

No. 118/2025/CV – CNG

Re.: Explanation of the difference in profit after tax
figures on the consolidated interim financial statements for
Quarter III of 2025 compared to the same period last year

Hanoi, October 28, 2025

To: . STATE SECURITIES COMMISSION
. HANOI STOCK EXCHANGE

Cotana Group Joint Stock Company; Stock code: CSC respectfully extends its greetings to the esteemed Commission and the esteemed Exchange.

In compliance with the information disclosure obligations of listed entities as stipulated in Circular No. 96/2020/TT-BTC dated November 16, 2020, and Regulation No. 325/QĐ-SGDHN. Our Company would like to submit to your esteemed authority the explanation for the fluctuations in profit after tax figures on the consolidated interim financial statements for Quarter III of 2025 compared to the same period last year, as follows

The profit after tax on the consolidated interim financial statements for Quarter III of 2024 was VND 7,856,777,777.

The profit after tax on the consolidated interim financial statements for Quarter III of 2025 was VND 24,385,221,276.

Accordingly, the profit after tax on the Company's consolidated interim financial statements for Quarter III of 2025 increased by VND 16,528,443,499 compared to the same period last year. The main reason is the increase in gross profit from sales and services of Cotana Capital Housing Investment and Development Joint Stock Company compared to the same period, leading to the following fluctuations:

| No. | Indicators | Quarter III of 2025 | Quarter III of 2024 | Difference |
|-----|---|---------------------|---------------------|-----------------|
| 1 | Gross profit from goods sold and services | 57.662.266.160 | 30.410.838.690 | 27.251.427.470 |
| 2 | Financial expenses | 7.985.242.034 | 3.062.255.490 | 4.922.986.544 |
| 3 | Selling expenses | 15.024.194.090 | 11.565.661.655 | 3.458.532.435 |
| 4 | General and administration expenses | 4.879.997.440 | 6.701.343.858 | (1.821.346.418) |
| 5 | Other income | 104.200.105 | (2.003.419.535) | 2.107.619.640 |

The above are the main reasons for the increase in profit after tax on the Company's consolidated interim financial statements for Quarter III of 2025 compared to the same period last year.

We hereby certify that the disclosed information is true and accurate, and we take full responsibility before the law for the content disclosed.

Respectfully!

Recipients:

- As addressed above;
- BOD (for reporting);
- Company Office (for filing).

COTANA GROUP JOINT STOCK COMPANY



PHÓ TỔNG GIÁM ĐỐC
GIÁM ĐỐC TÀI CHÍNH
Dinh Thị Minh Hằng

COTANA GROUP JOINT STOCK COMPANY
INTERIM CONSOLIDATED FINANCIAL
STATEMENTS
THIRD QUARTER OF 2025

INTERIM CONSOLIDATED BALANCE SHEET

As of September 30, 2025

Unit: VND

| ASSETS | Code | Note | 30/09/2025 | 01/01/2025 |
|--|------------|-------------|--------------------------|--------------------------|
| A. CURRENT ASSETS | 100 | | 2.091.226.185.263 | 2.248.727.595.701 |
| I. Cash and cash equivalents | 110 | V.1. | 252.303.052.178 | 124.640.784.308 |
| 1. Cash | 111 | | 218.084.052.178 | 100.421.784.308 |
| 2. Cash equivalents | 112 | | 34.219.000.000 | 24.219.000.000 |
| II. Short-term financial investments | 120 | V.2. | 25.554.553.063 | 23.708.912.054 |
| 1. Trading securities | 121 | | 60.428 | 60.428 |
| 2. Provision for devaluation of trading securities | 122 | | (51.128) | (50.028) |
| 3. Investment held to maturity date | 123 | | 25.554.543.763 | 23.708.901.654 |
| III. Short-term receivables | 130 | | 323.029.557.293 | 414.499.675.122 |
| 1. Short-term trade accounts receivable | 131 | V.3. | 262.176.867.182 | 335.399.066.866 |
| 2. Short-term advance payments to sellers | 132 | V.4. | 11.607.642.410 | 13.656.056.524 |
| 3. Short-term loans receivable | 135 | V.5. | 5.100.000.000 | 19.233.164.712 |
| 4. Other short-term receivables | 136 | V.6. | 55.900.182.943 | 58.480.122.678 |
| 5. Provision for short-term doubtful debts | 137 | | (11.755.135.242) | (12.268.735.658) |
| IV. Inventories | 140 | V.7. | 1.460.814.139.083 | 1.641.239.473.068 |
| 1. Inventories | 141 | | 1.460.814.139.083 | 1.641.239.473.068 |
| 2. Provision for Inventories | 149 | | - | - |
| V. Other current assets | 150 | | 29.524.883.646 | 44.638.751.149 |
| 1. Short-term prepayments | 151 | V.10. | 25.707.922.360 | 27.962.312.158 |
| 2. VAT deductibles | 152 | | 2.956.426.115 | 15.651.195.143 |
| 3. Taxes and receivables from the State budget | 153 | V.13. | 860.535.171 | 1.025.243.848 |
| B. NON-CURRENT ASSETS | 200 | | 68.339.247.608 | 60.769.042.535 |
| I. Other long-term receivables | 210 | | 621.600.000 | 302.180.000 |
| 1. Long term loan receivables | 215 | V.5. | 619.000.000 | - |
| 2. Other long-term receivables | 216 | V.6. | 2.600.000 | 374.480.000 |
| 3. Provision for long-term doubtful debts | 219 | | - | (72.300.000) |
| II. Fixed assets | 220 | | 37.767.677.051 | 33.536.543.594 |
| 1. Tangible fixed assets | 221 | V.9. | 34.614.177.052 | 30.370.493.067 |
| - Historical cost | 222 | | 82.531.214.174 | 85.544.451.205 |
| - Accumulated depreciation value | 223 | | (47.917.037.122) | (55.173.958.138) |
| 2. Intangible fixed assets | 227 | V.8. | 3.153.499.999 | 3.166.050.527 |
| - Historical cost | 228 | | 3.520.016.989 | 3.520.016.989 |
| - Accumulated depreciation value | 229 | | (366.516.990) | (353.966.462) |
| III. Investment property | 230 | | - | - |
| IV. Non-current assets in process | 240 | | 5.455.802.141 | - |
| V. Long-term financial investments | 250 | V.2. | 14.858.633.116 | 16.394.158.180 |
| 1. Investment in Subsidiaries | 251 | V.4. | - | - |
| 1. Invest in affiliated companies and joint ventures | 252 | | 13.212.623.145 | 14.188.791.989 |
| 2. Other investments in other units | 253 | | 1.984.017.688 | 2.543.377.888 |
| 3. Provision for long-term financial investments | 254 | | (338.007.717) | (338.011.697) |
| VI. Other non-current assets | 260 | | 9.635.535.300 | 10.536.160.761 |
| 1. Long-term prepayments | 261 | V.10. | 2.594.124.321 | 3.457.080.792 |
| 2. Deferred Tax Assets | 262 | | 7.041.410.979 | 7.079.079.969 |
| TOTAL ASSETS (270=100+200) | 270 | | 2.159.565.432.871 | 2.309.496.638.236 |

INTERIM CONSOLIDATED BALANCE SHEET

As of September 30, 2025

(continued)

Unit: VND

| RESOURCES | Code | Note | 30/09/2025 | 01/01/2025 |
|--|------------|--------------|--------------------------|--------------------------|
| C LIABILITIES | 300 | | 1.277.629.044.297 | 1.462.648.728.058 |
| I. Current liabilities | 310 | | 891.985.414.032 | 1.150.534.206.752 |
| 1. Short - term trade account payables | 311 | V.11. | 253.093.751.329 | 406.839.295.574 |
| 2. Short-term advances from customers | 312 | V.12. | 273.067.014.014 | 263.116.679.887 |
| 3. Taxes and payables to the State budget | 313 | V.13. | 14.809.127.589 | 5.936.374.748 |
| 4. Payables to employees | 314 | | 3.227.721.218 | 3.616.100.353 |
| 5. Short-term accrued expenses | 315 | V.14. | 90.617.225.335 | 169.899.496.554 |
| 6. Unearned short-term revenue | 318 | V.15. | 1.168.642.897 | 649.693.322 |
| 7. Other short-term payables | 319 | V.17. | 102.143.669.588 | 81.913.491.466 |
| 8. Short-term loans and obligations under finance le | 320 | V.18. | 73.258.049.909 | 144.282.970.428 |
| 9. Short-term payable provisions | 321 | V.16. | 1.206.235.895 | 502.091.158 |
| 10. Welfare and bonus fund | 322 | | 79.393.976.258 | 73.778.013.262 |
| II. Non-current liabilities | 330 | | 385.643.630.265 | 312.114.521.306 |
| 1. Unearned long-term revenue | 336 | V.15. | 15.670.903.956 | 15.939.862.680 |
| 2. Other long-term payables | 337 | V.17. | 20.932.852.373 | 15.896.294.615 |
| 3. Long-term loans and obligations under finance le | 338 | V.18. | 347.499.720.083 | 278.036.579.449 |
| 4. Long-term payable provisions | 342 | V.16. | 1.540.153.853 | 2.241.784.562 |
| D OWNER'S EQUITY | 400 | | 881.936.388.574 | 846.847.910.178 |
| I. Owner's equity | 410 | V.19. | 881.936.388.574 | 846.847.910.178 |
| 1. Owners' contributed capital | 411 | | 411.492.640.000 | 374.089.820.000 |
| - Ordinary shares with voting right | 411a | | 411.492.640.000 | 374.089.820.000 |
| 2. Share surplus | 412 | | 509.724.891 | 509.724.891 |
| 3. Other capital of the owner | 414 | | 7.233.012.556 | 6.315.012.556 |
| 4. Development and investment fund | 418 | | 70.335.328.680 | 63.421.645.623 |
| 5. Retained earnings | 421 | | 135.837.243.333 | 162.072.877.857 |
| - Retained earnings accumulated as of the end of the previous period | 421a | | 103.258.200.385 | 155.493.344.818 |
| - Retained earnings of the current period | 421b | | 32.579.042.948 | 6.579.533.039 |
| 6. Non-controlling interest | 429 | | 256.528.439.114 | 240.438.829.251 |
| II. Funding sources and other funds | 430 | | - | - |
| TOTAL RESOURCES (440=300+400) | 440 | | 2.159.565.432.871 | 2.309.496.638.236 |

