19.73%	900,333	208,143,374	19.73%	19.73%	2,081,434
Newlife Trading Service Entertainment JSC	4,999,500	9.90%	9.90%	49,995	4,999,500	9.90%	9.90%	49,995
VYHT Joint Stock Company	283,634,480	19.93%	19.93%	2,836,346	283,634,480	19.93%	19.93%	2,836,346
NVY Viet Nam Development Joint Stock Company	232,677,914	19.91%	19.91%	2,326,778	232,677,914	19.91%	19.91%	2,326,778
Hoang Long JSC	(**)	1.46%	1.46%	90,230	(**)	1.46%	1.46%	76,360
TOTAL				**6,560,803**				**8,070,943**

(**) These are limited liability companies

14. LONG-TERM FINANCIAL INVESTMENTS (continued)

14.3.2 *Others long-term investment*

	30 September 2026	*31 December 2025 (Reclassified)*
Capital contribution for the purpose of investment and business cooperation with related parties. (Note 28)	28,586,913	14,370,659
TOTAL	**28,586,913**	**14,370,659**

15. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

15.1 *Short-term trade payables*

Currency: million VND

	30 September 2026	*31 December 2025*
Short-term trade payables	12,173,232	7,305,717
Trade payables to related parties(Note 28)	6,856,701	2,801,693
TOTAL	**19,029,933**	**10,107,410**

15.2 *Short-term advances from customers*

Currency: million VND

	30 September 2026	31 December 2025
Advances from customers under sales and purchase agreements (i)	34,555,915	45,328,628
Advances from customers for construction services	163,365,481	105,592,034
Advances from sale consultancy agreements	331,353	623,707
TOTAL	**198,252,749**	**151,544,369**
In which:		
Advances from others	*43,862,423*	*58,034,997*
Advances from related parties (Note 28)	*154,390,326*	*93,509,372*

(i) These mainly represent advances to purchase apartments, villas and shophouses from customers.

16. STATUTORY OBLIGATIONS

Currency: million VND

	Opening balance	*Payable for the period*	*Payment made in the period*	*Closing balance*
Corporate income tax	2,856,682	8,461,067	(2,866,125)	8,451,624
Personal income tax	36,278	868,185	(792,247)	112,216
Value-added tax	2,294,259	7,644,489	(6,194,764)	3,743,984
Other taxes	449,826	7,820,945	(7,895,007)	375,764
TOTAL	**5,637,045**	**24,794,686**	**(17,748,143)**	**12,683,588**

17. ACCRUED EXPENSES

Currency: million VND

	30 September 2026	*31 December 2025*
Short-term		
Accrued costs for operated investment property and handed over inventory properties	19,961,298	17,154,711
Accrued construction costs	15,788,342	9,866,760
Accrued commission fees and other expenses related to inventory properties	1,556,000	3,231,058
Accrued bond and loan interest expenses	2,879,330	2,441,982
Others	206,061	272,211
TOTAL	**40,391,031**	**32,966,722**
In which:		
Short-term accrual to others	*38,865,601*	*27,266,310*
Short-term accrual to related parties	*1,525,430*	*5,700,412*
Long-term		
Accrued loan interest expenses	-	22,077
TOTAL	**-**	**22,077**
In which:		
Long-term accrual to others	-	*22,077*
Long-term accrual to related parties	-	-

18. DEFERRED REVENUE

Currency: million VND

	30 September 2026	*31 December 2025*
Short-term		
Deferred revenue from real estate management service	242,762	231,089
Deferred revenue from leasing service	5,093	7,082
TOTAL	**247,855**	**238,171**
Long-term		
Deferred revenue from real estate management service	206,552	210,034
Deferred revenue from other services	-	3,531
TOTAL	**206,552**	**213,565**

