

Vietnam Exhibition Fair Centre Joint Stock Company

Financial statements

For the period ended 30 September 2026

CÔNG TY CỔ
PHẦN TRUNG
TÂM HỘI CHỢ
TRIỂN LÃM
VIỆT NAM

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Vietnam Exhibition Fair Centre Joint Stock Company

CONTENTS

	<i>Pages</i>
General information	1
Report of management	2
Statement of Financial Position	3 - 4
Statement of Profit and Loss	5
Statement of Cash Flow	6 - 7
Notes to the financial statements	8 - 25

Vietnam Exhibition Fair Centre Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Vietnam Exhibition Fair Centre Joint Stock Company ("the Company"), formerly a State-owned enterprise, was established in accordance with the Business Registration Certificate No. 0106000740 issued by Hanoi Department of Planning and Investment on 4 June 1995. The Company was transformed into a one-member limited liability company in accordance with Decision No. 2295/QĐ-BVHTTDL issued by the Ministry of Culture, Sports and Tourism on 30 June 2010. In accordance with Decision No. 2355/QĐ-BVHTTDL dated 1 July 2013, the Ministry of Culture, Sports and Tourism decided to equitise Vietnam Exhibition Fair Center One Member LLC along with the development of New National Exhibition Center Project. Accordingly, the Company transformed into a joint stock company in accordance with the 1st amended Enterprise Registration Certificate issued by Hanoi Department of Planning and Investment on 6 May 2015. The Company subsequently received amended Enterprise Registration Certificates, with the latest is the 7th amendment dated 11 September 2025.

The current principal activities of the Company are to invest in, construct and trade real estate properties. Besides, the Company also organizes fairs and exhibitions.

The Company's head office is located at Lai Da Village, Dong Anh Commune, Hanoi, Vietnam.

BOARD OF DIRECTORS

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

Mr. Tran Le Phuong	Chairman
Ms. Ly Hoa Lien	Member
Mr. Mac Van Tien	Member
Mr. Le Thang Long	Member
Mr. Do Quang Minh	Member

BOARD OF SUPERVISION

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

Ms. Van Thi Hai Ha	Head of Board of Supervision
Mr. Nguyen Ngoc Son	Member
Mr. Tran Le Ngoc Hai	Member

MANAGEMENT

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

Ms. Tran Mai Hoa	General Director
Ms. Ly Hoa Lien	Deputy General Director
Mr. Do Quang Minh	Deputy General Director
Ms. Pham Thi Hien	Deputy General Director

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Ms. Tran Mai Hoa - General Director.

Vietnam Exhibition Fair Centre Joint Stock Company

REPORT OF MANAGEMENT

Management of Vietnam Exhibition Fair Centre Joint Stock Company ("the Company") is pleased to present this report and the financial statements of the Company for the period ended 30 September 2026.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE FINANCIAL STATEMENTS

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

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgements and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- ▶ prepare the 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 which disclose, with reasonable accuracy at any time, the financial position of the Company and for ensuring 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 it has complied with the above requirements in preparing the accompanying financial statements.