Hanoi, October 26, 2025

COTANA GROUP JOINT STOCK COMPANY

Prepared by

Chief Accountant

Deputy General Director

Vu Anh Quy

Tran Trong Dai

Dinh Thi Minh Hang



INTERIM CONSOLIDATED INCOME STATEMENT

For the period from January 1, 2025 to September 30, 2025

| Items | Cod e | Note | THE THIRD QUARTER | | | Unit: VND | |
|-------|-------|------|-------------------|-----------|--|-----------|--|
| | | | This year | Last year | from the beginning of the year to the end of September 2025 to September 2024 to September | | |

| | | | | | |
|--|-----------|----------------|---------------|----------------|----------------|
| 18. Net profit after corporate income tax (60=50-51-52) | 60 | 24.385.221.276 | 7.856.777.777 | 49.126.067.179 | 17.917.426.122 |
| 19. Profit after tax attributable to the Parent company | 61 | 16.703.825.910 | 5.926.247.543 | 32.579.042.948 | 12.059.811.358 |
| 20. Profit after tax attributable to non-controlling interests | 62 | 7.681.395.366 | 1.930.560.234 | 16.547.024.231 | 5.857.614.764 |
| 21. Basic earning per share | 70 VI.11. | 406 | 126 | 848 | 322 |

Hanoi, October 26, 2025
COTANA GROUP JOINT STOCK COMPANY

Prepared by

Chief Accountant

Deputy General Director



Vu Anh Quy

Tran Trong Dai

Dinh Thi Minh Hang

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Using the indirect method)

For the period from January 1, 2025 to September 30, 2025

| | | Unit: VND | |
|---|------|--------------------------------------|--------------------------------------|
| ITEMS | Code | from January 1, 2025 to September | from January 1, 2024 to September |
| I. Cash flow from operating activities | | | |
| 1. Profit before tax | 01 | 62.358.783.936 | 23.482.858.128 |
| 2. Adjustments for | | | |
| - Depreciation of fixed assets and investment property | 02 | 2.202.453.418 | 4.782.530.087 |
| - Provisions | 03 | (2.194.643.804) | (644.475.373) |
| - (Gain)/loss from retranslation of monetary items denominated in foreign currency | 04 | (376.598) | (1.321.555) |
| - Gains, losses from investing activities | 05 | (1.971.998.409) | (3.175.797.249) |
| - Interest expense | 06 | 20.533.768.067 | 8.737.359.697 |
| 3. Profit from operating activities before changes in working capital | 08 | 80.927.986.610 | 33.181.153.735 |
| - Increases/Decreases in receivables | 09 | 65.736.935.432 | 41.516.938.498 |
| - Increases/Decreases in inventories | 10 | 179.605.869.087 | 49.565.778.247 |
| - Increases/Decreases in payables (excluding interest payable, corporate income tax payable) | 11 | (174.548.182.780) | (182.605.989.800) |
| - Increases/Decreases in prepayment expense | 12 | 3.179.711.286 | 4.791.934.182 |
| - Interest expense paid | 14 | (20.533.768.067) | 8.737.359.697 |
| - Corporate income tax paid | 15 | (5.583.308.349) | (22.763.229.076) |
| - Other cash outflows | 17 | (1.859.415.586) | (4.107.438.284) |
| Net cash flow from operating activities | 20 | 126.925.827.633 | (71.683.492.801) |
| II. Lưu chuyển tiền từ hoạt động đầu tư | | | |
| 1. Payments for acquisitions, constructions of fixed assets Other long-term assets | 21 | (12.406.923.156) | - |
| 2. Proceeds from liquidation, disposal of fixed assets and other non-current assets | 22 | 881.000.000 | 4.063.109.280 |
| 3. Cash outflows for lending, buying debt instruments of other entities | 23 | (30.854.815.460) | (22.305.681.275) |
| 4. Cash recovered from lending, selling debt instruments of other entities | 24 | 42.523.338.063 | 35.525.152.702 |
| 5. Equity investments into other entities | 25 | - | (600.000.000) |
| 6. Cash recovered from investing other entities | 26 | 559.360.200 | 3.147.000.000 |
| 7. Interest earned, dividends and received profits | 27 | 1.171.510.497 | 3.249.642.561 |
| Net cash flow from investment activities | 30 | 1.873.470.144 | 23.079.223.268 |
| III Cash flow from financial activities | | | |
| 1. Proceeds from issuance of shares, contributions from owners | 31 | 14.007.944.500 | 31.664.130.000 |
| 2. Proceeds from borrowing | 33 | 165.408.943.811 | 258.960.097.993 |
| 3. Repayment of borrowing | 34 | (167.014.743.218) | (198.714.356.888) |
| 4. Dividends and profit paid to owner | 36 | (13.539.175.000) | (31.087.901.000) |
| Net cash flow from financial activities | 40 | (1.137.029.907) | 60.821.970.105 |

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Using the indirect method)

For the period from January 1, 2025 to September 30, 2025

(continued)

| ITEMS | Code | Note | Unit: VND | |
|--|------|------|--------------------------------------|--------------------------------------|
| | | | from January 1, 2025 to September | from January 1, 2024 to September |
| Net cash flow in the period (50=20+30+40) | 50 | | 127.662.267.870 | 12.217.700.572 |
| Cash and cash equivalents at the beginning of the period | 60 | | 124.640.784.308 | 90.802.621.154 |
| Effect of changes in foreign exchange rates | 61 | | - | 1.321.555 |
| Cash and cash equivalents at the end of the period (70 = | 70 | V.1. | 252.303.052.178 | 103.021.643.281 |

Hanoi, October 26, 2025

COTANA GROUP JOINT STOCK COMPANY

Prepared by

Chief Accountant

Deputy General Director





Vu Anh Quy

Tran Trong Dai

Dinh Thi Minh Hang

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

I. Business operation characteristics

1. Structure of ownership

Cotana Group Joint Stock Company (referred to as "the Company") was formerly known as Thanh Nam Construction Co., Ltd., established on June 1, 1993, under Decision No. 2162/QĐ-UB by the Chairman of the Hanoi People's Committee. It was later converted into Thanh Nam Investment and Construction Joint Stock Company, operating under the initial Certificate of Business Registration No. 0103003621 dated February 4, 2004, issued by the Hanoi Department of Planning and Investment. On August 31, 2017, the Company was renamed Cotana Group Joint Stock Company based on Resolution No. 02/2017/NQ-ĐHĐCĐ-CNG of the General Meeting of Shareholders of Thanh Nam Investment and Construction Joint Stock Company. The Company has amended its Business Registration Certificate 26 times.

According to the Business Registration Certificate No. 0101482984, 26th amendment dated September 29, 2025, regarding an increase in charter capital and the total number of outstanding shares, the Company's charter capital is VND 411,492,640,000 (Four hundred eleven billion, four hundred ninety-two million, six hundred forty thousand Vietnamese dong), with a total of 41,149,264 outstanding shares.

The Company's shares are listed on the Hanoi Stock Exchange (HNX) with the stock code CSC.

2. Operating industry

The Company operates in the construction industry, real estate business.

3. Principal activities

The Company's principal activities include:

- Construction project finishing; Rental services for motor vehicles;
- Real Estate Services: Real estate consulting services; real estate advertising services; real estate management services; real estate brokerage services; real estate auction services; real estate valuation services; real estate trading floor services; rental of construction machinery and equipment;
- Agency services for purchasing, selling, and consignment of goods; real estate business operations;
- Installation of power lines and substations up to 35KV; installation of electrical systems, water systems, air conditioning systems, and interior/exterior decoration for construction projects;
- Construction of residential buildings, industrial facilities, transportation works, irrigation projects, and infrastructure engineering.

The Company' head office: Lot CC5A, Linh Dam Peninsula, Hoang Liet Ward, Hanoi.

4. Normal production and business cycle

The company's normal production and business cycle is completed within a period of no more than 12 months.

5. The Company's structure

Detailed information about the subsidiaries consolidated into the Company' consolidated financial statements for the period from January 1, 2025 to September 30, 2025 is as follows:

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

- | | |
|--|---|
| 1. Cotana Infrastructure Construction Joint Stock Company | Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet, Hanoi Main Activities: Construction of bridges and roads Proportion of ownership interest: 51 % Proportion of voting right: 51% |
| 2. Cotana Consultant Construction Joint Stock Company | Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet, Hanoi Main Activities: Consulting, supervision, and construction design. Proportion of ownership interest: 51 % Proportion of voting right: 51% |
| 3. Cotana Investment Consultancy and Trading Joint Stock Company | Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet, Hanoi City Main Activities: Trading business Proportion of ownership interest: 51 % Proportion of voting right: 51% |
| 4. Cotana Capital Housing Investment and Development Joint Stock Company | Address: CM3-03 Camellia, An Van Duong Urban Area, Vy Da Ward, Hue City, Vietnam . Main Activities: Real estate investment and business. Proportion of ownership interest: 65,60% (i) Proportion of voting right: 71,11 % (ii) |
| 5. Cotana Ecolife urban Development joint stock company | Address: DAH2-03A Dahlia, An Van Duong Urban Area, Vy Da Ward, Hue City, Vietnam Main activity: Real estate investment and development Proportion of ownership interest: 53,53% (iii) Proportion of voting right: 55,00% (iv) |

(i) The Company's ownership interest in Cotana Capital Housing Investment and Development Joint Stock Company is 65.60%, including: The Company's direct ownership interest in Cotana Capital Housing Investment and Development Joint Stock Company is 59.85%, The indirect ownership interest through Cotana Investment and Trading Consulting Joint Stock Company is 1.63%, The indirect ownership interest through Cotana Construction Consulting Joint Stock Company is 2.42% and The indirect ownership interest through Cotana Infrastructure Construction Joint Stock Company is 1.69%.

(ii) The Company's voting rights in Cotana Capital Housing Investment and Development Joint Stock Company amount to 71.12%, comprising: The Company's direct voting rights in Cotana Capital Housing Investment and Development Joint Stock Company is 59.85%, Indirect voting rights through Cotana Investment and Trading Consulting Joint Stock Company is 3.20%, Indirect voting rights through Cotana Construction Consulting Joint Stock Company is 4.75%; and Indirect voting rights through Cotana Infrastructure Construction Joint Stock Company is 3.32%.

