

No: 047/LSG-TCKT

Ho Chi Minh City, 16 January 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENT

To: Ha Noi Stock Exchange

In accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the disclosure of information on the stock market, Sai Gon Vi Na Land Joint Stock Company announces its financial statements (FS) for Q3/2025 to the Hanoi Stock Exchange as follows:

1. Organization name:

- Stock code: LSG
- Address: 628-630 Võ Văn Kiệt Street, Chợ Quán Ward, Ho Chi Minh City.
- Tel: 028 22418282 Fax: 028 38381626
- Email: info@landsaigon.vn Website: www.landsaigon.vn

2. Contents of disclosed information:

- Financial Statement Q4/2025

- ☒ *Separate Financial Statements (The listed company does not have subsidiaries and the parent accounting entity has no subordinate units)*
- ☐ *Consolidated financial statements (the listed company has subsidiaries);*
- ☐ *Group Financial Statements (The listed company has subordinate accounting units with independent accounting systems).*

- Circumstances requiring explanation:

+ *The auditing organization provides a non-unqualified opinion on the financial statements (for audited):*

Yes ☐ No ☐

Explanation document provided, tick yes:

Yes ☐ No ☐

+ *The profit after tax in the reporting period shows a difference of 5% or more before and after the audit, there is a change from a loss to profit or vice versa (for the audited):*

Yes ☐ No ☐

Explanation document provided, tick yes:

Yes ☐ No ☐



+ The profit after tax in the income statement of reporting period changes by 10% or more compared to the same period of the previous year:

Yes ☒

No ☐

Explanation document provided, tick yes:

Yes ☒

No ☐

+ The profit after tax in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa:

Yes ☐

No ☐

Explanation document provided, tick yes:

Yes ☐

No ☐

This information has been disclosed on the company website on 16/01/2026 at the following link: www.landsaigon.vn *WZ*

Recipients:

- As above;
- Archive: VT, BP. TCKT (Tuan).

Enclosed documents:

- FS Q4/2025
- Explanation of the fluctuation in net profit after tax for Q4/2025 of 10% or more compared to the same period last year

**REPRESENTATIVE OF
THE ORGANIZATION**
(Legal Representative)



SAIGON VINA LAND JOINT STOCK COMPANY

Address: 628-630 Vo Van Kiet Street, Chợ Quán Ward, Ho Chi Minh City

Tel: (028) 22418282 - 38382030

Website: www.landsaigon.vn

No: 046 /LSG-TCKT

Ho Chi Minh City, January 16, 2026

Explanation of the fluctuation in
net profit after tax for Q4/2025 of
10% or more compared to the same
period last year

To:

- State Securities Commission of Vietnam;
- Ha Noi Stock Exchange

Company name: Sai Gon Vi Na Land Joint Stock Company.

Address: 628-630 Võ Văn Kiệt Street, Chợ Quán Ward, Hồ Chí Minh City

Stock code: LSG

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance on guidelines for information disclosure on the stock market.

Pursuant to the financial statements for Q3/2025, Saigon Vi Na Land Joint Stock Company would like to explain:

1. Post-tax profit for Q4/2025 changed by 10% or more compared to the same period last year as follows:

Unit: VNĐ

Content	Quarter 4/2025	Quarter 4/2024	Difference	Volatility rate %
Total revenue	109.672.572.464	100.408.607.559	9.263.964.905	9,23
Total expense	40.887.722.470	95.823.204.284	(54.935.481.814)	(57,33)
Net profit before tax	68.784.849.994	4.585.403.275	64.199.446.719	1400,08
Net profit after tax	64.368.314.633	3.727.289.908	60.641.024.725	1626,95

Net profit after tax (NPAT) for Q4/2025 amounted to VND 64.37 billion, increasing by VND 60.64 billion compared to Q4/2024.

The increase was mainly attributable to the following factors: other income increased by VND 16.0 billion, arising from non-recurring investment cooperation transactions; revenue from financial investment activities decreased by VND 6.82 billion; financial expenses decreased by VND 57.25 billion, primarily due to a reduction in interest expenses during the period; while general and administrative expenses increased by VND 1.25 billion.