STATEMENT BY MANAGEMENT

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



Trần Mai Hoa
General Director

Hanoi, Vietnam

20 October 2026

STATEMENT OF FINANCIAL POSITION
as at 30 September 2026

Currency: VND million

Code	ASSETS	Notes	30 September 2026	31 December 2025 (Reclassified)
100	A. CURRENT ASSETS		19,709,862	11,286,933
110	I. Cash and cash equivalents	4	41,251	578,891
111	1. Cash		41,251	578,891
120	II. Short term investments	6	12,894,233	4,129,101
123	1. Held-to-maturity investments		12,894,233	4,129,101
130	III. Current accounts receivable		4,224,091	3,926,035
131	1. Short-term trade receivables		19,148	26,844
132	2. Short-term advances to suppliers	5	2,353,022	2,196,896
135	4. Other short-term receivables	7	1,851,921	1,702,295
140	IV. Inventories		2,099,807	2,097,313
141	1. Inventories	8	2,099,807	2,097,313
160	V. Other current assets		450,480	555,593
161	1. Short-term prepaid expenses	9	398,568	44,952
162	2. Deductible value-added tax		51,912	510,641
200	B. NON-CURRENT ASSETS		12,195,308	12,186,008
220	I. Fixed assets		6,781	5,631
221	1. Tangible fixed assets		5,668	4,790
222	Cost		8,698	9,146
223	Accumulated depreciation		(3,030)	(4,356)
227	2. Intangible fixed assets		1,113	841
228	Cost		1,288	888
229	Accumulated depreciation		(175)	(47)
240	II. Investment properties	10	6,450,348	6,248,873
241	Cost		6,679,727	6,329,566
242	Accumulated depreciation		(229,379)	(80,693)
250	III. Long-term assets in progress		4,874,796	4,531,955
252	1. Construction in progress	11	4,874,796	4,531,955
260	IV. Long-term investments	6		500,000
265	1. Long-term held-to-maturity investments			500,000
270	V. Other long-term assets		863,383	899,549
271	1. Long-term prepaid expenses	9	779,035	895,002
272	2. Deferred tax assets		84,348	4,547
280	TOTAL ASSETS		31,905,170	23,472,941

STATEMENT OF FINANCIAL POSITION
as at 30 September 2026

Currency: VND million

Code	RESOURCES	Notes	30 September 2026	31 December 2025 (Reclassified)
300	C. LIABILITIES		24,364,668	16,797,203
310	I. Current liabilities		17,862,282	9,410,204
311	1. Short-term trade payables		3,117,794	3,396,550
312	2. Short-term advances from customers		8,373,670	411,069
313	3. Dividends payables		1,997	1,997
314	3. Statutory obligations	12	417,427	463,922
315	4. Payables to employees		4,428	4,281
316	5. Short-term accrued expenses	13	3,823,679	4,316,246
319	6. Short-term unearned revenues		7,875	-
320	7. Other short-term payables	14	2,115,413	816,139
330	II. Non-current liabilities		6,502,386	7,386,999
334	1. Long-term accrued expenses		-	62,195
338	2. Other long-term liabilities	14	5,142,577	5,964,995
339	3. Long-term loans	15	1,359,809	1,359,809
400	D. OWNERS' EQUITY		7,540,502	6,675,738
411	1. Share capital		1,666,041	1,666,041
411a	- Ordinary shares with voting rights		1,666,041	1,666,041
412	2. Share premium		5,288	5,288
415	3. Buyback shares		(30)	(30)
420	4. Undistributed earnings		5,869,203	5,004,439
420a	- Undistributed earnings by the end of prior year		5,004,439	97,846
420b	- Undistributed earnings of current period		864,764	4,906,593
440	TOTAL LIABILITIES AND OWNERS' EQUITY		31,905,170	23,472,941


Tran Van Doan
Preparer

20 October 2026


Pham Ngoc Thoa
Chief Accountant


Tran Mai Hoa
General Director


Vietnam Exhibition Fair Centre Joint Stock Company

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STATEMENT OF PROFIT AND LOSS for the period ended 30 September 2026

Currency: VND million

ITEMS	Notes	Code	Quarter III 2026	Quarter III 2025	Accumulated 9 months of 2026	Accumulated 9 months of 2025
1. Revenue from rendering of services	17.1	1	76,885	46,131	586,473	44,611,242
2. Deductions	17.1	3	-	-	-	-
3. Net revenue from rendering of services		10	76,885	46,131	586,473	44,611,242
4. Cost of services rendered	18	11	(103,568)	(105,454)	(444,711)	(27,771,641)
5. Gross/(loss) profit from rendering of services		20	(26,683)	(59,323)	141,762	16,839,601
6. Gross/(loss) profit from real estate			64,985		64,985	
6. Finance income	17.2	21	388,140	387,389	1,029,382	2,794,961
7. Finance expenses		22	5	(107,377)	38,304	(259,022)
8. Selling expenses		25	6,669	(2,643)	39,504	(3,327)
9. General and administrative expenses	19	26	14,525	(3,503)	55,790	(12,165)
10. Operating profit		30	405,242	214,543	1,102,533	19,360,048
11. Other income		31	1,586	-	4,646	4,580
12. Other expenses		32	1,720	(422)	22,425	(69,462)
13. Other loss		40	(135)	(422)	(17,778)	(64,882)
14. Accounting profit before tax		50	405,108	214,121	1,084,754	19,295,166
15. Current corporate income tax expense		51	81,779	(46,418)	299,791	(3,243,830)
16. Deferred tax expense	20		(505)	-	(79,801)	(633,150)
17. Net profit after tax		60	323,834	167,703	864,764	15,418,186
18. Basic earnings per share	22	70	1,944	1,007	5,191	92,546