(iii) Theo Điều lệ Công ty Cổ phần Đô Thị Cotana Ecolife, Công ty Cổ phần Tập đoàn Cotana chiếm tỷ lệ vốn góp tại công ty CP Đô thị Cotana Ecolife là 52%. Thực tế tại ngày , tỷ lệ lợi ích của Công ty trong Công ty CP Đô thị Cotana Ecolife là 53.53%, trong đó: Tỷ lệ lợi ích trực tiếp của Công ty trong Công ty CP Đô thị Cotana Ecolife là 52.00%, tỉ lệ lợi ích gián tiếp thông qua Công ty CP Tư vấn xây dựng Cotana là 1.53%.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

(iv) According to the Charter of Cotana Ecolife Urban Joint Stock Company, Cotana Group Joint Stock Company holds a 52% ownership interest in Cotana Ecolife Urban Joint Stock Company: The Company's direct ownership interest in Cotana Ecolife Urban Joint Stock Company is 52.00%, The indirect ownership interest through Cotana Construction Consulting Joint Stock Company is 1.53%.

Detailed information on significant associates is presented in the Company's consolidated financial statements using the equity method for the operating period from January 1, 2025 to September 30, 2025, as follows:

- | | |
|--|--|
| 1. BMS - Thanh Nam Company Limited | Address: Ngoc Liep Industrial Park, Kieu Phu Commune, Hanoi Main Activities: Rebar production. Capital contribution ratio: 25.09% Voting rights ratio: 25.09% |
| 2. Cotana Green Landscape Architecture Joint Stock Company | Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet, Hanoi Main Activities: Landscape architecture Capital contribution ratio: 20.68% Voting rights ratio: 20.68% |
| 3. Green Garden Urban Service Joint Stock Company | Address: Floor 2, CM3-21 Camellia, An Van Duong Urban Area, Vy Da Ward, Hue City, Vietnam Main Activities: Service Capital contribution ratio: 30% Voting rights ratio: 30% |
| 4. Cotana Construction Joint Stock Company | Address: Lot CC5A, Linh Dam Peninsula, Hoang Mai, Hanoi City Main Activities: Construction Capital contribution ratio: 45% Voting rights ratio: 45% |

List of independent accounting units:

The company has 01 branch, Cotana Group Joint Stock Company Branch, located at No. 2-4-6, Street No. 7, Conic residential area, Nguyen Van Linh Street, Phong Phu Commune, Binh Chanh District, Ho Chi Minh City, Vietnam.

7. Disclosure of information comparability in the Consolidated Financial Statements

The corresponding information, data, and figures in the Company's consolidated financial statements for the period from January 1, 2025 to September 30, 2025 are presented as comparative information, data, and figures.

II. Accounting period, accounting currency

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

1. Accounting period

The Company's accounting period begins on 01/01 and ends on 31/12 every year.

2. Accounting currency

The currency used in accounting is Vietnam dong ("VND") accounted under the principle of historical cost, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and the legal regulations related to the preparation and presentation of Consolidated Financial Statements.

III. Applied accounting regime and standards

1. Applied accounting regime and standards

The Company applies Vietnamese Accounting regime and Vietnamese Accounting Standards for enterprises promulgated under the Circular No. 200/2014/TT-BTC dated 22/12/2014 by Ministry of Finance guiding the Accounting Regime for Enterprises and Circular No. 53/2016/TT-BTC dated 21/03/2016 by Ministry of Finance regarding amendment to some articles of Circular No. 200/2014/TT-BTC; prepares and presents the Consolidated Financial Statements in accordance with Circular No. 202/2014/TT-BTC dated 22/12/2014 by Ministry of Finance.

2. Statement on the compliance to Accounting Standards and Accounting regime

The Company's Consolidated Financial Statements are prepared and presented in accordance with Vietnamese Accounting Standards and current Vietnamese Accounting regime for enterprises and the laws and regulations in relation to the preparation and presentation of Consolidated Financial Statements.

IV. Significant accounting policies

1. Basis for the consolidation of Financial Statements

The consolidated financial statements include the financial statements of the Company, its branches, and the financial statements of the companies controlled by the Company (subsidiaries), prepared for the period from January 1, 2025 to September 30, 2025. Control is achieved when the Company has the ability to govern the financial and operating policies of the investee companies in order to obtain benefits from their activities.

Business performance of subsidiaries which have been acquired or disposed in the period is presented in the Consolidated Income Statement from acquisition date or as at disposal date of investment in subsidiaries.

Where necessary, the Financial Statements in subsidiaries are adjusted so accounting policies which are being applied in the Company and subsidiaries are the same.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

All transactions and balances between companies in the same Group are canceled out upon consolidating the Financial Statements.

Non - controlling interest

The non-controlling interest in the net assets of the consolidated subsidiary is recognized as a separate item distinct from the equity of the parent company's shareholders. The non-controlling interest includes the value of the non-controlling interest at the date of initial business combination and the portion of the non-controlling interest in the changes in the total equity since the business combination date. Losses incurred in the subsidiary should be allocated in accordance with the non-controlling interest's share, even if the losses exceed the non-controlling interest's share in the subsidiary's net assets.

Investment in associate companies

An associate company is a company in which the Company has significant influence, but is not a subsidiary or joint venture of the Company. Significant influence is evidenced by the ability to participate in making decisions on financial and operational policies of the investee, but without control or joint control over those policies. Typically, the Company is considered to have significant influence if it holds more than 20% of the voting rights in the investee. Investments in the Company's associate companies are accounted for using the equity method.

Under the equity method, the investment is initially recognized on the consolidated balance sheet at cost, and then adjusted for changes in the Company's share of the investee's net assets after the acquisition. Any goodwill arising from the investment in an associate is reflected in the carrying amount of the investment. The Company does not allocate this goodwill but annually assesses whether it is impaired. The consolidated statement of profit or loss reflects the Company's share of the profit or loss of the associate after the acquisition date.

When the Company's share of losses of an associate exceeds its interest in the associate accounted for under the equity method, the carrying amount of the investment is reduced to zero, and recognition of further losses is discontinued, except to the extent that the Company has an obligation to cover or has already covered the losses on behalf of the associate.

2. Estimates

The preparation of Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of Consolidated Financial Statements requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the Consolidated Financial Statements and the reported amounts of revenues and expenses during the period. Although these accounting estimates are based on the management's best knowledge, actual results may differ from those estimate.

3. Principle of recognizing cash and cash equivalents

Cash and cash equivalents comprise cash in hand, demand deposits and other short-term (no more than 3 months), liquid investments that are readily convertible to a known amount of cash and which are subject to an insignificant risk of changes in value.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

4. Accounting principle for financial investments

a) Trading securities

Trading securities are securities held by the Company for the purpose of buying and selling to earn a profit.

Trading securities are recorded in the accounting books at cost. The cost of trading securities is determined based on the fair value of the payments at the transaction date, plus any costs related to the purchase of the trading securities.

The recognition of trading securities occurs at the time the Company obtains ownership, specifically as follows:

- + For listed securities: they are recognized at the time of order matching (T+0).
- + For unlisted securities: they are recognized at the time the official ownership rights are obtained in accordance with the law.

Interest, dividends, and profits from periods prior to the purchase of trading securities are recorded as a reduction in the value of the trading securities. Interest, dividends, and profits from periods after the purchase of trading securities are recognized as revenue.

A provision for impairment of trading securities is made for each type of security bought and sold on the market that has a market value lower than its cost.

b) Held-to-maturity investments

Held-to-maturity investments consist of investment amounts that the Company intends and is able to hold to the maturity date. Held-to-maturity investments include: term deposits in banks; and loans and receivables held to maturity for the purpose of earning periodic interest and other investments held to maturity.

Held-to-maturity investments are recognized starting from the acquisition date and initial value of such held-to-maturity investments are determined under purchase price and expenses related to transactions of purchasing investment amounts. Interest proceeds from held-to-maturity investments after purchase date are recognized on the Consolidated Income Statement on the basis of estimates. Interest before the Company holds the investments shall be deducted from historical cost at purchase time.

Held-to-maturity investments are determined as historical cost minus provisions for doubtful and bad debts.

Provision for doubtful debts relating to held-to-maturity investments is made in accordance with prevailing accounting regulations.

c) Loan receivables

Loan receivables are measured at cost less provision for doubtful debts.

Provisions for doubtful receivables on loans of the Company are made in accordance with current accounting regulations.

d) Investments in equity instruments of other entities

Investments in equity instruments of other entities include equity investments where the Company does not have control, joint control, or significant influence over the investee.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

Investments in equity instruments of other entities are initially recognized at cost, including the purchase price or capital contribution, plus any directly related costs incurred for the investment activity. Dividends and profits from periods prior to the purchase of the investment are recorded as a reduction in the value of the investment itself. Dividends and profits from periods after the purchase of the investment are recognized as revenue.

Provisions for impairment of investments in equity instruments of other entities are made at the time of preparing Consolidated Financial statements if the investments show a decline compared to their cost value. The Company makes provisions as follows:

- + For investments in listed shares or when the fair value of the investment can be reliably determined, the provision for impairment is based on the market value of the shares.
- + For investments where the fair value cannot be determined at the reporting date, the provision is made based on the difference between the actual contributions of the parties in the other entity and the actual equity, multiplied by the Company's ownership ratio in relation to the total actual contributions of the parties in the other entity.

Increase or decrease in the provision for impairment of investments in equity instruments of other entities at the closing date for the preparation of separate financial statements is recognized as financial expense.

5. Accounting principle for receivables

Receivables are presented as net book value less allowance for doubtful and bad debts. Classification of receivables is made on the following principle:

- Trade accounts receivable consist of receivables with their commercial nature arising from transactions with their purchasing-selling nature between the Company and buyers who are independent entities from the Company.
- Other receivables consist of receivables with their non-commercial nature, not related to transactions with their purchasing-selling nature.

Allowance for doubtful and bad debts is made for each doubtful or bad debt based on age of each debt amounts or estimated loss that may incur because debtors are insolvent under liquidation, bankruptcy or similar hardship.

Increase, decrease in provision for bad and doubtful debts to be made at the cut-off date for Consolidated Financial Statements shall be recognized into general administration expenses.

6. Principle for recognizing inventories

Inventories are recognized at the lower price between historical cost and net realizable value. Historical cost of inventories consists of expenses of acquisition, processing and other directly related expenses (if any) incurred to bring inventories to their present location and condition.

Net realizable value is determined as the estimated selling price of inventories during the normal business period minus the estimated costs to complete and necessary estimated costs to sell.

Value of inventories is determined by the Specific Identification Method and accounted for by perpetual method.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

The company's provision for inventory write-down is made according to current accounting regulations. Accordingly, the company is allowed to establish provisions for obsolete, damaged, or low-quality inventory, and in cases where the cost of inventory exceeds its net realizable value at the end of the fiscal year.