19. OTHER PAYABLES

Currency: million VND

	30 September 2026	*31 December 2025*
Short-term		
Deposits and other agreements related to real estate Projects (i)	14,992,840	11,056,540
Deposits under Business and Investment Co-operation Contracts (ii)	135,631,819	9,467,571
Deposits for transfer of investments (iii)	736,376	7,000,362
Apartment maintenance funds held on behalf of customers (iv)	1,411,619	1,353,177
Deposits from agents and tenants	455,296	487,130
Payables for Business and Investment Co-operation Contracts	21,102,850	8,037,079
Payables for receipt on behalf	53,260,256	34,121,067
Others	3,318,787	3,117,683
TOTAL	**230,909,843**	**74,640,609**
In which:		
Short-term payables to others	*127,404,205*	*30,601,859*
Short-term payables to related parties (Note 28)	*103,505,638*	*44,038,750*
Long-term		
Deposits under business and investment co-operation contracts (ii)	79,770,761	26,827,097
Deposits of transferring assets	833,337	833,337
Others	93,696	38,349
TOTAL	**80,697,794**	**27,698,783**
In which:		
Long-term payables to others	*59,142,359*	*24,808,348*
Long-term payables to related parties (Note 28)	*21,555,435*	*2,890,435*

(i) These pertain to cash receipts under deposits and other agreements from customers and coporate counterparties related.

(ii) These pertain to deposits from a number of affiliates/counterparties pursuant to Business and Investment Co-operation Contracts for purpose of operating and transferring co-operation of apartments, villas, shopping mall, school and hotel components of some company's Project.

(iii) These are deposits from counterparties for the purpose of transferring Company's investments.

(iv) These pertain to maintenance fund held on behalf of customers of the company's real estate projects, which will be handed over to Building Management Boards.

20. LOAN AND DEBT

Currency: million VND

	30 September 2026		*31 December 2025*	
	Balance	*Payable amount*	*Balance*	*Payable amount*
Short-term				
Coporate bonds (Note 20.2)	6,078,936	6,078,936	10,559,336	10,559,336
Short term loans from banks	32,375,528	32,375,528	16,652,185	16,652,185
Loans from corporate counterparties (Note 20.1)	297,550	297,550	-	-
Loans from related parties (Note 28)	18,905,403	18,905,403	12,442,631	12,442,631
	57,657,417	**57,657,417**	**39,654,152**	**39,654,152**
Long-term				
Corporate bonds (Note 20.2)	86,994,298	86,994,298	33,175,997	33,175,997
Loans from corporate counterparties (Note 20.1)	-	-	297,550	297,550
Loans from related parties (Note 28)	35,425,826	35,425,826	9,928,127	9,928,127
Long-term loans from banks	39,190,572	39,190,572	29,125,302	29,125,302
TOTAL	**161,610,696**	**161,610,696**	**72,526,976**	**72,526,976**

20. LOANS AND DEBT (continued)

20.1 *Loans from corporate counterparties*

Loans from counterparties comprise:

- Loans from counterparties with total principal of VND 297 billion, bearing the interest rate at 12% per annum and maturity date is in January 2027.

20.2 *Corporate bonds*

Currency: million VND

	30 September 2026	*31 December 2025*
Coporate bonds	**93,073,234**	**43,735,333**
In Which:		
Current portion of Long-term corporate bonds	*(6,078,936)*	*(10,559,336)*
TOTAL	**86,994,298**	**33,175,997**

20. LOANS AND DEBT (continued)

20.2 *Corporate bonds* (continued)