Tran Van Doan
Preparer

20 October 2026

Pham Ngoc Thoa
Chief Accountant



Tran Mai Hoa
General Director

STATEMENT OF CASH FLOW
for the period ended 30 September 2026

Currency: VND million

Code	ITEMS	Notes	9 months of 2026	9 months of 20265
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		1,084,754	19,295,166
	Adjustments for:		(849,698)	
02	Depreciation of tangible fixed assets and amortisation of intangible fixed assets		147,488	34,859
05	Profits from investing activities		(1,035,426)	(2,781,001)
06	Interest expenses		38,243	259,010
08	Operating gain before changes in working capital		235,059	16,808,034
09	Decrease in receivables		194,407	62,974,197
10	(Increase)/Decrease in inventories		(2,494)	20,106,929
11	Increase/(Decrease) in payables		7,676,905	(86,972,440)
12	(Increase)/Decrease in prepaid expenses		(237,649)	719,268
14	Interest paid		-	(224,996)
			(481,209)	(3,653,285)
20	Net cash flows generated from operating activities		7,385,019	9,757,707
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase, construction of fixed assets and other long-term assets		(692,953)	(6,463,985)
23	Loans to other entities and payments for purchase of debt instruments of other entities		(11,853,615)	(20,838,000)
24	Interest and dividends received		4,548,000	19,494,000
			75,909	408,594
30	Net cash flows used in investing activities		(7,922,659)	(7,399,391)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Proceeds from borrowings		-	3,859,809
34	Dividends paid		-	(7,245,985)
40	Net cash flows generated from financing activities		-	(3,386,176)

STATEMENT OF CASH FLOW (continued)
for the period ended 30 September 2026

Currency: VND million

Code	ITEMS	Notes	9 months of 2026	9 months of 20265
50	Net (decrease)/increase in cash for the period		(537,640)	(1,027,860)
60	Cash and cash equivalents at beginning of period		578,891	1,209,509
61	Impact of exchange rate fluctuation			
70	Cash at end of period	4	41,251	181,649


Tran Van Doan
Preparer

20 October 2026


Pham Ngoc Thoa
Chief AccountantTran Mai Hoa
General Director



NOTES TO THE FINANCIAL STATEMENTS

as at 30 September 2026 and for the period then ended

1. CORPORATE INFORMATION

Vietnam Exhibition Fair Centre Joint Stock Company ("the Company"), formerly a State-owned enterprise, was established in accordance with the Business Registration Certificate No. 0106000740 issued by Hanoi Department of Planning and Investment on 4 June 1995. The Company was transformed into a one-member limited liability in accordance with Decision No. 2295/QĐ-BVHTTDL issued by the Ministry of Culture, Sports and Tourism on 30 June 2010. In accordance with Decision No. 2355/QĐ-BVHTTDL dated 1 July 2013, the Ministry of Culture, Sports and Tourism decided to equitise Vietnam Exhibition Fair Center One Member LLC along with the development of New National Exhibition Center Project. Accordingly, the Company transformed into a joint stock company in accordance with the 1st amended Enterprise Registration Certificate issued by Hanoi Department of Planning and Investment on 6 May 2015. The Company subsequently received amended Enterprise Registration Certificates, with the 7th amendment dated 11 September 2025 as the latest.

The current principal activities of the Company are to invest in, construct and trade real estate properties. Besides, the Company also organizes fairs and exhibitions.

The Company's head office is located at Lai Da Village, Dong Anh Commune, Hanoi, Vietnam.

Vingroup Joint Stock Company ("Vingroup JSC") is the Parent company of the Company. Vingroup JSC and its subsidiaries are collectively referred to as the Group.