7. Principle for fixed asset recognition and depreciation

7.1. Principle for tangible fixed asset recognition and depreciation

Tangible fixed assets are recognized at their historical cost, presented in the Consolidated Balance Sheet under the items of historical cost, accumulated depreciation and carrying amount.

The historical cost of procured tangible fixed assets includes their purchase price (excluding trade discount or other discount), taxes and directly related costs to bring such assets into the ready-for-use state.

Historical cost of fixed assets which are constructed by contractors includes value of completed and handover works, directly-related costs and stamp duty.

The historical cost of procured tangible fixed assets include actual price of tangible fixed assets which are self-constructed or self-made and their installation and commissioning expense.

The expenses incurred after the initial recognition of tangible fixed assets are recorded as the increases of historical cost of assets when these expenses are sure to increase economic benefits in the future. The incurred expenses which do not satisfy the above conditions are recognized into production and business operation expense in the year.

The Company applied straight-line depreciation method to tangible fixed assets. Tangible fixed assets are accounted and classified into groups by their nature and purpose of utilization in the Company's production and business operation, including:

| Type of fixed assets | Depreciation duration <years> |
|--|-------------------------------|
| Building and structures | 15 - 49 |
| Machinery, equipment | 05 - 10 |
| Transport vehicles, transmission equipment | 06 - 07 |
| Office equipment | 03 - 06 |
| Others | 03 |

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the Consolidated Income Statement.

7.2 Principle for intangible fixed asset recognition and amortization

Intangible fixed assets are recognized at their historical cost, presented in the Consolidated Balance Sheet under the items of historical cost, accumulated amortization and carrying amount.

Historical cost of acquired intangible fixed assets consists of their total purchase price to bring the assets to their state of ready-to-use. The costs arising after initial recognition of intangible fixed assets are recorded as production costs in the period excluding specific costs of a specific intangible asset, enabling an increase in the future economic benefits.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

When an intangible fixed asset is sold or disposed, historical cost and accumulated depreciation are written off and gain or loss from disposal is recognized into income or expense in the period.

Intangible fixed asset of the Company includes: Computer software, Land use right.

Computer software

Costs related to computer software programs that are not an integral part of the related hardware are not capitalized. The cost of computer software is the total amount the Company has spent up to the point of putting the software into use. Computer software is amortized using the straight-line method over a period of 3 years.

Land use rights

Land use rights represent all the actual costs incurred by the Company that are directly related to the land use, including: costs for acquiring land use rights, compensation costs, site clearance, land leveling, registration fees, etc. Land use rights with an indefinite term are not subject to depreciation.

8. Recognition and allocation of prepaid expense

Prepaid expenses include actual costs incurred that are related to the results of business activities over multiple accounting periods. Prepaid expenses include: costs of tools and equipment used awaiting allocation, sales brokerage costs, and other costs awaiting allocation.

Tools and equipments put to use are deferred using the straightline method over a timespan of 01 to 03 years.

Sales brokerage costs are all expenses incurred by the Company for the purpose of selling future-developed apartments, and these costs are allocated when revenue from the apartment sales is recognized.

9. Recognizing liabilities

Liabilities are payables to suppliers and payees. Liabilities comprise trade accounts payable and other payables. Liabilities are not recognized lower than payment obligation.

Liabilities are categorized into items as follows:

- Trade accounts payable comprises liabilities with their commercial nature arising from purchasing goods, services, assets and the suppliers are independent from buyers.
- Other amounts payable comprise amounts payable with their non-commercial nature, not related to transactions of purchasing, selling and supplying goods, services.

Liabilities are monitored by details of each item and due date.

10. Principles for recognizing borrowings and finance lease liabilities

Borrowings and finance lease liabilities are recognized based on receipts, bank documents, promissory notes, and loan and finance lease agreements.

Borrowings and finance lease liabilities are tracked by each individual item and term.

11. Principle for recognizing accrued expense

Accrued expenses consist pre-deductions for completed volumes, interest expenses payable and other accrued expenses, including actual expenses incurred in the reporting period but unpaid because no invoice was available or accounting documents are missing, being recognized in operating expenses of the reporting period and payables that have not incurred because goods,

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

services are not recognized but accrued into operating expenses in the period to secure there will be no abnormal variance in operating expenses when they actually incur.

Accrued expenses on production and business expenses in the period are calculated strictly with reasonable and reliable evidence on the expenses to be accrued in the period to ensure the accounting expenses payable to be accounted will match the actual costs incurred.

12. Principle for recognizing provisions for liabilities

Provisions for liabilities are recognized when the Company has a present obligation resulting from a past event, and it is probable that the Company will be required to settle the obligation. The provisions are determined based on the estimate of the Board of Directors regarding the necessary expenses to settle the obligation as of the end of the financial year.

The Company's provisions for liabilities are warranty provisions for construction projects, which are established for each construction project with a warranty commitment.

The provision for warranty is not to exceed 5% of the settled value. This rate is estimated based on warranty cost data from previous years and the weighted probability of all possible outcomes with their corresponding probabilities. Upon expiration of the warranty period, any unused or partially used warranty provision for construction projects is recognized as other income.

13. Principle for recognizing unearned revenue

The Company's unearned revenue during the accounting period is the revenue received in advance from customers who have paid for one or more periods of office rental at Cotana Building, Lot CC5A, Linh Dam Peninsula, Hoang Mai, Hanoi, and the revenue received in advance for utility service fees paid by customers for multiple periods.

14. Principle for recognizing owner's equity

Capital investment of the Company's owners is recognized by shareholders' actual capital contribution.

Share premium is recognized as the difference between the issue price and the par value of the shares when they are issued for the first time or through a subsequent issuance.

Other capital of the owner is the amount that the subsidiary pays dividends to the parent company in shares.

Retained earnings are the profit amounts from enterprise's business operation after deducting CIT expense this year and the retroactive adjustments due to changes in accounting policies and the retroactive adjustment of material misstatements in the previous years.

Profit after corporate income tax is allocated to shareholders right after funds are made for under the Corporation Article of the Company as well as legal regulations and upon approval of the Annual General Meeting.

The distribution of profits to shareholders is considered to be non-monetary items included in undistributed after-tax profits, which may affect cash flow and the ability to pay dividends such as

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

interest from revaluation of assets brought for capital contribution, interest from revaluation of monetary items, etc Financial instruments are other non-monetary items.

Dividends are recognized as a liability after the Board of Directors' announcement of the dividend declaration and the notification of the dividend entitlement date from the Vietnam Securities Depository.

15. Principle and method of recognizing revenue, other income

The Company's revenue includes sales revenue, service provision revenue, construction and installation revenue, equipment and office leasing and revenue from deposit interest and dividend collection.

Revenue from goods sales

Revenue from goods sales is recognized upon simultaneously meeting the following five (5) conditions as follows:

- The Company has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;
- The Company no longer holds the right to manage the goods as the goods owner, or the right to control the goods;
- Turnover is determined with relative certainty. In case the contract specifies that buyers have the right to return goods or products that were bought under specific terms, the revenue is only recognized when these specific terms no longer exist and the buyers have no right to return goods or products (except for the case that customers can return goods as exchange to other goods or services).
- The Company gained or will gain economic benefits from the sale transaction; and
- It is possible to determine the costs related to the goods sale transaction.

Revenue from services rendered

Revenue from service transactions is recognized when the outcome of the transaction can be reliably determined. In cases where service transactions span multiple periods, revenue is recognized in the period based on the progress of work completed as of the financial statement date of that period. The outcome of a service transaction is determined when all of the following four (4) conditions are met::

- Turnover is determined with relative certainty. In case the contract specifies that buyers have the right to return services that were bought under specific terms, the revenue is only recognized when these specific terms no longer exist and the buyers have no right to return services rendered;
- It is possible to obtain economic benefits from the service provision transaction;
- The work volume completed on the cut-off date of the Financial Statements can be determined; and
- The costs incurred from the transaction and the costs of its completion can be determined.

Construction Revenue

When the outcome of a construction contract can be reliably estimated:

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

- For construction contracts where the contractor is paid according to the planned schedule, revenue and related costs are recognized in accordance with the work completed, as determined by the Company, at the end of the accounting period.
- For construction contracts where the contractor is paid according to the value of the work completed, revenue and related costs are recognized based on the work completed, as confirmed by the customer and reflected in the issued invoices.
- Increases or decreases in construction volume, compensation received, and other income are recognized as revenue only when agreed upon with the customer.

When the outcome of a construction contract cannot be reliably estimated:

- Revenue is recognized only to the extent of the contract costs incurred for which reimbursement is reasonably certain.
- Contract costs are recognized as expenses only when incurred.
- The difference between the cumulative revenue recognized for the construction contract and the cumulative amount invoiced according to the planned progress of the contract is recognized as receivables or payables according to the planned progress of the construction contracts.

Interest Income

Interest income is recognized on an accrual basis and is determined based on the balances of deposit accounts and the actual interest rates for each period.

Dividends and Profit Sharing

Dividends and profit sharing are recognized when the Company acquires the right to receive dividends or profit from its investments. Dividends received in the form of shares are only tracked by the increased number of shares and are not recognized as the value of shares received.

16. Principles for Accounting Financial Expenses

Financial expenses are recognized in the separate income statement as the total financial expenses incurred during the year, without offsetting against financial operating income. These expenses include interest expenses and provisions for losses on financial investments.

17. Other accounting principles and methods

Tax obligations

Value added tax (VAT)

The Company declares and calculates VAT under the guidelines of current Taxation Law.

Corporate income tax

Corporate income tax presents the total amount of current tax payable and deferred tax.

Current tax payable is calculated on taxable profit in the period. Taxable income differs from net profit presented in the Income Statement because taxable income does not include assessable incomes or expenses or deductible one in other years (including losses carried forward, if any) and it further excludes items that are non-taxable or non-deductible.

The Company applies the corporate income tax rate of 20% on taxable profits.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

Deferred income tax was calculated on the differences between the book value and the income tax basis of asset or liability items on the consolidated financial statements and was recorded in the consolidated financial statements. Deferred tax liabilities must be recognized for all differences between the book value and the income tax basis of asset or liability items on the consolidated financial statements, and assets for deferred income tax was only recognized when it was certain that there would be enough taxable profit in the future to offset the differences between the book value and the income tax basis of asset or liability items on the consolidated financial statements.

Deferred income tax was determined at the tax rate expected to apply in the year in which the asset was realized or the payable was settled. Deferred income tax was recorded in the income statement and recorded in equity only when the tax was related to items recorded directly in equity.