Currency: million VND

Underwriter	*Ending balance*	*Maturity date*	*Interest rate*	*Collateral*
	2,088,920	November 2026	Floating interest rate of 9.28%/year throughout the bond term. Interest is paid every three months	None
	3,990,016	March 2027	Fixed interest rate of 12%/year throughout the bond term. Interest is paid every three months	None
Techcom Securities Joint Stock Company	1,986,106	October 2027	Fixed interest rate of 12%/year throughout the bond term. Interest is paid every three months	(i)
	1,986,677	November 2027	Fixed interest rate of 12%/year throughout the bond term. Interest is paid every three months	(i)
	10,434,167	December 2027	Fixed interest rate of 12%/year throughout the bond term. Interest is paid every three months	(i)
VPS Securities Joint Stock Company	14,256,008	June 2028	Fixed interest rate of 12%/year for the first 4 bond terms, floating rate for the following terms. Interest is paid every three months	(i)
	5,926,597	October 2028	Fixed interest rate of 12.5%/year for the first 2 bond terms, floating rate for the following terms. Interest is paid every three months	(i)
	6,932,692	November 2028	Fixed interest rate of 11%/year throughout the bond term. Interest is paid every three months	(i)
	4,449,309	December 2028	Fixed interest rate of 12%/year for the first 2 bond terms, floating rate for the following terms. Interest is paid every three months	(i)
	7,919,747	February 2029	Fixed interest rate of 11%/year throughout the bond term. Interest is paid every three months	(i)
	8,880,783	May 2029	Fixed interest rate of 12.5%/year for the first 2 bond terms, floating rate for the following terms. Interest is paid every three months	(i)
Techcom Securities Joint Stock Company	2,958,936	June 2029	Fixed interest rate of 12.5%/year for the first 2 bond terms, floating rate for the following terms. Interest is paid every three months	(i)
BIDV Securities Joint Stock Company	2,843,408	June 2029	Fixed interest rate of 12.5%/year throughout the bond term. Interest is paid every six months	(i)
Techcom Securities Joint Stock Company	2,958,202	July 2029	Fixed interest rate of 12.5%/year for the first 2 bond terms, floating rate for the following terms. Interest is paid every three months	(i)
	4,930,060	August 2029	Fixed interest rate of 12.5%/year for the first 2 bond terms, floating rate for the following terms. Interest is paid every three months	(i)

Underwriter	*Ending balance*	*Maturity date*	*Interest rate*	*Collateral*
TPBank Securities Joint Stock Company	993,499	August 2029	Fixed interest rate of 11%/year for the first 2 bond terms, floating rate for the following terms. Interest is paid every three months	(i)
	1,991,337	August 2029	Fixed interest rate of 12%/year for the first 2 bond terms, floating rate for the following terms. Interest is paid every three months	(i)
VPS Securities Joint Stock Company	7,546,770	September 2029	Fixed interest rate of 12%/year for the first 2 bond terms, floating rate for the following terms. Interest is paid every three months	(i)
TOTAL	**93,073,234**			

(i) As at 30 September 2026, collaterals for these bonds include certain commercial and service projects and other collaterals.

21. LONG-TERM PROVISION

The long term provision balance at 30 September 2026 mainly include provisions related to a deposit for payments under commercial purchase contracts, provision for warranty costs for construction contracts and for inventory properties in accordance with the warranty clause in the sales and purchase agreements.

22. OWNERS' EQUITY

22.1 *Increase and decrease in owners' equity*

Currency: million VND

	Issued share capital	*Share premium*	*Treasury shares*	*Equity's Other Fund*	*Undistributed earnings*	*Total*
Previous year						
As at 01 January 2025	41,074,120	(7,050,610)	-	30,000	102,788,023	136,841,533
- Appropriation to other funds	-	-	-	5,000	(5,000)	-
- Net profit for the year	-	-	-	-	35,890,163	35,890,163
As at 31 December 2025	41,074,120	(7,050,610)	-	35,000	138,673,186	172,731,696
Current year						
As at 01 January 2026	41,074,120	(7,050,610)	-	35,000	138,673,186	172,731,696
- Appropriation to other funds	-	-	-	5,000	(5,000)	-
- Cash dividends declared	-	-	-	-	(24,644,472)	(24,644,472)
- Stock dividends declared	41,074,120	-	-	-	(41,074,120)	-
- Net profit for the period	-	-	-	-	46,040,853	46,040,853
As at 30 September 2026	82,148,240	(7,050,610)	-	40,000	118,990,447	194,128,077