The Company's normal business cycle for real estate activities starts at the time of application for investment certificate, commencement of site clearance, construction and ends at the time of completion. Thus, the Company's normal course of business cycle can last more than 12 months. The Company's business cycle for other business activities is 12 months.

The number of the Company's employees as at 30 September 2026 is: 168 (31 December 2025: 149).

2. BASIS OF PREPARATION**2.1 Accounting standards and system**

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

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

Accordingly, the accompanying 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.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

2. BASIS OF PREPARATION (CONTINUED)

2.2 *Applied accounting documentation system*

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

2.3 *Fiscal year*

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

2.4 *Accounting currency*

The financial statements are prepared in Vietnam Dong ("VND"), which is also the Company's accounting currency. For the purpose of preparing the financial statements for the year ended 31 December 2025, all amounts are rounded to the nearest million and presented in Vietnam dong million ("VND million").

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 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 34.

3.2 *Cash*

Cash comprises cash on hand and cash in banks.

3.3 *Receivables*

Receivables are presented in the balance sheet at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the 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 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 income statement.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.4 *Inventories*

Inventories are measured at their historical costs. The cost of inventories comprise 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.

Provision for obsolete inventories

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

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

Inventory property

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realizable value.

Cost of inventory property comprise:

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

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

The cost of the inventory property sold recognized in the income statement based on specific identification method.

3.5 *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.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.5 *Leased assets (continued)*

Where the Company is the lessee

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

Where the Company is the lessor

Assets subject to operating leases are included as the Company's fixed assets in the balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the income statement as incurred.

Lease income is recognised in the income statement on a straight-line basis over the lease term.

3.6 *Borrowing costs*

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds, and are recorded as expense during the year in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.7 *Construction in progress*

Construction in progress are expenses incurred up to the balance sheet date which is necessary for the new construction or repair, renovation, expansion or technical equipment of the works.

Construction in progress is recognized at cost and is not depreciated until the related asset is completed and get ready for its intended use or until the related asset is transferred to another item in accordance with applicable regulations.

Construction costs are recognized as expenses when such costs do not meet the conditions to be recognized as fixed assets.

3.8 *Investments*

Held-to-maturity investments

Held-to-maturity investments includes deposits, receivable from lendings. 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 expense in the income statement and deducted against the value of such investments.

3.9 *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.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****3.10 Prepaid expenses**

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

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

The prepaid land rental represents the unamortised balance of advance payment or accrual made in accordance with Land Rental Contract signed with authorities and other expenditures offset against land rental fee obligation. Such prepaid land rental is recognised as a long-term prepaid expense for allocation to the income statement over the remaining lease period according to Circular No.45/2013/TT-BTC.

3.11 Foreign currency transactions

Transactions in currencies other than the Company's reporting currency (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; 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 year, monetary balances denominated in foreign currencies are translated at the average transfer exchange rates at the dates of statement of financial position.

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

3.12 Contributed capital*Ordinary shares*

Ordinary shares are recognised at issuance price less incremental costs directly attributable to the issue of shares, net of tax effects. Such costs are recognised as a deduction from share premium.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual expenses incurred for the issuance of the shares.

Buyback shares

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

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval by the appropriate level in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

3.14 Advances from customers

Payments received from customers as deposits for the purchase of goods and services 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 balance sheet. Supports under promotion programs which are, in substance, revenue deductions are presented as deductions against "Advances from customers" for the purchase of goods and services that do not meet the conditions for revenue recognition in the period.

3.15 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 certainly 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:

Rendering of services relating to organisation of fairs and exhibitions

Where the contract outcome can be reliably measured, revenue is recognised by reference to the stage of completion and as services are rendered.

Revenue from sale of real estate

Revenue from sale of real estate is recognized when the majority of the risks and rewards associated with ownership of the real estate are transferred to the buyer.

Revenue from leasing

Rental income arising from operating lease contracts is recognised for on a straight line basis over the terms of the lease in the income statement.

Interest

Interest is recognized on an accrual basis based on the time and actual interest rate for each period.

3.16 Taxation

Current income tax

Current income tax assets and liabilities for the current year 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 balance sheet date.