Deferred tax assets and deferred tax liabilities were offset when Company had a legally enforceable right to offset current tax assets against current tax payables and when the deferred income tax assets and deferred income tax liabilities related to corporate income taxes were administered by the same tax agency and the Company intended to pay current income taxes on a net basis.

The determination of the Company's corporate income tax was based on current tax regulations. However, these regulations may change from time to time, so the final determination of corporate income tax depended on the inspection results of the competent tax agency.

Other tax

Other taxes and fees were declared and paid by enterprise to local tax agency according to current tax laws in Vietnam.

18. Segment reporting

A segment is a distinguishable component of the Company that engages in the provision of a relevant product or service (segment by line of business), or in the provision of a product or service within a specific economic environment (segment by geographic area) in which the segment has risks and economic benefits other than other business divisions. The Board of Directors believes that the Company's main activity is real estate business and mainly operates in a division according to the geographical area of Vietnam. Therefore, the Company does not present the division report by business field and geographical area of Vietnam Accounting Standard No. 28 – Segment reporting.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

V. Additional information of items presented in the Consolidated Balance Sheet

1. Cash and cash equivalents

| | 30/09/2025 | 01/01/2025 |
|-------------------------|------------------------|------------------------|
| | VND | VND |
| <i>Cash</i> | | |
| Cash on hand | 218.084.052.178 | 100.421.784.308 |
| Cash in bank | 2.018.691.507 | 2.536.857.348 |
| | 216.065.360.671 | 97.884.926.960 |
| <i>Cash equivalents</i> | 34.219.000.000 | 24.219.000.000 |
| Total | 252.303.052.178 | 124.640.784.308 |

2. Financial investments

| | 30/09/2025 | 01/01/2025 |
|--|------------|------------|
| | VND | VND |
| a) Trading securities | | |
| Total value of shares | 60.428 | 10.400 |
| | 60.428 | 10.400 |
| <i>GTA: Thuan An Wood Processing Joint Stock Company</i> | 60.428 | 10.400 |

b) Hold-to-maturity investment

| | 30/09/2025 | 01/01/2025 |
|---------------------------------------|-----------------------|-----------------------|
| | Giá gốc | Giá gốc |
| | Giá trị ghi sổ | Giá trị ghi sổ |
| Short-term | | |
| Term deposits not exceeding 12 months | 25.554.543.763 | 23.708.901.654 |
| Total | 25.554.543.763 | 23.708.901.654 |

Unit VND

COTANA GROUP JOINT STOCK COMPANY

Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet Ward, Hanoi

INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the period from January 1, 2025 to September 30, 2025

Form no. B09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

V. Additional information of items presented in the Consolidated Balance Sheet

c) Investing in contributing capital to other units

Unit: VND

| | 30/09/2025 | | | 01/01/2025 | | |
|---|-----------------------|----------------------|-----------------------|-----------------------|----------------------|-----------------------|
| | Historical cost | Cumulative | Giá trị ghi sổ | Historical cost | Cumulative | - |
| <i>Investment in associates</i> | | | | | | |
| Thanh Nam Glass Company Limited | | | - | 2.070.000.000 | (737.955.874) | 1.332.044.126 |
| BMS - Thanh Nam Company Limited | 4.311.878.500 | (2.278.131.735) | 2.033.746.765 | 4.311.878.500 | (1.807.089.847) | 2.504.788.653 |
| Cotana Green Landscape Architecture Joint Stock Company | 600.000.000 | 2.548.072.345 | 3.148.072.345 | 600.000.000 | 2.143.375.856 | 2.743.375.856 |
| Green Garden Urban Service Joint Stock Company | 1.500.000.000 | 3.004.157.441 | 4.504.157.441 | 1.500.000.000 | 2.358.759.504 | 3.858.759.504 |
| Cotana Construction Joint Stock Company | 4.500.000.000 | (973.353.406) | 3.526.646.594 | 4.500.000.000 | (750.176.150) | 3.749.823.850 |
| Total | 10.911.878.500 | 2.300.744.645 | 13.212.623.145 | 12.981.878.500 | 1.206.913.489 | 14.188.791.989 |
| <i>Invest in other entities</i> | | | | | | |
| Capital Construction and Trading Joint Stock Company | | | - | 59.360.200 | - | 59.360.200 |
| Thanh Nam Import-Export Joint Stock Company | 550.000.000 | (47.137.534) | 502.862.466 | 550.000.000 | (47.137.534) | 502.862.466 |
| ICC BIG Construction Investment Joint | 534.017.688 | - | 534.017.688 | 534.017.688 | - | 534.017.688 |
| Hudland Trade and Service Joint Stock Company | - | - | - | 500.000.000 | - | 500.000.000 |
| Capella Viet Nam Joint Stock Company | 500.000.000 | (290.874.163) | 209.125.837 | 500.000.000 | (290.874.163) | 209.125.837 |
| Thanh Nam Architecture and Interior Joint Stock Company | 400.000.000 | - | 400.000.000 | 400.000.000 | - | 400.000.000 |
| Total | 1.984.017.688 | (338.011.697) | 1.646.005.991 | 2.543.377.888 | (338.011.697) | 2.205.366.191 |

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

3. Trade accounts receivable

| | 30/09/2025 VND | | 01/01/2025 VND | |
|--|------------------------|------------------------|------------------------|------------------------|
| | Amount | Provision | Amount | Provision |
| a) Short-term | | | | |
| DB investment and development one member | 3.769.375.000 | (580.812.500) | 3.769.375.000 | (580.812.500) |
| Ecopark Corporation Joint Stock Company | 13.721.757.501 | - | 13.662.620.141 | - |
| Ivland Joint Stock Company | 144.875.004.912 | - | 231.540.800.026 | - |
| Others | 99.810.729.769 | (4.685.624.850) | 86.426.271.699 | (8.361.142.044) |
| Total | 262.176.867.182 | (5.266.437.350) | 335.399.066.866 | (8.941.954.544) |

4. Advances to suppliers

| | 30/09/2025 VND | | 01/01/2025 VND | |
|---|-----------------------|----------------------|-----------------------|------------------------|
| | Amount | Provision | Amount | Provision |
| a) Short-term | | | | |
| Dai Duong Ecological Investment Joint Stock Company | 4.240.115.198 | - | 4.240.115.198 | - |
| Othes | 7.367.527.212 | (695.851.541) | 9.415.941.326 | (1.247.426.781) |
| Total | 11.607.642.410 | (695.851.541) | 13.656.056.524 | (1.247.426.781) |

b) **Prepayments to related party suppliers:** Details are presented in Note VIII.2.

5. Loans receivable

| | 30/09/2025 VND | | 01/01/2025 VND | |
|-------------------|----------------------|-----------|-----------------------|----------------------|
| | Amount | Provision | Amount | Provision |
| Short-term | | | | |
| Mr. Doan Van Vinh | - | - | 18.331.950.712 | - |
| Others | 5.100.000.000 | - | 901.214.000 | (901.214.000) |
| Long-term | | | | |
| Nguyen Văn Hien | 367.000.000 | - | - | - |
| Le Thuy Trang | 252.000.000 | - | - | - |
| Total | 5.719.000.000 | - | 19.233.164.712 | (901.214.000) |

6. Other receivables

| | 30/09/2025 VND | | 01/01/2025 VND | |
|---|-----------------------|------------------------|-----------------------|------------------------|
| | Amount | Provision | Amount | Provision |
| a) Short-term | | | | |
| Advances | 55.900.182.943 | (5.792.846.351) | 58.480.122.678 | (1.178.140.333) |
| Others | 4.701.261.377 | - | 6.233.765.640 | (97.899.455) |
| Deposits and pledged | 100.000.000 | - | 100.000.000 | - |
| An Binh Commercial Joint Stock Bank – Dai Kim | 100.000.000 | - | - | - |
| Others | - | - | 100.000.000 | - |

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

| | | | | |
|--|-----------------------|------------------------|-----------------------|------------------------|
| <i>Accrued interest and interest receivables from</i> | 27.637.735 | - | 133.880.364 | - |
| <i>Other receivables</i> | 51.071.283.831 | (5.792.846.351) | 52.012.476.674 | (1.080.240.878) |
| BB Investment and Development One Member Company Limited | 18.929.875.000 | - | 18.929.875.000 | - |
| DB Investment and Development One Member Company Limited | 12.858.125.000 | - | 12.858.125.000 | - |
| Kieu Le Construction Joint Stock Company | 5.296.986.301 | - | 5.000.000.000 | - |
| Bemes Production and Export-Import Corporation | 13.976.303.684 | (4.658.767.895) | 12.973.709.486 | - |
| Others | 9.993.846 | (1.134.078.456) | 2.250.767.188 | (1.080.240.878) |
| b) Long-term | 2.600.000 | - | 374.480.000 | (72.300.000) |
| Deposits and pledged collateral | 2.600.000 | - | 206.600.000 | - |
| Other receivables | - | - | 167.880.000 | (72.300.000) |
| Others | - | - | 167.880.000 | (72.300.000) |
| Total | 55.902.782.943 | (5.792.846.351) | 58.854.602.678 | (1.250.440.333) |

7. Inventories

| | 30/09/2025 | | 01/01/2025 | |
|-------------------------|--------------------------|-----------|--------------------------|-----------|
| | VND | | VND | |
| | Amount | Provision | Amount | Provision |
| Raw material | 74.666.013 | - | 3.284.692.846 | - |
| Work in progress | 1.445.935.188.333 | - | 1.611.208.311.118 | - |
| Merchandise | 10.089.025.211 | - | 13.496.115.203 | - |
| Real Estate Commodities | 4.715.259.526 | - | 13.250.353.901 | - |
| Total | 1.460.814.139.083 | - | 1.641.239.473.068 | - |

8. Increase, decrease in intangible fixed assets

| Item | | | Unit: VND |
|--------------------------------|-----------------|-------------------|---------------|
| | Land use rights | Software programs | Total |
| Historical cost | | | |
| Balance as of January 1, 2024 | 3.153.499.999 | 366.516.990 | 3.520.016.989 |
| Balance as of June 30, 2025 | 3.153.499.999 | 366.516.990 | 3.520.016.989 |
| Cumulative Depreciation | | | |
| Balance as of January 1, 2024 | - | 353.966.462 | 353.966.462 |
| Depreciation during the period | - | 12.550.528 | 12.550.528 |
| Balance as of June 30, 2025 | - | 366.516.990 | 366.516.990 |
| Net book value | | | |
| At January 1, 2025 | 3.153.499.999 | 12.550.528 | 3.166.050.527 |
| At September 30, 2025 | 3.153.499.999 | - | 3.153.499.999 |