Respectful.

Recipients:

- As above;
- Archive: VT , BP.TCKT (Tuan)



Trần Thị Minh Tâm



BALANCE SHEET
At Day 31 Month 12 Year 2025

Unit: VND

ASSET	Code	Inter-pretation	Closing balance	Opening blance
A – SHORT-TERM ASSET	100		715.163.959.611	486.415.572.152
I. Cash and cash exchangeable	110	V.1	48.593.316.709	72.414.129.935
1. Cash	111		2.593.316.709	2.414.129.935
2. Cash exchangeable	112		46.000.000.000	70.000.000.000
II. Short-term financial investment	120	V.2	-	-
1. Trading securities	121		-	-
III. Short-term receivables	130		623.203.948.776	370.143.166.833
1. Short-term receivables from customers	131	V.3.1	1.728.300.000	1.625.700.000
2. Prepayments to suppliers	132	V.3.2	4.642.441.593	4.621.768.593
3. Short-term receivables loans	135		587.000.000.000	340.000.000.000
4. Other short-term receivables	136	V.3.3	29.833.207.183	23.895.698.240
5. Provision for bad short-term receivables	137		-	-
IV. Inventories	140	V.4	-	-
1. Inventory	141		-	-
V. Other short-term assests	150	V.5	43.366.694.126	43.858.275.384
1. Short-term prepaid expenses	151		-	3.870.457
2. Value-added tax deductible	152		43.366.694.126	43.854.404.927
3. Taxes and other receivables from State Budget	153		-	-
B – LONG-TERM ASSETS	200		1.398.286.917.812	1.869.002.517.890
I. Long-term receivables	210		48.624.500.000	526.075.442.466
1. Receivables from long-term loans	215		-	471.000.000.000
2. Other long-term receivables	216	V.6	48.624.500.000	55.075.442.466
II. Fixed assets	220		225.664.192	371.515.324
1. Tangible fixed assets	221	V.7	225.664.192	371.515.324
- The original price	222		1.475.570.951	1.596.605.751
- Accumulated depreciation (*)	223		(1.249.906.759)	(1.225.090.427)
2. Intangible fixed assets	227	V.8	-	-
- The original price	228		282.383.660	282.383.660
- Accumulated depreciation (*)	229		(282.383.660)	(282.383.660)
III. Invested real estate	230		-	-
IV. Long-term unfinished assets	240		1.265.781.982.624	1.261.418.003.294
1. Long-term production in progress	241		1.157.174.278.980	1.154.643.961.758
2. Capital Construction in progress	242	V.9	108.607.703.644	106.774.041.536
V. Long-term financial investment	250	V.10	-	-
1. Investment in other companies	253		3.000.000.000	3.000.000.000
2. Provision for long-term financial investment	254		(3.000.000.000)	(3.000.000.000)
VI. Other long-term assets	260	V.11	83.654.770.996	81.137.556.806
1. Long-term prepaid expenses	261		82.994.770.996	80.486.556.806
2. Deferred income tax assets	262		660.000.000	651.000.000
Total assets	270		2.113.450.877.423	2.355.418.090.042

BALANCE SHEET (CONTINUED)