Current income tax is charged or credited to the 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.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 Taxation (continued)

Deferred tax

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

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

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

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

- ▶ 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 associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are reassessed at each 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 year when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the 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 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.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Earnings per share

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

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

3.18 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 related services in a specific economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

Management defines the Company's business segment based on the types of products or services it provides. In addition, the Company's business activities are mainly taking place within Vietnam. Therefore, the Company does not present geographical segment.

3.19 Related parties

The parties are considered as related parties of the Company if one party has the ability, directly or indirectly, to control over the other party or otherwise significantly influence on the other party in making financial and operating decisions, or when the Company and the other party are under common control or significant influence. Related parties can be enterprise or individual, including close members of their families.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

4. CASH

	Currency: VND million	
	30 September 2026	31 December 2025
Cash at banks	41,171	578,891
Cash in transit	79	-
TOTAL	41,250	578,891

5. SHORT-TERM ADVANCES TO SUPPLIERS

	Currency: VND million	
	30 September 2026	31 December 2025
Advances to suppliers	128,547	41,529
Advances to related parties (*)	2,224,475	2,155,367
TOTAL	2,353,022	2,196,896

(*) This is an advance to a related party for the purpose of construction for the projects of the Company,

6. HELD-TO-MATURITY INVESTMENTS

	Currency: VND million	
	30 September 2026	31 December 2025
		(Reclassified)
Short-term		
Loan receivables from counterparties	12,894,233	4,129,101
TOTAL	12,894,233	4,129,101
Long-term		
Loan receivables from counterparties	-	500,000
TOTAL	-	500,000

The balance as of 30 September 2026 includes loans to corporate counterparties, earning interest at rate of 12% per annum,

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

7. OTHER RECEIVABLES

		Currency: VND million	
		30 September 2026	31 December 2025
			(Reclassified)
Short-term			
Receivables related to Investment Cooperation contracts (i)		1,313,719	1,377,864
Receivables from debt transfer agreement		5,898	190,479
Guarantee deposits for project development		35,905	71,803
Advanced profit under Investment and Business Cooperation contracts (ii)		357,744	57,460
Others		138,655	4,689
TOTAL		1,851,921	1,702,295
<i>In which:</i>			
<i>Other short-term receivables from related parties</i>		1,360,358	1,568,343
<i>Other short-term receivables from others</i>		491,563	133,952

- (i) This is the receivable arising from Investment Cooperation contract related to the Vinhomes Global Gate project between the Company and Vinhomes Joint Stock Company ("Vinhomes"),
- (ii) These are advances of profit to counterparties under Investment and Business Cooperation contracts, The capital contribution received from these counterparties is presented as Other payables (Note 14),

8. INVENTORIES

		Currency: VND million	
		30 September 2026	31 December 2025
		Cost	Provision
		Cost	Provision
Real estate properties under development for sale (i)		2,099,344	-
Materials		462	656
TOTAL		2,099,806	-

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

9. PREPAID EXPENSES

	Currency: VND million	
	30 September 2026	31 December 2025
Short-term		
Selling expenses related to inventory properties not yet handed over	358,282	43,823
Others	40,286	1,129
TOTAL	398,568	44,952
Long-term		
Prepaid land rental of National Exhibition Centre Project	750,295	867,671
Others	28,741	27,331
TOTAL	779,036	895,002

10. INVESTMENT PROPERTIES

	Currency: VND million		
	Buildings and structures	Machinery and equipment	Total
Cost:			
Beginning balance	5,651,040	678,526	6,329,566
Increase	904,647	60,714	965,361
Decrease	(565,686)	(49,514)	(615,200)
Ending balance	5,990,000	689,726	6,679,727
Accumulated depreciation:			
Beginning balance	52,422	28,271	80,693
Depreciation	99,192	52,461	151,653
Decrease	(2,143)	(825)	(2,968)
Ending balance	149,471	79,908	229,376
Net carrying amount:			
Beginning balance	5,598,618	650,255	6,248,873
Ending balance	5,840,529	609,818	6,450,348