Pursuant to Resolution No. 01/2026/NQ-ĐHĐCĐ-VHM dated 21 April 2026, the General Meeting of Shareholders of the Company approved the dividend distribution plan from undistributed after-tax profits accumulated up to 31 December 2025, as follows:

- *Cash dividend: 60% of charter capital, equivalent to VND 24,644.4 billion.*
- *Stock dividend: 100% ratio (shareholders owning 1 share will receive 1 additional new share).*

22. OWNERS' EQUITY (continued)

22.2 *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	-	-
Treasury shares	-	-
Ordinary shares	-	-
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: VND10,000 per share.

23. REVENUES

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

Currency: million VND

	Quarter III 2026	*Quarter III 2025*
Gross revenue	**56,085,501**	**9,805,281**
In which:		
Revenue from sales of inventory properties	46,606,801	3,409,860
Revenue from rendering management, sale consultancy and project development services	4,194,927	2,073,498
Revenue from general construction, design consultancy, supervisor services and others	5,283,773	4,321,923
Deductions	**(632)**	**(252)**
Net revenue	**56,084,869**	**9,805,029**

23.2 *Finance income*

Currency: million VND

	Quarter III 2026	*Quarter III 2025 (Restated)*
Income from dividends and Business and Investment Co-operation Contracts	2,739,371	1,424,955
Interest income from deposits and loans	1,711,258	1,723,811
Other finance income	401,588	**9,284**
TOTAL	**4,852,217**	**3,158,050**

24. COST OF GOODS SOLD AND SERVICES RENDERED

Currency: million VND

	Quarter III 2026	*Quarter III 2025 (Restated)*
Cost of inventory properties sold	17,128,756	1,198,213
Cost of rendering management, sale consultancy and project development services	1,476,204	743,280
Cost of general construction, design consultancy, supervisor services and others	5,368,047	4,259,522
TOTAL	**23,973,007**	**6,201,015**

25. FINANCE EXPENSES

Currency: million VND

	Quarter III 2026	*Quarter III 2025 (Restated)*
Loan interest and bond issuance expenses	3,756,883	3,619,897
Other finance expenses	17,052,694	1,904,203
TOTAL	**20,809,577**	**5,524,103**

26. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

Currency: million VND

	Quarter III 2026	*Quarter III 2025*
Selling expenses		
Commission	100,306	12,106
Labour costs	92,550	6,355
Marketing costs	373,050	8,617
Others	39,083	3,277
TOTAL	**604,989**	**30,355**
General and administrative expenses		
Labour costs	54,860	56,653
Depreciation and amortisation	6,887	3,506
Outsourced services	368,140	397,192
Donation	136,641	-
Others	28,145	76,858
TOTAL	**594,673**	**534,210**

27. CORPORATE INCOME TAX

The corporate income tax ("CIT") rate applicable to the Company is 20% of taxable profits (in 2025: 20%).

The tax returns filed by the Company 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 Separate financial statements could change at a later date upon final determination by the tax authorities.

CIT expense

Currency: million VND

	Quarter III 2026	*Quarter III 2025*
Current CIT expense	3,313,940	479,035
(Deferred tax income)/expense	(97,886)	33,675
TOTAL	**3,216,054**	**512,710**

28. BALANCES WITH RELATED PARTIES

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

Currency: million VND

Related parties	*Relationship*	*Transactions*	*30 September 2026*	*31 December 2025*
Short-term trade receivables (Note 6.1)				
Thai Son JSC	Subsidiary	Receivables from share transfer	2,059,537	2,008,843
		Receivables from management services	18,998	32,945
		Other receivables	7,314	2,348
Vingroup	Parent company	Receivables from sales consulting services	193,804	218,729
		Other receivables	104,016	64,917
Can Gio JSC	Subsidiary	Receivables from management services, sales consultant services, and others	99,099	1,227,992
VEFAC JSC	Affiliate	Receivables from management services, sales consultant services, and others	10,316	4,082
Other affiliates		Other receivables	3,963,120	960,824
			6,456,204	**4,520,680**