At Day 31 Month 12 Year 2025

Unit: VND

RESOURCE	Code	Inter-pretation	Closing balance	Opening blance
C – LIABILITIES	300		1.055.528.372.765	1.312.390.523.519
I. Short-term liabilities	310		58.288.372.765	368.150.523.519
1. Short-term payables to seller	311	V.12.1	244.291.585	165.321.541
2. Advances from customers	312	V.12.2	-	-
3. Taxes and Obligations to State Budget	313	V.12.3	3.086.697.307	1.381.856.816
4. Payables to Employees	314		1.685.935.794	808.997.059
5. Short-term payable expense	315	V.12.4	30.648.410.959	24.003.968.533
6. Short-term deferred revenue	318	V.12.5	-	-
7. Other short-term payables	319	V.12.5	21.153.513.176	22.473.877.036
8. Short-term borrowings and financial leases	320		-	318.000.000.000
9. Provision of short-term payables	321		-	-
10. Reward and Welfare funds	322		1.469.523.944	1.316.502.534
II. Long-term liabilities	330		997.240.000.000	944.240.000.000
1. Other long-term payables	337	V.13	997.240.000.000	944.240.000.000
2. Long-term borrowings and financial leases	338		-	-
D – OWNER'S EQUITY	400		1.057.922.504.658	1.043.027.566.523
I. Owner's equity	410	V.14.1	1.057.922.504.658	1.043.027.566.523
1. Owner's equity invested capital	411		900.000.000.000	900.000.000.000
- Ordinary stock with voting right	411A		900.000.000.000	900.000.000.000
2. Other capitals	414		1.565.519.629	1.565.519.629
3. Undistributed earning after tax	421		156.356.985.029	141.462.046.894
- Accumulated earning after tax by the end of previous period	421A		139.662.046.894	138.730.134.340
- Accumulated earning after tax of the current period	421B		16.694.938.135	2.731.912.554
II. Other fund	430			
Total resources	440		2.113.450.877.423	2.355.418.090.042

Ho Chi Minh City, January 16th 2026

Prepared by



Ngô Anh Tuấn

Chief Accountant



Trần Thành Nhơn

General Director



Trần Thị Minh Tâm

INCOME STATEMENT
Quarter IV/2025

Unit: VND

ITEMS	Co de	Inter-pretati on	Quarter IV		Cumulative from the beginning of the year to the end of this quarter.	
			Year 2025	Year 2024	Year 2025	Year 2024
1. Revenue from sales and services	01	V.15	3.510.000.000	3.425.000.000	8.020.000.000	3.425.000.000
2. Deductions	02				-	-
3. Net revenue	10		3.510.000.000	3.425.000.000	8.020.000.000	3.425.000.000
4. Cost of good sold	11		2.171.702.450	1.045.820.785	4.371.212.991	1.045.820.785
5. Gross profit from sales and supply of services	20		1.338.297.550	2.379.179.215	3.648.787.009	2.379.179.215
6. Revenue from financial operations	21	V.16	20.122.503.228	26.941.837.559	91.146.928.911	107.360.405.575
7. Financial charges	22	V.17	33.565.304.116	90.818.360.479	146.821.935.202	164.207.141.206
- In which: Interest Expense	23		33.565.304.116	90.818.360.479	146.821.935.202	164.207.141.206
8. Sales and distribution expenses	25	V.18	-	-	-	-
9. General and administrative expenses	26	V.19	5.150.715.904	3.897.770.020	13.079.928.087	11.874.827.262
10. Net operating profit	30		(17.255.219.242)	(65.395.113.725)	(65.106.147.369)	(66.342.383.678)
11. Other income	31	V.20	86.040.069.236	70.041.770.000	86.240.956.053	70.043.921.120
12. Other expenses	32	V.21	-	61.253.000	2.335.188	86.511.521
13. Other profit	40		86.040.069.236	69.980.517.000	86.238.620.865	69.957.409.599
14. Accounting profit before tax	50		68.784.849.994	4.585.403.275	21.132.473.496	3.615.025.921
15. Current coporate income tax expense	51		4.446.535.361	884.113.367	4.446.535.361	884.113.367
16. Deferred tax (expense) income	52		(30.000.000)	(26.000.000)	(9.000.000)	(1.000.000)
17. Net profit after tax	60		64.368.314.633	3.727.289.908	16.694.938.135	2.731.912.554
18. Earing per share (*)	70				-	
19. Diluted earning per share (*)	71				-	