The original cost of fully amortized intangible assets that are still in use at the end of the period is VND 366,516,990

The net book value of intangible fixed assets pledged or mortgaged as security for loans as at September 30, 2025 is VND 3,153,499,999

COTANA GROUP JOINT STOCK COMPANY

Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet Ward, Hanoi

INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the period from January 1, 2025 to September 30, 2025

Form no. B09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

9. Increase, decrease tangible fixed assets

| Items | Building and structures | Machinery, equipment | Transportation means | Managerial equipment, tools | Others | Total |
|----------------------------------|-------------------------|----------------------|----------------------|-----------------------------|---------------|-----------------|
| Unit: VND | | | | | | |
| Historical cost | | | | | | |
| Balance as at January 1, 2025 | 42.024.751.289 | 18.022.761.237 | 22.427.705.045 | 1.780.233.634 | 1.289.000.000 | 85.544.451.205 |
| Purchases during the period | 35.836.000 | - | - | - | - | 35.836.000 |
| other increase | 6.915.285.015 | - | - | - | - | 6.915.285.015 |
| Transfer to inventory for sale | - | - | - | - | - | - |
| Liquidation, transfer | - | (7.812.902.864) | (2.151.455.182) | - | - | (9.964.358.046) |
| Balance as at september 30, 2025 | 48.975.872.304 | 10.209.858.373 | 20.276.249.863 | 1.780.233.634 | 1.289.000.000 | 82.531.214.174 |
| Accumulated depreciation | | | | | | |
| Balance as at January 1, 2025 | 16.500.426.280 | 17.226.628.973 | 18.577.800.358 | 1.580.102.527 | 1.289.000.000 | 55.173.958.138 |
| Depreciation for the period | 1.276.193.973 | 322.908.598 | 516.736.463 | 74.063.856 | - | 2.189.902.890 |
| Liquidation, transfer | - | (7.562.564.510) | (1.884.259.396) | - | - | (9.446.823.906) |
| Balance as at september 30, 2025 | 17.776.620.253 | 9.986.973.061 | 17.210.277.425 | 1.654.166.383 | 1.289.000.000 | 47.917.037.122 |
| Carrying amount | | | | | | |
| As at January 1, 2025 | 25.524.325.009 | 796.132.264 | 3.849.904.687 | 200.131.107 | - | 30.370.493.067 |
| As at September 30, 2025 | 31.199.252.051 | 222.885.312 | 3.065.972.438 | 126.067.251 | - | 34.614.177.052 |

- The original cost of the fixed asset has been fully depreciated, but it is still in use as of September 30, 2025 24.411.754.770 VND

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

10. Prepayments

| | 30/09/2025 | 01/01/2025 |
|--|-----------------------|-----------------------|
| | VND | VND |
| a) Short-term | 25.707.922.360 | 27.962.312.158 |
| Issued tools and instruments awaiting for allocation | 4.207.980.434 | 2.442.499.335 |
| Brokerage costs for selling houses of the Camellia project | 2.781.087.016 | 4.149.823.783 |
| Brokerage costs for selling houses of the Dahlia housing project | 7.822.985.918 | 3.269.205.667 |
| Brokerage cost for selling houses of the IRIS housing project | 3.252.296.154 | 6.176.916.411 |
| Brokerage costs for selling houses XH2 | 17.108.020 | 1.537.541.866 |
| Other prepayments | 7.626.464.818 | 10.386.325.096 |
| b) Long - term | 2.594.124.321 | 3.457.080.792 |
| Tools and supplies issued for use pending allocation | 1.318.092.484 | 1.397.063.751 |
| Prepaid office lease expenses | 627.435.927 | 1.039.831.865 |
| Other prepaid expenses | 648.595.910 | 1.020.185.176 |
| Total | 28.302.046.681 | 31.419.392.950 |

11. Trade accounts payable

| | 30/09/2025 | | 01/01/2025 | |
|-------------------------------|------------------------|------------------------|------------------------|------------------------|
| | VND | | VND | |
| | Amount | Amount payable | Amount | Amount payable |
| a) Short-term | | | | |
| Viet Nam Consultancy | 3.066.227.556 | 3.066.227.556 | 5.230.975.884 | 5.230.975.884 |
| Investment Construction Joint | | | | |
| Cotana Green Landscape | 211.805.842 | 211.805.842 | 3.582.693.226 | 3.582.693.226 |
| Architecture Joint Stock | | | | |
| Đo Thanh Aluminum Joint | 7.047.955.312 | 7.047.955.312 | 10.482.565.820 | 10.482.565.820 |
| Stock Company | | | | |
| Ivland JSC., | 189.696.679.517 | 189.696.679.517 | 302.610.816.100 | 302.610.816.100 |
| Urban Housing Joint Stock | 6.120.893.371 | 6.120.893.371 | 10.798.217.990 | 10.798.217.990 |
| VN Times Co., Ltd. | 5.294.089.870 | 5.294.089.870 | 5.472.518.730 | 5.472.518.730 |
| Green Garden Urban Service | 4.304.336.333 | 4.304.336.333 | 7.363.862.138 | 7.363.862.138 |
| Joint Stock Company | | | | |
| HQ Win JSC., | - | - | 364.577.445 | 364.577.445 |
| Others | 37.351.763.528 | 37.351.763.528 | 60.933.068.241 | 60.933.068.241 |
| Total | 253.093.751.329 | 253.093.751.329 | 406.839.295.574 | 406.839.295.574 |

b) **Payables to related party supplies:** Details are presented in Note VIII.2

12. Advances from customers

| | 30/09/2025 | 01/01/2025 |
|----------------------|------------------------|------------------------|
| | VND | VND |
| a) Short-term | | |
| Le Hoang Khanh Linh | - | 4.971.196.972 |
| Nguyen Thi Thanh Van | 3.852.405.141 | 3.852.405.141 |
| Nguyen Manh Lan | 12.501.934.087 | 12.501.934.087 |
| Nguyen Duy Dung | - | 10.750.390.132 |
| Others | 256.712.674.786 | 230.257.153.555 |
| Total | 273.067.014.014 | 263.116.679.887 |

b) **Advances from customers to related party supplies:** Details are presented in Note VIII.2

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

13. Taxes and payables to the State budget

| | 30/09/2025 VND | 01/01/2025 VND |
|--|-----------------------|----------------------|
| a) Payable | | |
| Output value added tax | 1.794.057.244 | 1.587.232.967 |
| Corporate income tax | 10.994.118.550 | 3.529.073.764 |
| Personal income tax | 644.640.723 | 734.102.336 |
| Environmental protection tax and other taxes | 1.376.311.072 | 85.965.681 |
| Total | 14.809.127.589 | 5.936.374.748 |
| b) Receivables | | |
| Output value added tax | - | 11.527.268 |
| Personal income tax | 846.086.181 | 889.482.659 |
| Land tax, land rent | - | 113.039.780 |
| Environmental protection tax and other taxes | 14.448.990 | 11.194.141 |
| Total | 860.535.171 | 1.025.243.848 |

14. Accrued expenses

| | 30/09/2025 VND | 01/01/2025 VND |
|---|-----------------------|------------------------|
| Short-term | | |
| Accrued interest expense | - | 3.901.657 |
| Advance deduction of costs for completed work items | 90.617.225.335 | 169.874.029.240 |
| Other accrued expenses | - | 21.565.657 |
| Total | 90.617.225.335 | 169.899.496.554 |

15. Unearned revenue

| | 30/09/2025 VND | 01/01/2025 VND |
|------------------------------------|-----------------------|-----------------------|
| a) Short-term | 1.168.642.897 | 649.693.322 |
| Unearned revenue from office lease | 1.168.642.897 | 649.693.322 |
| b) Long-term | 15.670.903.956 | 15.939.862.680 |
| Unearned revenue from office lease | 15.670.903.956 | 15.939.862.680 |
| Total | 16.839.546.853 | 16.589.556.002 |

c) **Unearned revenue to related party supplies:** Details are presented in Note VIII.2

16. Payable Provisions

| | 30/09/2025 VND | 01/01/2025 VND |
|---------------------------------------|----------------------|----------------------|
| a) Short - term | 1.206.235.895 | 502.091.158 |
| Construction work warranty provisions | 1.206.235.895 | 502.091.158 |
| b) Long - term | 1.540.153.853 | 2.241.784.562 |
| Construction work warranty provisions | 1.540.153.853 | 2.241.784.562 |
| Total | 2.746.389.748 | 2.743.875.720 |

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

17. Other payables

| | 30/09/2025 | 01/01/2025 |
|--|------------------------|-----------------------|
| | VND | VND |
| a) Short-term | 102.143.669.588 | 81.913.491.466 |
| Trade union fee, insurance payable | 462.231.572 | 643.748.367 |
| Other payables | 75.558.342.948 | 67.013.337.099 |
| Mr. Pham Manh Long | 25.804.500.000 | 25.804.500.000 |
| Ms. Le Thi Van Anh | 5.983.500.000 | 5.983.500.000 |
| Mr. Dao Ngoc Thanh | 32.888.389.664 | 21.985.773.949 |
| Others | 10.881.953.284 | 13.239.563.150 |
| Short-term collaterals, deposits received | 26.123.095.068 | 14.256.406.000 |
| b) Long-term | 20.932.852.373 | 15.896.294.615 |
| Housing maintenance costs | 17.307.095.794 | 12.396.363.519 |
| Others | 3.625.756.579 | 3.499.931.096 |
| Mr. Dao Ngoc Thanh | 2.389.462.654 | 2.389.462.654 |
| Thanh Nam Land Investment and Development Joint Stock Company | - | 204.000.000 |
| Others | 1.236.293.925 | 906.468.442 |
| Total | 123.076.521.961 | 97.809.786.081 |
| c) Other payables to related parties: Details are presented in Note VIII.2. | | |