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

11. CONSTRUCTION IN PROGRESS

	Currency: VND million	
	30 September 2026	31 December 2025
Commercial, Service and Cultural Complex Project at 148 Giang Vo, Giang Vo Ward, Ha Noi	3,785,713	3,683,239
Vinhomes Global Gate Project	794,197	465,245
National Exhibition Centre Project	272,299	363,619
Other	22,587	19,852
TOTAL	4,874,796	4,531,955

12. STATUTORY OBLIGATIONS

	Currency: VND million			
	31 December 2025	Payable for the period	Payment made/offset in the period	30 September 2026
Corporate income tax	461,054	299,791	(481,209)	279,636
Value added tax	-	207,880	(76,959)	130,921
Other taxes	2,868	24,869	(20,867)	6,870
TOTAL	463,922	532,540	(579,035)	417,427

13. SHORT-TERM ACCRUED EXPENSES

	Currency: VND million	
	30 September 2026	31 December 2025
Accrued development costs for handed-over real estate project and other investment properties	3,775,203	4,270,707
Accrued selling expenses	12,154	867
Others	36,322	44,672
TOTAL	3,823,679	4,316,246

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

14. OTHERS PAYABLES

	Currency: VND million	
	30 September 2026	31 December 2025 (Reclassified)
Short-term		
Payables under deposit and other agreements relating to real state projects	2,069,624	810,008
Other	45,788	6,131
TOTAL	2,115,412	816,139
Long-term		
Deposits/capital contribution for business and investment co-operation and transfer of real estate	5,142,577	5,964,946
Other payables	-	49
TOTAL	5,142,577	5,964,995

15. LONG-TERM LOANS

	Currency: VND million	
	30 September 2026	31 December 2025
Long-term loans	1,359,809	1,359,809
TOTAL	1,359,809	1,359,809

The loan from Commercial Joint Stock Bank has principal payment schedule starts from February 2028 to May 2045, floating interest rate,

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

16. OWNERS' EQUITY

16.1 Increase and decrease in owners' equity

Currency: VND million

	Contributed charter capital	Share premium	Treasury shares	Undistributed earnings	Total
For the period ended at 30 September 2025					
31/12/2024	1,666,041	5,288	(30)	2,346,960	4,018,259
- Net profit for the period	-	-	-	15,418,187	15,418,187
- Dividends paid	-	-	-	(12,745,080)	(12,745,080)
30/09/2025	<u>1,666,041</u>	<u>5,288</u>	<u>(30)</u>	<u>5,020,067</u>	<u>6,691,366</u>
For the period ended at 30 September 2026					
31/12/2025	1,666,041	5,288	(30)	5,004,439	6,675,738
- Net profit for the period	-	-	-	864,764	864,764
30/09/2026	<u>1,666,041</u>	<u>5,288</u>	<u>(30)</u>	<u>5,869,203</u>	<u>7,540,501</u>

16.2 Contributed charter capital

Currency: VND million

	30 September 2026			31 December 2025		
	Total	Ordinary shares	Preference shares	Total	Ordinary shares	Preference shares
State ownership	166,604	166,604	-	166,604	166,604	-
Contributed by other shareholders	1,499,437	1,499,437	-	1,499,437	1,499,437	-
Treasury shares	(30)	(30)	-	(30)	(30)	-
TOTAL	<u>1,666,011</u>	<u>1,666,011</u>		<u>1,666,011</u>	<u>1,666,011</u>	

16.3 Shares

Quantity

	30 September 2026	31 December 2025
Authorized shares	166,604,050	166,604,050
Issued shares	166,604,050	166,604,050
Ordinary shares	166,604,050	166,604,050
Treasury shares	(3,000)	(3,000)
Ordinary shares	(3,000)	(3,000)
Shares in circulation	166,601,050	166,601,050
Ordinary shares	166,601,050	166,601,050

Par value of outstanding share: VND 10,000 per share (31 December 2025: VND 10,000 per share),

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

17. REVENUE**17.1 Revenue from rendering of services**

Currency: VND million

	Quarter III.2026	Quarter III.2025
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Gross revenue*In which:*

Revenue from rendering services
related to organising fairs and
exhibitions
Other revenue