Ho Chi Minh City, January 16th 2026

Prepared by



Ngô Anh Tuấn

Chief Accountant



Trần Thành Nhơn

General Director



Trần Thị Minh Tâm

CASH FLOW STATEMENT
(Direct method)
Quarter IV/2025

Unit: Dong

Indicator	Co de	Inter-pretatio n	Cumulative from the beginning of the year to the end of this quarter.	
			Year 2025	Year 2024
I. Cash flow from operating activities			-	-
1. Cash received from sales of goods, services and other revenues	01		8.663.400.000	2.701.437.595
2. Cash paid to suppliers of goods and services	02		(8.618.998.843)	(6.670.501.939)
3. Cash paid to employees	03		(11.729.694.474)	(11.120.327.777)
4. Interest paid	04		(140.954.766.745)	(178.333.384.541)
5. Income taxes paid	05		(2.384.113.367)	(1.298.885.246)
6. Other cash received from operating activities	06		88.041.065.275	70.231.498.620
7. Other cash paid for operating activities	07		(5.786.346.993)	(6.127.545.558)
Net cash flows from operating activities	20		(72.769.455.147)	(130.617.708.846)
II. Cash flows from investing activities			-	-
1. Cash paid for purchases/construction of fixed assets and other long-term assets	21		-	-
2. Cash paid for lending and purchasing debt instruments of other entities	23		(15.000.000.000)	(980.000.000.000)
3. Cash received from repayment of loans and resale of debt instruments of other entities	24		189.000.000.000	1.010.004.061.623
4. Cash paid for investments in other entities	25		-	-
5. Cash received from investments in other entities	26		-	-
6. Interest received, dividends, and profit shares	27		139.948.641.921	110.315.456.874
Net cash flows from investing activities	30		313.948.641.921	140.319.518.497
III. Cash flows from financing activities			-	-
1. Cash paid for capital contributions to owners or repurchase of issued shares	32		-	-
2. Cash received from borrowings	33		53.000.000.000	944.000.000.000
3. Cash paid for principal repayment of borrowings	34		(318.000.000.000)	(903.726.435.623)
4. Dividends and profits paid to owners	36		-	-
Net cash flows from financing activities	40		(265.000.000.000)	40.273.564.377
Net cash flows during the period	50		(23.820.813.226)	49.975.374.028
Cash and cash equivalents at the beginning of the period	60		72.414.129.935	22.438.755.907
Effect of exchange rate changes on foreign currency conversions	61		-	-
Cash and cash equivalents at the end of the period	70	V.1	48.593.316.709	72.414.129.935

Ho Chi Minh City, January 16th 2026

Prepared by



Ngô Anh Tuấn

Chief Accountant



Trần Thành Nhơn

General Director



Trần Thị Minh Tâm

FINANCIAL STATEMENT FOOTNOTES

Quarter IV/2025

I. CHARACTERISTICS OF BUSINESS OPERATIONS

1. Form of capital ownership

Sai Gon Vi Na Land Joint Stock Company (hereinafter referred to as the “Company”) is a joint-stock company established in Vietnam under Certificate of Business Registration, business registration code: 0305316946, issued by Department of Planning and Investment of Ho Chi Minh City on November 16, 2007. During its operation, the Company has amended its Certificate of Business Registration 14 times, most recently on June 04, 2025.

The Company's charter capital is VND 900.000.000.000, divided into 90.000.000 shares with a par value of VND 10.000 per share. The fully contributed capital is VND 900.000.000.000, equivalent to 90.000.000 shares

The Company's headquarter is located at 628 - 630 Võ Văn Kiệt Street, Chợ Quán Ward, Ho Chi Minh City.

As of December 31th 2025, the Company has total 25 employees.

2. Business Activities and main operations

According to Certificate of Business Registration, the Company's main operations include:

- Investment, construction and real estate business;
- Real estate Exchange;
- Real estatelodgerage, valuation, advertising, auction and management services;
- Construction consultancy, project management, design for civil and industrial projects.

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The Company's fiscal year starts on January 1 and ends on December 31 each year.

2. Accounting Currency

The currency used for accounting purposes is the Vietnamese Dong (VND).

III. APPLIED ACCOUNTING STANDARDS AND POLICIES

1. Applied Accounting Regime

The Company applies the corporate accounting regime issued under Circular 200/2014/TT-BTC dated November 22, 2014, by the Ministry of Finance.

2. Compliance with Accounting Standards and Regime

The Company adheres to the Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Regime and other applicable regulations in Vietnam for preparing financial statements.

3. Applied Accounting Method

The Company uses a computerized accounting method.

IV. KEY ACCOUNTING POLICIES

1. Basis for Preparing Financial Statements

The financial statements are prepared under the historical cost principle and in compliance with the Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Regime and other applicable regulations.