COTANA GROUP JOINT STOCK COMPANY

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

18. Loans and obligations under finance lease

Unit: VND

| | 30/09/2025 | | During the period | | 01/01/2025 | |
|---|----------------|--------------------|-------------------|-----------------|-----------------|--------------------|
| | Value | Recoverable amount | Increase | Decrease | Value | Recoverable amount |
| a) Short-term loans | | | | | | |
| <i>Short-term</i> | | | | | | |
| Vinaconex's Construction Consultant Joint Stock Company (1) | 73.258.049.909 | 73.258.049.909 | 93.862.721.085 | 164.887.641.604 | 144.282.970.428 | 144.282.970.428 |
| Construction Talent Student Support Fund (2) | 53.258.049.909 | 53.258.049.909 | 53.862.721.085 | 124.887.641.604 | 124.282.970.428 | 124.282.970.428 |
| | 2.600.000.000 | 2.600.000.000 | - | 1.000.000.000 | 3.600.000.000 | 3.600.000.000 |
| | 6.400.000.000 | 6.400.000.000 | - | - | 6.400.000.000 | 6.400.000.000 |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Ha Noi Branch | - | - | 35.555.932.417 | 88.781.715.113 | 53.225.782.696 | 53.225.782.696 |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Thang Long Branch | 1.045.074.055 | 1.045.074.055 | 15.029.483.686 | 19.929.941.382 | 5.945.531.751 | 5.945.531.751 |
| Loans to individuals | 43.212.975.854 | 43.212.975.854 | 3.277.304.982 | 15.175.985.109 | 55.111.655.981 | 55.111.655.981 |
| Ms. Dinh Thi Minh Hang | - | - | - | 973.300.000 | 973.300.000 | 973.300.000 |
| Ms. Dang Thu Vinh (4) | 28.867.829.257 | 28.867.829.257 | 2.055.803.466 | - | 26.812.025.791 | 26.812.025.791 |
| Mr. Dao Ngoc Thanh (3) | 14.345.146.597 | 14.345.146.597 | 1.177.481.994 | 11.327.119.900 | 24.494.784.503 | 24.494.784.503 |
| Loans to individuals (5) | - | - | 44.019.522 | 2.875.565.209 | 2.831.545.687 | 2.831.545.687 |
| <i>Long-term borrowings due for repayment</i> | | | | | | |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu Xuan | 20.000.000.000 | 20.000.000.000 | 40.000.000.000 | 40.000.000.000 | 20.000.000.000 | 20.000.000.000 |
| | 20.000.000.000 | 20.000.000.000 | 40.000.000.000 | 40.000.000.000 | 20.000.000.000 | 20.000.000.000 |

COTANA GROUP JOINT STOCK COMPANY

Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet Ward, Hanoi

INTERIM CONSOLIDATED FINANCIAL STATEMENTS
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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

| | | | | | | |
|--|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| b) Long-term | 347.499.720.083 | 347.499.720.083 | 111.590.242.248 | 42.127.101.614 | 278.036.579.449 | 278.036.579.449 |
| Long-term | 334.372.608.964 | 334.372.608.964 | 110.932.477.741 | 40.000.000.000 | 263.440.131.223 | 263.440.131.223 |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu Xuan | 319.590.388.612 | 319.590.388.612 | 96.150.257.389 | 40.000.000.000 | 263.440.131.223 | 263.440.131.223 |
| Vietnam Joint Stock Commercial Bank for Industry and Trade – Hue Branch(7) | 14.782.220.352 | 14.782.220.352 | 14.782.220.352 | - | - | - |
| Long-term loans to individuals | 13.127.111.119 | 13.127.111.119 | 657.764.507 | 2.127.101.614 | 14.596.448.226 | 14.596.448.226 |
| Loans from other individuals (5) | 13.127.111.119 | 13.127.111.119 | 657.764.507 | 2.127.101.614 | 14.596.448.226 | 14.596.448.226 |
| Total | 420.757.769.992 | 420.757.769.992 | 205.452.963.333 | 207.014.743.218 | 422.319.549.877 | 422.319.549.877 |

c) Loans to related parties: Details are presented in Note VIII.1.

- (1) The short-term loan of Vinaconex Construction Consulting Joint Stock Company under Loan Agreement No. 05/2022/HĐV/COTANA CAPITAL-VINACONSULT dated December 5, 2022, with a loan amount of VND 5 billion. The purpose of the loan is to invest in the construction of project items belonging to the Thuy Van Complex Project Phase 2, Zone B – An Van Duong New Urban Area, Thuy Van, Thua Thien Hue. The loan term is 6 months from the date the borrower receives the funds, and the loan term may be extended by mutual agreement of the parties. The interest rate is 10% per annum, payable monthly from the 1st to the 10th of the following month, with a 365-day year basis. According to Appendix No. 06 dated May 26, 2025, the loan term has been extended until November 26, 2025.
- (2) The short-term loan with the Talent Student Support Fund in the Construction sector under Loan Agreement No. 1511/2022/HĐV/COTANA CAPITAL-FSC dated November 15, 2022, with a loan amount of VND 6,669,337,232. The purpose of the loan is to invest in the construction of residential houses in the Dahlia area, which is part of the Thuy Van Complex Project Phase 2, Zone B – An Van Duong New Urban Area, Thuy Van, Thua Thien Hue. The loan term is 6 months from the date the borrower receives the funds, and the loan term may be extended by mutual agreement of the parties. The interest rate is 10% per annum, payable monthly from the 1st to the 10th of the following month, calculated on a 365-day year basis. The loan is unsecured. According to Appendix No. 04 dated June 27, 2025, the loan term has been extended until December 31, 2025.
- (3) The short-term loan from Mr. Dao Ngoc Thanh under Loan Agreement No. 01/2022/HĐV/COTANA CAPITAL-DNT dated August 30, 2022, with a loan amount of VND 30 billion. The purpose of the loan is to invest in the construction of residential houses in the Dahlia area, which is part of the Thuy Van Complex Project Phase 2, Zone B – An Van Duong New Urban Area, Thuy Van, Thua Thien Hue. The loan term is 10 months from the date the borrower receives the funds, and the loan term may be extended by mutual agreement of the parties. The interest rate is 10% per annum, payable monthly from the 1st to the 10th of the following month, calculated on a 365-day year basis. The loan is unsecured. According to Appendix No. 08 dated December 9, 2024, the loan term was extended until June 30, 2025. The loan was fully settled in March 2025.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

(4) The short-term loan from Ms. Dang Thu Vinh under Loan Agreement No. 02/2022/HĐV/COTANA CAPITAL-DNT dated September 14, 2022, with a loan amount of VND 22 billion. The purpose of the loan is to invest in the construction of residential houses in the Dahlia area, which is part of the Thuy Van Complex Project Phase 2, Zone B – An Van Duong New Urban Area, Thuy Van, Thua Thien Hue. The loan term is 9 months from the date the borrower receives the funds, and the loan term may be extended by mutual agreement of the parties. The interest rate is 10% per annum, payable quarterly from the 1st to the 10th day of the first month of each quarter, calculated on a 365-day year basis. The loan is unsecured. According to Appendix No. 05 dated June 27, 2025, the loan term has been extended until December 31, 2025

(5) Personal loans under loan agreements to supplement working capital for production and business activities. The interest rate of the loans is applied according to the short-term lending rate of BIDV Bank at the relevant time. Interest is payable in a lump sum at the end of the loan term. If the lender withdraws the loan early in any form, the interest rate will be 0% per annum

(6): Long-term loans between the Company and Vietnam Joint Stock Commercial Bank for Investment and Development – Phu Xuan Branch under the following agreements

- Credit Agreement No. 01/2023/10780777/HĐTD dated June 14, 2023, with a total principal not exceeding VND 500,000,000,000. The purpose of the loan is to invest in Phase 2 of the Thuy Van Complex Project, Zone B – An Van Duong New Urban Area, Thua Thien Hue Province (now Hue City). The loan term is 60 months from the day following the first disbursement date, including a 12-month extension period for the loans from the day following the first disbursement date. The interest rate is 11.2% per annum, fixed for 6 months from the first disbursement date. The interest rate for each subsequent period is determined based on the 12-month ordinary VND savings deposit rate announced by the lender on the interest rate determination date, with a margin of 4.0% per annum. The loan is secured under the real estate mortgage agreement No. 01/2024/10780777/HĐBĐ dated October 26, 2024

- Credit Agreement No. 01/2025/10780777/HĐTD dated March 26, 2025, with a total principal not exceeding VND 70,000,000,000. The purpose of the loan is to invest in social housing, Block XH2, within the NOXH high-rise residential building OXH1, which is part of Phase 3 of the Thuy Van Complex Project Phase 2, Zone B – An Van Duong New Urban Area, Thua Thien Hue Province (now Hue City). The loan term is 60 months from the day following the first disbursement date, including a 12-month extension period for the loans from the day following the first disbursement date. The interest rate is 8.7% per annum, fixed for 6 months from the first disbursement date. The interest rate for each subsequent period is based on the 12-month ordinary VND savings deposit rate announced by the lender on the interest rate determination date, with a margin of 4.0% per annum. The loan is secured under the real estate mortgage agreement No. 02/2025/10780777/HĐBĐ dated April 3, 2025

(7) The loan between Vietnam Joint Stock Commercial Bank for Industry and Trade – Hue Branch under Credit Agreement No. 06/2025-HĐCVDADT/NHCT460-XH1 dated July 14, 2025, with a total principal not exceeding VND 93,000,000,000. The purpose of the loan is to pay for the legitimate investment costs of the social housing project, Block XH1, within the NOXH high-rise residential building OXH1 of the Thuy Van Complex Project Phase 2, Zone B – An Van Duong New Urban Area, Vy Da Ward, Hue City. The loan term is 57 months from the day following the first disbursement date

c) Detailed notes on loans with related parties: Presented in Note VIII.2

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

c) Transactions on capital with owners and distribution of dividends and profits

| | From January 1, 2025 to September 30, 2025 VND | From January 1, 2024 VND |
|---|--|--------------------------------|
| Owner's contributed capital | | |
| Capital contribution at the beginning of the period | 374.089.820.000 | 311.747.190.000 |
| Capital contribution increase during the period | 37.402.820.000 | 62.342.630.000 |
| Capital contribution at the end of the period | 411.492.640.000 | 374.089.820.000 |
| Distributed dividends and profits | - | 62.342.630.000 |

d) Shares

| | 30/09/2025 Shares | 01/01/2025 Shares |
|---|----------------------|----------------------|
| Number of registered issued shares | 41.149.264 | 37.408.982 |
| Number of shares sold to the public | 41.149.264 | 37.408.982 |
| - Common shares | 41.149.264 | 37.408.982 |
| Number of outstanding shares | 41.149.264 | 37.408.982 |
| - Common shares | 41.149.264 | 37.408.982 |
| Par value of outstanding shares: VND 10,000/share | | |

e) Company funds

| Item | 01/01/2025 | Increase during the period | Decrease during the period | Unit: VND 30/09/2025 |
|-----------------------------|-----------------------|-------------------------------|----------------------------|-------------------------|
| Development Investment Fund | 63.421.645.623 | 6.913.683.057 | | 70.335.328.680 |
| Total | 63.421.645.623 | 6.913.683.057 | - | 70.335.328.680 |

*** Purposes of establishing and using the Company's funds**

The Company's development investment fund is used to expand production and business scale or for in-depth investment. This is in accordance with the Company's charter.