64,341	36,783
12,544	9,348

Deductions

-

Net revenue

76,885	46,131
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17.2 Finance income

Currency: VND million

	Quarter III.2026	Quarter III.2025
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Interest income from loans and deposits

388,140	387,389
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TOTAL

388,140	387,389
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18. COST OF SERVICES RENDERED

Currency: VND million

	Quarter III.2026	Quarter III.2025
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Cost related to organising fairs and
exhibitions
Cost related to others

89,457	85,781
14,111	19,673

TOTAL

103,568	105,454
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NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

19. GENERAL AND ADMINISTRATIVE EXPENSES

	Currency: VND million	
	Quarter III.2026	Quarter III.2025
General and administrative expenses		
Labour costs	9,939	2,581
Funding and charitable expenses	918	-
External service expenses	3,667	922
TOTAL	14,524	3,503

20. CORPORATE INCOME TAX

The CIT rate applicable to the Company is 20% of taxable profits.

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 financial statements could change at a later date upon final determination by the tax authorities.

	Currency: VND million	
	Quarter III.2026	Quarter III.2025
Current income tax expenses	81,779	46,418
Deferred tax income	(505)	-
TOTAL	81,274	46,418

The reconciliation between CIT expenses and the accounting profit before tax multiplied by CIT rate is presented by:

	Currency: VND million	
	Quarter III.2026	Quarter III.2025
Accounting profit before tax	405,108	214,120
At CIT rate of 20% applicable to the Company	81,022	42,824
<i>Adjustments for:</i>		
Other non-deductible expenses	252	3,594
CIT expenses	81,274	46,418

The current CIT payable is based on taxable income for the current year. The taxable income of the Company for the year differs from the accounting profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted by the balance sheet date.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

21. TRANSACTIONS WITH RELATED PARTIES

Amounts due to and due from related parties at the balance sheet dates were as follows:

Currency: VND million

Related parties	Relationship	Transactions	30 September 2026
Receivables			
Vinhomes Joint Stock Company	Associate of parent company	Receivable from investment cooperation contract	1,313,719
		Advance for providing management services	45,829
VinCons Construction Development and Investment	Associate of parent company	Receivables from debt transfer agreement	408
		Advance for engineering, procurement, and construction ("EPC") contract	2,178,644
Payables			
Vinschool Joint Stock Company	Associate of parent company	Receivable from investment cooperation contract	7,032
		Payables for interest from investment cooperation contract	-
VinCons Construction Development and Investment	Associate of parent company	Payables for construction contract	1,008,084

22. EARNINGS PER SHARE

The following reflects income and share data used in the basic earning per share computations:

	Period III - 2026	Period III - 2025
Net profit after tax attributable to ordinary equity holders (million VND)	323,834	167,702
Weighted average number of ordinary shares (excluding treasury shares)	166,601,050	166,601,050
Basic earnings per share	<u>1,944</u>	<u>1,007</u>

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

23. Comparative information

Some of the corresponding data in the financial statements as of 31 December 2025, have been reclassified in according to guidance at Circular 99, as follows:

Currency: VND million

	31 December 2025 (as presented previously)	Reclassified	31 December 2025 (as reclassified)
STATEMENT OF FINANCIAL POSITION			
A. CURRENT ASSETS			
Held-to-maturity investments (i)	-	4,129,101	4,129,101
Short-term loan receivables (i)	4,050,000	(4,050,000)	-
Other short-term receivables (i)	1,781,396	(79,101)	1,702,295
B. NON-CURRENT ASSETS			
Long-term loan receivables (i)	500,000	(500,000)	-
Long-term held-to-maturity investments (i)	-	500,000	500,000
C. LIABILITIES			
Dividends payables (ii)	-	1,997	1,997
Other short-term payables (ii)	818,136	(1,997)	816,139

(i) Reclassified receivable for principle and interest from lending to Held-to-maturity investments under guidance of Circular 99.

(ii) Reclassified dividends payables under guidance of Circular 99.

24. EVENTS AFTER THE BALANCE SHEET DATE

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

Tran Van Doan
Preparer

Pham Ngoc Thoa
Chief Accountant

Tran Mai Hoa
General Director

20 October 2026