2. Accounting Estimates

The preparation of financial statements requires Board of Directors to make estimates and assumptions that affect reports of liabilities, assets and disclosure of contingent liabilities and assets as of the financial statement date as well as reported amounts of

revenue and expenses during the fiscal year. Actual business results may differ from these estimates.

3. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, bank deposits, cash in transit, savings deposits, deposits for guarantees and other short-term investments with a maturity of less than three months or investments with high liquidity. High liquidity is easy to turn them back into cash and low risk of value fluctuation.

4. Securities Investments

Securities investments are recorded at purchase date and initially measured at original price, including transaction-related costs.

Subsequently, they are stated at original price less impairment.

Provision for investment impairment is made in accordance with regulations of the Ministry of Finance.

5. Inventories

Inventories are measured at the lower of original price or net realizable value. The original price of inventories consists of the purchasing cost, processing cost and other directly-related costs incurred for having the inventories stored in the present place and conditions

Net realizable value means the estimated selling price of inventories in a normal production and business period minus the estimated cost for completing the products and the estimated selling cost. When necessary, provisions are made for obsolete, slow-moving and defective inventories in accordance with regulations issued by the Ministry of Finance.

6. Fixed Assets and Depreciation

Fixed assets are presented at original price and accumulated depreciation. Original price of fixed assets includes purchase price and any direct attributable costs to put the asset into the ready-for-use state.

Depreciation is calculated on a straight-line basis over the estimated useful life as per Circular 203/2009/TT-BTC and Circular 45/2013/TT-BTC issued by the Ministry of Finance, which is valid from 10 June 2023

Examples of useful lives for specific assets:

Vehicles: 8 years

Office equipment: 3-5 years

Fixed assets are depreciated using the straight-line method based on their estimated useful lives, in accordance with Circular No. 203/2009/TT-BTC dated October 20, 2009, and Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance, effective from June 10, 2013, regarding the management, utilization, and depreciation of fixed assets.

The estimated useful lives of specific fixed assets are as follows:

Fixed asset group	Useful life (Years)
Means of transport	08
Managerial equipment and instrument	03-05

7. Prepaid Expenses

Prepaid expenses which are only related to the production cost of one fiscal year or one business cycle are categorized as short-term and included in the production cost in that fiscal year.

Expenses that have been incurred during the fiscal year but relate to the business results over multiple accounting periods are recorded as long-term prepaid expenses and allocated to business results in the following accounting periods.

The calculation and allocation of long-term prepaid expenses into production costs for each accounting period are based on their nature and level of expense type to determine an appropriate allocation method and criteria. Prepaid expenses are gradually allocated to production costs using the straight-line method.

8. Accrued Expenses

Actual expenses that have not been incurred but are accrued in advance as production cost for that period to ensure that the actual arising expenses do not cause a sudden increase in production and business costs. This is based on the principle of matching revenue and expenses. When these expenses occur, if there is any discrepancy with the amount that has been accrued, the accountant will make an adjustment by either increasing or decreasing the expenses to match the difference.

9. Provisions

The recognized value of a provision for liabilities is the most reasonably estimated amount that will be required to settle the current debt obligation at the end of the fiscal year.

Only expenses related to the provision that was initially set up can be offset by that provision.

If the difference between the provision for liabilities established in the previous accounting period that has not been fully used is higher than the provision for liabilities established in that reporting period, these difference will be reversed and recorded as a reduction in production and business expenses for the period. Except for the excess difference of the warranty provision for construction work, which is reversed into other income in the period

10. Owner's Equity

Owner's equity is recognized based on the actual capital contributed by the owner.

Other equity from the owner is recorded based on the remaining value between the fair value of assets that the company receives as gifts or donations from other organizations or individuals, after deducting (-) any taxes payable (if any) related to these donated assets and any additional contributions from business operations.

The revaluation surplus reflected in the balance sheet is the difference arising from the revaluation of assets according to current government regulations. Retained earnings represent the profit from the company's activities after deducting (-) adjustments due to retrospective application of changes in accounting policies and retrospective adjustments for material errors in prior years.