28. BALANCES WITH RELATED PARTIES (CONTINUED)

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

Currency: million VND

Short-term advances to suppliers (Note 6.2)

Vincons JSC	Subsidiary	Advances for construction services	104,993,155	36,437,551
Other affiliates		Other advances	603,371	183,880
			105,596,526	**36,621,431**

Short-term loan receivables (Note 5)

Details of short-term loan receivables as at 30 September 2026 as below:

Related parties	*Relationship*	*Amount million VND*	*Interest rate % per annum*	*Collateral*
Thai Son JSC	Subsidiary	5,050,599	12%	Unsecured
Green City JSC	Subsidiary	3,898,113	12%	Unsecured
GS Cu Chi JSC	Subsidiary	3,344,922	12%	Unsecured
VHIZ Hai Phong JSC	Subsidiary	2,146,983	12%	Unsecured
Bao Lai JSC	Subsidiary	760,565	12%	Unsecured
Can Gio JSC	Subsidiary	1,308,379	12%	Unsecured
Other affiliates		768,566	11%-12%	Unsecured
		17,278,127		

Details of long-term loan receivables as at 30 September 2026 as below:

Related parties	*Relationship*	*Amount million VND*	*Interest rate % per annum*	*Collateral*
Vincons Windows JSC	Subsidiary	265,112	12%	Unsecured
Can Gio JSC	Subsidiary	40,498,094	12%	Unsecured
GS Cu Chi JSC	Subsidiary	67,000	12%	Unsecured
VHIZ Hai Phong JSC	Subsidiary	627,000	12%	Unsecured
Muoi Cam Ranh JSC	Subsidiary	12,000	12%	Unsecured
Vinh Xanh 2 LLC	Subsidiary	4,067	11%	Unsecured
		41,473,273		

28. BALANCES WITH RELATED PARTIES (CONTINUED)

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

Currency: million VND

Other short-term receivables (Note 7)

	Relationship	*Description*	*30 September 2026*	*31 December 2025*
Related parties				
Vingroup JSC	Parent company	Deposits and capital contributions for investment and business co-operation	9,300,000	-
Thai Son JSC	Subsidiary	Receivables from shared profit	59,365	74,293
VEFAC JSC	Affiliate	Receivables from collection and payment on behalf	2,045,437	940,692
VinFast Vietnam JSC	Affiliate	Deposits and capital contributions for investment and business co-operation	15,266,844	-
Green City JSC	Subsidiary	Other receivables	2,720	3,760
Can Gio JSC	Subsidiary	Receivables from dividends	4,369,505	-
Ecology JSC	Subsidiary	Receivables from dividends	4,909,200	-
Other affiliates		Other receivables	1,060,199	236,788
			37,013,270	**1,255,533**

Other long-term receivables (Note 7)

Vingroup JSC	Parent company	Capital contribution and deposit for investment, business co-operation and project development	5,886,899	14,943,726
Other affiliates		Other receivables	6,423	9,456
			5,893,322	**14,953,182**

Other current assets (Note 10)

Phu Quoc Tourism JSC	Affiliate	Deposit for investment and share acquisition	12,000,000	12,000,000
			12,000,000	**12,000,000**

28. BALANCES WITH RELATED PARTIES (CONTINUED)

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

Currency: million VND

Other non-current assets (Note 10)

Vingroup JSC	Parent company	Deposit for investment, project development and share acquisition	10,502,000	28,202,000
Thai Son JSC	Subsidiary	Deposit for investment and share acquisition	15,000,000	15,000,000
Other affiliates		Deposit for investment, project development and share acquisition	1,306,004	1,306,004
			26,808,004	**44,508,004**