20. Other information

| | 30/09/2025 | 01/01/2025 |
|------------------------------|------------|------------|
| a) Foreign currencies | | |
| USD | 1.412,74 | 1.429,40 |

VI. Additional information on items presented in the consolidated interim income statement of profit or loss and other comprehensive income

1. Revenues from sales of goods and rendering of services

| | From January 1, 2025 to September 30, 2025 VND | From January 1, 2024 VND |
|---|--|--------------------------------|
| a) Revenues | | |
| Revenue from construction and installation activities | 146.522.249.184 | 130.352.469.388 |
| Revenues from rendering of services | 21.399.020.992 | 6.894.208.649 |
| Revenue from sale of goods | 14.933.859.180 | |
| Revenue from real estate transfer | 382.870.928.494 | 288.790.718.221 |
| Total | 565.726.057.850 | 426.037.396.258 |

b) Revenue from related parties: Details are presented in Note VIII.2.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

2. Cost of goods sold and services rendered

| | From January 1, 2025 to September 30, 2025 VND | From January 1, 2024 VND |
|--|--|--------------------------------|
| Cost of construction and installation activities | 131.575.107.176 | 124.698.951.813 |
| Cost of services rendered | 18.213.106.201 | 9.169.327.535 |
| Cost of goods sold | 14.363.956.198 | 18.524.595.998 |
| Cost of real estate sold | 273.337.345.371 | 198.272.124.101 |
| Total | 437.489.514.946 | 350.664.999.447 |

3. Financial income

| | From January 1, 2025 to September 30, 2025 VND | From January 1, 2024 VND |
|--|--|--------------------------------|
| Interest income from deposits and loans | 1.564.525.997 | 2.044.560.495 |
| Gain on sale of investment in Kinh Thanh Nam | 737.955.874 | - |
| Other financial income | - | 1.131.236.754 |
| Total | 2.302.481.871 | 3.175.797.249 |

4. Financial expenses

| | From January 1, 2025 to September 30, 2025 VND | From January 1, 2024 VND |
|--|--|--------------------------------|
| Interest expense and loan guarantee fees | 20.533.767.067 | 8.737.359.697 |
| Other financial expenses | - | 76.163.650 |
| Total | 20.533.767.067 | 8.813.523.347 |

5. Other income

| | From January 1, 2025 to September 30, 2025 VND | From January 1, 2024 VND |
|--|--|--------------------------------|
| Reversal of construction warranty expenses | 1.314.609.549 | 950.740.338 |
| Liquidation of tools and equipment | 669.552.000 | |
| Disposal of fixed assets | 763.465.860 | 3.906.601.204 |
| Debt write-off | - | |
| Penalty for late payment of house purchase | 1.250.869.046 | 301.534.838 |
| Other income | 209.451.487 | 242.486.696 |
| Total | 4.207.947.942 | 5.401.363.076 |

6. Other expenses

| | From January 1, 2025 to September 30, 2025 VND | From January 1, 2024 VND |
|--|--|--------------------------------|
| Penalties for late insurance payments, tax fines, and tax recoveries | 231.309.025 | 4.332.661.402 |
| Expenses for liquidation of tools and equipment | - | 2.460.277.083 |
| Other expenses | 686.236.499 | 2.860.772.690 |
| Total | 917.545.524 | 9.653.711.175 |

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

7. Selling expenses and General and administration expenses

| | From January 1, 2025 to September 30, 2025 VND | From January 1, 2024 VND |
|--|--|--------------------------------|
| <i>a) Selling expenses incurred during the period</i> | <i>32.568.020.286</i> | <i>21.902.355.451</i> |
| Outsourced service expenses | 31.705.799.613 | 21.322.502.470 |
| Other cash expenses | 862.220.673 | 579.852.981 |
| <i>b) General and administrative expenses incurred during the period</i> | <i>18.724.731.186</i> | <i>22.412.037.240</i> |
| Management personnel expenses | 11.299.692.578 | 11.289.196.249 |
| Expenses for tools and supplies | 756.915.210 | 1.242.549.144 |
| Depreciation expense of fixed assets | 1.610.955.945 | 2.133.457.526 |
| Outsourced service expenses | 2.964.183.582 | 4.880.875.032 |
| Other cash expenses | 2.092.983.871 | 2.865.959.289 |
| Total | 51.292.751.472 | 44.314.392.691 |

9. Current corporate income tax expense

| | From January 1, 2025 to September 30, 2025 VND | From January 1, 2024 VND |
|---|--|--------------------------------|
| Current corporate income tax expense on taxable income for the year | 13.048.353.135 | 9.225.237.461 |
| Total | 13.048.353.135 | 9.225.237.461 |

10. Deferred corporate income tax expense

| | From January 1, 2025 to September 30, 2025 VND | From January 1, 2024 VND |
|--|--|--------------------------------|
| Deferred corporate income tax expense arising from taxable temporary differences | 355.947.723 | 1.466.753.597 |
| Deferred corporate income tax income arising from deductible temporary differences | (171.584.101) | (1.662.998.864) |
| Total deferred corporate income tax expense | 184.363.622 | (196.245.267) |

11. Basic earnings per share

| | From January 1, 2025 to September 30, 2025 VND | From January 1, 2024 VND |
|--|--|--------------------------------|
| Net profit after corporate income tax | 32.579.042.948 | 12.059.811.358 |
| Adjustments to accounting profit to determine profit or loss attributable to common shareholders | - | - |
| Profit or loss attributable to common shareholders | 32.579.042.948 | 12.059.811.358 |
| Weighted average number of common shares outstanding during the period | 38.440.310 | 37.408.982 |
| Basic earnings per share | 848 | 322 |

VIII. Other information

1. Events after the reporting period

The Board of Management of the Company affirms that, according to the Board of Management's assessment, there have been no material events occurring after the accounting closing date that would affect the financial position and operations of the Company, which would require adjustment or disclosure in the financial statements for the third quarter of 2025.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

2 Transactions and balances with related parties.

Related parties to the Company include: key management personnel, individuals related to key management personnel, and other related parties.

List of related parties:

| <u>Related parties</u> | <u>Relationship</u> |
|---|--|
| Cotana Construction Joint Stock Company | Associate Company |
| BMS Thành Nam Company Limited | Associate Company |
| Cotana Green Landscape Architecture Joint Stock Company | Associate Company |
| Green Garden Urban Service Joint Stock Company | Associate Company |
| Ecopark Group Joint Stock Company | The organization related to Mr. Bui Tien Hung |
| Vinaconex Construction Consulting Joint Stock Company | The organization related to Mr. Nguyen Thi Thu |
| Mr. Dao Ngoc Thanh | Chairman of the Board of Directors, major shareholder. |
| Ms. Dao Thu Thuy | Member of the Board of Directors |
| Mr. Bui Tien Hung | Member of the Board of Directors |
| Mr. Doan Van Tuan | Member of the Board of Directors, General Director |
| Ms. Nguyen Thi Thu Huong | Deputy General Director - Human Resources Director |
| Ms. Dinh Thi Minh Hang | Deputy General Director - Chief Financial Officer |
| Mr. Tran Trong Dai | Chief Accountant |
| Ms. Nguyen Thi Hai Yen | Head of the Supervisory Board |
| Mr. Le Van Dang | Member of the Supervisory Board |
| Mr. Dao Hong Son | Member of the Supervisory Board |
| Ms. Dang Thu Vinh | Related parties of Mr. Dao Ngoc Thanh |

a) The company has had the following major transactions with related parties

| | From January 1, 2025 to September 30, 2025 VND | From January 1, 2024 VND |
|---|---|---|
| Revenue | | |
| BMS Thành Nam Company Limited | 129.988.064 | 115.752.264 |
| Cotana Green Landscape Architecture Joint Stock Company | 111.766.809 | 153.372.666 |
| Green Garden Urban Service Joint Stock Company | 9.948.323.992 | - |
| Cotana Construction Joint Stock Company | 101.218.186 | 172.435.244 |
| Purchases | | |
| Cotana Green Landscape Architecture Joint Stock Company | 175.000.000 | 2.274.192.872 |
| Green Garden Urban Service Joint Stock Company | 13.764.350.430 | 12.699.245.348 |

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

b) Balances with related parties

| | 30/09/2025 VND | 01/01/2025 VND |
|---|-------------------|-------------------|
| Accounts receivable from customers | | |
| Mr. Dao Ngoc Thanh | 2.500.000.000 | 2.500.000.000 |
| Cotana Green Landscape Architecture Joint Stock Company | 2.011.041.481 | 1.811.378.544 |
| Green Garden Urban Service Joint Stock Company | - | 1.083.118.338 |
| Cotana Construction Joint Stock Company | 81.446.125 | 935.686.262 |
| Other receivables | | |
| BMS Thành Nam Company Limited | 7.300.000 | 7.300.000 |
| Mr. Doan Van Tuan | 268.100.000 | 268.100.000 |
| Trade payables | | |
| BMS Thành Nam Company Limited | 288.445.803 | 288.445.803 |
| Cotana Green Landscape Architecture Joint Stock Company | 211.805.842 | 5.212.506.660 |
| Green Garden Urban Service Joint Stock Company | 4.304.336.333 | 7.207.799.969 |
| Vinaconex Construction Consulting Joint Stock Company | 871.835.525 | 3.480.681.132 |
| Other payables | | |
| Mr. Dao Ngoc Thanh | 35.277.852.318 | 24.375.236.603 |
| Loans | | |
| Mr. Dao Ngoc Thanh | 14.345.146.597 | 24.494.784.503 |
| Ms. Dang Thu Vinh | 28.867.829.257 | 26.812.025.791 |
| Unearned revenue | | |
| Cotana Construction Joint Stock Company | 1.024.691.159 | 1.049.283.757 |

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

3 Comparative information

The figures are taken from the consolidated financial statements for the third quarter of 2024 prepared by Cotana Group Joint Stock Company, the consolidated financial statements for the accounting period from January 1, 2025 to June 30, 2025, and the consolidated financial statements for the fiscal year ended December 31, 2024 of Cotana Group Joint Stock Company, which have been reviewed and audited by Vietnam Auditing and Valuation Co., Ltd.

Hanoi, October 26, 2025

COTANA GROUP JOINT STOCK COMPANY

Prepared by



Vu Anh Quy

Chief Accountant



Tran Trong Dai

Deputy General Director



Dinh Thi Minh Hang