11. Các nghiệp vụ bằng ngoại tệ Foreign Currency Transactions

Transactions conducted in currencies other than the company's functional currency (VND) are recorded at the exchange rate on the transaction date. Any actual exchange rate differences arising during the year are recognized in the financial income or expenses for that fiscal year.

At the end of the fiscal year, monetary items denominated in foreign currencies are revalued at the average interbank exchange rate published by the State Bank of Vietnam at that time. Exchange rate differences arising from the revaluation of year-end balances of cash, cash equivalents, receivables, and short-term liabilities in foreign currencies are reflected under the "Exchange Rate Differences" item in the "Owner's Equity" section of the balance sheet and will be recognized in the following year. Exchange rate differences resulting from the revaluation of long-term liabilities in foreign currencies are recorded in the profit and loss statement of the fiscal year..

12. Revenue Recognition

Sale Revenue

Sales revenue is recognized when the following conditions are met:

- Most of the risks and rewards associated with ownership of the product or goods have been transferred to the buyer;
- The company no longer retains control over the goods,
- Revenue is reasonably certain;
- The company has received or will receive economic benefits from the sales transaction;
- The costs related to the sales transaction can be identified.

Service Revenue

Service revenue is recognized when the result of the transaction can be reliably determined.

In cases where the service is provided over multiple periods, revenue is recognized for the period based on the portion of the work completed as of the balance sheet date of that period. The result of the service transaction is determined when the following conditions are met:

- Revenue is reasonably certain;
- There is a possibility of receiving economic benefits from the service transaction;
- The portion of work completed as of the balance sheet date can be determined;
- The costs incurred for the transaction and the costs to complete the service transaction can be identified.

The portion of work completed is determined using the method of evaluating work completed

Income from financial activities

Income arising from interest, royalties, dividends, profit distribution, and other financial income is recognized when both of the following conditions are met:

- There is a possibility of receiving economic benefits from the transaction;
- Revenue is reasonably certain.

Dividends and profit distributions are recognized when the company has the right to receive the dividends or profits from its investment.

13. Taxes

Current Tax

Tax assets and liabilities for the current year and prior years are determined based on the amount expected to be paid to (or recovered from) the tax authorities, using the tax rates and tax laws in effect as of the end of the fiscal year.

Deferred Tax

Deferred income tax is determined for temporary differences at the end of the fiscal year between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Value Added Tax (VAT)

The Value Added Tax (VAT) for goods and services provided by the Company is as follows:

Revenue from the sale of apartments:	10%
Services related to the sale of apartments:	10%
Other services:	10%

Other Taxes: Other taxes are applied in accordance with the current tax laws in Vietnam.

14. Profit Distribution and Allocation to Funds

The Company's profit after tax may be distributed to shareholders after being approved by the General Meeting of Shareholders and after allocating funds in accordance with the Company's Charter and current regulations in Vietnam.

Allocations to funds, as stipulated in the Company's Charter and current regulations in Vietnam, shall be approved by the Board of Directors. Additionally, as per the Company's Charter, the Company must allocate a portion of its profit after tax to the Reserve Fund for Charter Capital supplementation as required by law every year. This allocation shall not exceed 5% of the Company's profit after tax and will continue until the reserve fund reaches 10% of the Company's charter capital.

15. Earning per Share

Earnings per share are calculated by dividing the Company's profit after tax for the year by the weighted average number of common shares outstanding, including common shares repurchased and held as treasury shares (if any).

V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

1. Cash and Cash Equivalents

	End of Quarter	Beginning of Year
Cash	46.404.912	85.802.437
Bank Deposits	2.546.911.797	2.328.327.498
Cash Equivalents	46.000.000.000	70.000.000.000
Total	48.593.316.709	72.414.129.935

2. Short-term financial investment

3. Short-term account receivables

3.1. Short-term trade receivables from customers

	End of Quarter	Beginning of Year
Short-term Receivables from Customers	1.728.300.000	1.625.700.000
Total	1.728.300.000	1.625.700.000

3.2. Short-term advances to suppliers

	End of Quarter	Beginning of Year
Other suppliers	169.128.000	148.455.000
Indochina Architecture Consulting Management Corporation	4.473.313.593	4.473.313.593
Total	4.642.441.593	4.621.768.593