Other long-term investments (Note 14.3.2)

			30 September 2026	*31 December 2025 (Reclassified)*
Vingroup JSC	Parent company	Capital contribution for Business and Investment Co-operation contracts	12,127,178	12,127,178
Vinpearl JSC	Affiliate	Capital contribution for Business and Investment Co-operation contracts	16,459,735	2,243,481
			28,586,913	**14,370,659**

Short-term trade payables (Note 15.1)

Related parties	Relationship	*Description*	30 September 2026	31 December 2025
Vingroup JSC	Parent company	*Service fees payable*	604,256	489,472
Vincons JSC	Subsidiary	*Construction costs payable*	4,857,568	1,742,160
Vincom Retail Operation JSC	Affiliate	*Purchase costs payable*	18,489	31,201
Vincons Windows JSC	Subsidiary	*Purchase costs payable*	194,815	191,943
Other affiliates		*Other payables*	1,181,573	346,917
			6,856,701	**2,801,693**

28. BALANCES WITH RELATED PARTIES (CONTINUED)

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

Currency: million VND

Short-term advances from customers (Note 15.2)				
Can Gio JSC	Subsidiary	Advances for general contractor services	83,642,396	76,742,396
Vinpearl JSC	Affiliate	Advances for general contractor services	18,660,000	12,500,000
Green City JSC	Subsidiary	Advances for general contractor services	2,600,958	2,682,665
Vingroup JSC	Parent company	Advances for general contractor services	3,731,673	1,387,219
Berjaya University JSC	Subsidiary	Advances for general contractor services	44,620,496	-
Other affiliates		Other advances	1,134,803	197,092
			154,390,326	**93,509,372**

			30 September 2026	*31 December 2025*
Other short – term payables *(Note 19)*				
Vingroup JSC	Parent company	Payables for collection on behalf	49,974,182	29,061,909
		Obligations payable under investment and business co-operation contracts	8,114,000	-
		Other payables	8,500,526	-
Berjaya JSC	Subsidiary	Deposit received for share transfer	-	5,129,226
Vinschool JSC	Affiliate	Deposit received for investment purpose	736,376	736,376
VEFAC JSC	Affiliate	Obligations payable under investment and business co-operation contracts	1,325,275	1,389,420
Vinmec JSC	Affiliate	Obligations payable under investment and business co-operation contracts	4,419,254	-
GSM JSC	Affiliate	Obligations payable under investment and business co-operation contracts	22,000,000	-
VinFast Vietnam JSC	Affiliate	Obligations payable under investment and business co-operation contracts	7,968,017	-
Other affiliates		Other payables	468,008	7,721,819
			103,505,638	**44,038,750**

Other long-term payables (Note 19)

Vincom Retail Operation JSC	Affiliate	Deposit received for investment co-operation contract	726,898	1,560,235
Vinmec JSC	Affiliate	Capital contribution received for investment co-operation contract	18,325,000	-
Vincom Retail JSC	Affiliate	Deposit received for investment purpose	1,330,200	1,330,200
Other affiliates		Other payables	1,173,337	-
			21,555,435	**2,890,435**

Details of short-term loan payables as at 30 September 2026 as below (Note 20):

Related parties	*Relationship*	*Amount million VND*	*Interest rate % per annum*	*Maturity date*	*Collateral*
Metropolis Hanoi LLC	Subsidiary	32,778	12%	2026-2027	Unsecured
Green City JSC	Subsidiary	9,823,717	12%	2026-2027	Unsecured
Berjaya JSC	Subsidiary	4,073,000	12%	2027	Unsecured
Cam Ranh Investment JSC	Subsidiary	1,133,000	12%	2026-2027	Unsecured
VHIZ Ha Tinh JSC	Subsidiary	457,000	12%	2027	Unsecured
VinES JSC	Subsidiary	2,119,000	12%	2027	Unsecured
Son Thai JSC	Subsidiary	46,000	12%	2027	Unsecured
Millennium LLC	Subsidiary	84,000	12%	2027	Unsecured
Ecology JSC	Subsidiary	1,024,408	12%	2027	Unsecured
Truong Thinh JSC	Subsidiary	112,500	12%	2027	Unsecured
		18,905,403			