3.3. Receivables from short-term loans

	End of Quarter	Beginning of Year
Receivables from short-term loans	587.000.000.000	340.000.000.000
Total	587.000.000.000	340.000.000.000

3.4. Other receivables

	End of Quarter	Beginning of Year
Deposit Interest	67.142.466	5.893.151
Short-term loan	29.694.276.720	23.841.627.398
Advances to employees	71.787.997	48.177.691
Total	29.833.207.183	23.895.698.240

3.5. Provision

	End of Quarter	Beginning of Year
Share of Vietnam Electricity Investment an Construction Joint Stock Company	3.000.000.000	3.000.000.000
Total	3.000.000.000	3.000.000.000

4. Inventories

	End of Quarter	Beginning of Year
Dragon Hill Premier Apartment Project	1.157.174.278.980	1.154.643.961.758
Total	1.157.174.278.980	1.154.643.961.758

5. Other short-term assets

	End of Quarter	Beginning of Year
Short-term Prepaid Expenses	-	3.870.457
VAT(Value Added Tax) to be deducted	43.366.694.126	43.854.404.927
Total	43.366.694.126	43.858.275.384

6. Long-term Receivables from Customers

	End of Quarter	Beginning of Year
Receivables from long-term loans	-	471.000.000.000
Total	-	471.000.000.000

7. Other long-term receivables

	End of Quarter	Beginning of Year
Deposit to guarantee the implementation of Dragon Riverside City 628 - 630 Võ Văn Kiệt Complex Project	48.590.000.000	48.590.000.000
Other long-term deposits and guarantees	34.500.000	34.500.000
Long-term loan interest receivable	-	6.450.942.466
Total	48.624.500.000	55.075.442.466

8. Tangible fixed assets

	Means of transport, transmission	Machinery, equipment	Management equipment, tools	Total
ORIGINAL COST				
Beginning of the Period(as of October 1 st 2025)	1.166.809.091	218.872.987	210.923.673	1.596.605.751
Increase during the period	-	-	-	-
Decrease during the period	-	-	121.034.800	121.034.800
End of the Period(as of December 31 th 2025)	1.166.809.091	218.872.987	89.888.873	1.475.570.951
ACCUMULATED DEPRECIATION				
Beginning of the Period(as of October 1 st 2025)	904.682.116	218.872.987	210.923.673	1.334.478.776
Increase during the period	36.462.783	-	-	36.462.783
Decrease during the period	-	-	121.034.800	121.034.800
End of the Period(as of December 31 th 2025)	941.144.899	218.872.987	89.888.873	1.249.906.759
CARRYING AMOUNT				
Beginning of the Period (as of October 1 st 2025)	262.126.975	-	-	262.126.975
End of the Period(as of December 31 th 2025)	225.664.192	-	-	225.664.192

9. Intangible fixed assets

	Computer Software	Copyright and Patents	Total
ORIGINAL COST			
Beginning of the Period(as of October 1 st 2025)	124.000.000	158.383.660	282.383.660
End of the Period(as of December 31 th 2025)	124.000.000	158.383.660	282.383.660
ACCUMULATED DEPRECIATION			
Beginning of the Period(as of October 1 st 2025)	124.000.000	158.383.660	282.383.660
Increase during the period	-	-	-
Decrease during the period	-	-	-
End of the Period(as of December 31 th 2025)	124.000.000	158.383.660	282.383.660
CARRYING AMOUNT			
Beginning of the Period(as of October 1 st 2025)	-	-	-

End of the Period(as of
December 31th 2025)

-

-

-

10. Construction in progress

	End of Quarter	Beginning of Year
Investment cost for Dragon Riverside City project, including:		
- Dragon Mall Project	33.342.534.556	32.756.836.170
- Dragon Tower Project	75.265.169.088	74.017.205.366
Total	108.607.703.644	106.774.041.536

11. Long-term financial investment

12. Other long-term fixed assetsc

	End of Quarter	Beginning of Year
Long-term advances	82.994.770.996	80.486.556.806
Deferred Tax Assets	660.000.000	651.000.000
Total	83.654.770.996	81.137.556.806