28. BALANCES WITH RELATED PARTIES (CONTINUED)

Details of long-term loan payables as at 30 September 2026 as below:

Related parties	*Relationship*	*Amount million VND*	*Interest rate % per annum*	*Maturity date*	*Collateral*
Thai Son JSC	Subsidiary	6,628,324	12%	2027	None
Delta JSC	Subsidiary	3,206,502	12%	2027	None
Son Thai JSC	Subsidiary	4,000	12%	2027	None
Millennium LLC	Subsidiary	172,000	12%	2027	None
VHIZ Ha Tinh JSC	Subsidiary	57,000	12%	2027	None
Ecology JSC	Subsidiary	18,763,000	12%	2027	None
Green City JSC	Subsidiary	6,595,000	12%	2027	None
		35,425,826			

29. COMPARATIVE INFORMATION

Some of the corresponding data in the financial statements as at 31 December 2025 have been reclassified in accordance with the guidance of Circular 99, which is effective from 1 January 2026, as follows:

Statement of financial position as of 31 December 2025:

Currency: VND million

	31 December 2025 (as previously presented)	*Reclassified*	*31 December 2025 (as reclassified)*
Cash	16,948,142	(5,605)	16,942,537
Cash equivalents	30,790,028	(400,000)	30,390,028
Short-term held-to-maturity investments	1,352,185	24,040,855	25,393,040
Short-term other investments	-	3,068,112	3,068,112
Short-term trade receivables	16,575,452	(83,364)	16,492,088
Short-term loan receivables	13,176,915	(13,176,915)	-
Other short-term receivables	89,336,293	(13,848,688)	75,487,605
Other current assets	76,673,212	401,826	77,075,038
Long-term loan receivables	6,860,858	(6,860,858)	-
Other long-term receivables	29,791,768	(14,672,502)	15,119,266
Tangible fixed assets	4,208,123	(2,201,196)	2,006,927
- Cost	4,804,233	(2,378,701)	2,425,532
- Accumulated depreciation	(596,110)	177,505	(418,605)
Investment properties	2,893,128	2,503,039	5,396,167
- Cost	5,419,527	2,778,248	8,197,775
- Accumulated depreciation	(2,526,399)	(275,209)	(2,801,608)
Investments in other entities	8,070,943	14,370,659	22,441,602
Long-term held-to-maturity investments	1,000	6,860,858	6,861,858
Other long-term assets	61,613,074	3,779	61,616,853
Payables to employees	-	336,932	336,932
Short-term accrued expenses	33,303,654	(336,932)	32,966,722

29. COMPARATIVE INFORMATION (continued)

Some of the corresponding data in the financial statements as at 31 December 2025 have been reclassified in accordance with the guidance of Circular 99, which is effective from 1 January 2026, as follows:

Interim separate income statement for the nine-month period ended 30 September 2025:

	Nine-month period ended 30 September 2025 (as previously presented)	*Restated*	*Nine-month period ended 30 September 2025 (as restated)*
Cost of goods sold and services rendered	27,487,327	(6,208,330)	21,278,997
Finance expenses	10,311,366	6,076,132	16,387,498
Selling expenses	1,306,974	(160,114)	1,146,860
Other income	3,873,512	(292,312)	3,581,200

30. EVENTS AFTER THE BALANCE SHEET DATE

There is no matter or circumstance that has arisen since the separate balance sheet date that requires adjustment or disclosure in the separate financial statements of the Company.

Approved, 30 October 2026

Nguyen Thi Thu Thao	Do Duc Hieu	Nguyen Thu Hang
Preparer	Chief Accountant	Chief Executive Officer