13. Short-term loan

13.1. Short-term payables to suppliers

	End of Quarter	Beginning of Year
Other suppliers	244.291.585	165.321.541
Total	244.291.585	165.321.541

13.2. Taxes and other payables to the State

	Beginning Balance	Amount Payable during the period	Amount Paid/Refunded in the previous perious	Remaining amount payable at the end of period
Value added tax	-	295.536.364	295.536.364	-
Corporate income tax	-	4.446.535.361	1.500.000.000	2.946.535.361
Personal income tax	75.103.961	745.227.368	681.553.037	138.778.292
Personal income tax(Dividends)	1.852.660	4.600.156	5.069.162	1.383.654
non-agricultural land use tax	-	206.428.349	206.428.349	-
Total	76.956.621	5.698.327.598	2.688.586.912	3.086.697.307

13.3. Short-term payables

	End of Quarter	Beginning of Year
Interest expense	30.348.410.959	23.748.968.533
Other payables	300.000.000	255.000.000
Total	30.648.410.959	24.003.968.533

13.4. Other short-term payables

	End of Quarter	Beginning of Year
Dividends payable	5.939.978.925	6.328.068.816
Interest payable	6.773.534.251	7.505.808.220
Deposit for Purchasing Dragon Hill Premier Apartment	8.440.000.000	8.640.000.000
Total	21.153.513.176	22.473.877.036

13.5. Loans and Financial Leases

	End of Quarter	Beginning of Year
Short-term loans from bank	-	318.000.000.000
Total	-	318.000.000.000

13.6 Other long-term payables

	End of Quarter	Beginning of Year
Long-term deposits, pledges	240.000.000	240.000.000
Jount Venture Capital contributions	997.000.000.000	944.000.000.000
Total	997.240.000.000	944.240.000.000

14. Owner's equity

14.1 Owner's equity

	Paid-in capital	Other capital	Undistributed earnings	Total
Beginning of the Period(as of October 1 st 2025)	900.000.000.000	1.565.519.629	91.988.670.396	993.554.190.025
Profit during the period			64.368.314.633	64.368.314.633
Bonus and welfare fund			-	-
End of the Period(as of December 31th 2025)	900.000.000.000	1.565.519.629	156.356.985.029	1.057.922.504.658

14.2 Owner's investment capital

	Total shares as of December 31 st 2025	Total shares contributed as of December 31 st 2025	Ownership percentage (%)
I. Major shareholders	12.233.584	122.335.840.000	13,59%
1. Dai A Land Corporation	12.233.584	122.335.840.000	13,59%
II. Other shareholders	77.766.416	777.664.160.000	86,41%
Total	90.000.000	900.000.000.000	100%

15. Sale and service revenue

	This year	Previous year
Service revenue	8.020.000.000	3.425.000.000
Total	8.020.000.000	3.425.000.000

16. Cost of goods sold

	This year	Previous year
Cost of goods sold and services provided	4.371.212.991	1.045.820.785
Total	4.371.212.991	1.045.820.785

17. Revenue from financial activities

	This year	Previous year
Bank deposit interest	1.796.580.134	598.542.925
Loan interest	89.350.348.777	106.761.862.650
Total	91.146.928.911	107.360.405.575

18. Financial expenses

	This year	Previous year
Interest expenses	146.821.935.202	164.207.141.206
Total	146.821.935.202	164.207.141.206

19. Selling expenses

20. General and administrative cost

	This year	Previous year
Employees cost	7.727.969.460	6.994.193.425
Tools cost	274.278.708	308.784.520
Stationery cost	104.088.997	143.128.556
Fixed asset depreciation	145.851.132	145.851.132
Taxes, fees, charges	9.158.429	4.607.187
Outside purchasing service cost	579.775.808	603.353.918
Other cost	4.238.805.553	3.674.908.524
Total	13.079.928.087	11.874.827.262

21. Other incomes

	This year	Previous year
liquidation of fixed assets	18.100.000	-
Other incomes	86.222.856.053	70.043.921.120
Total	86.240.956.053	70.043.921.120

22. Other expenses

	This year	Previous year
Penalty expenses	2.335.188	25.000.000
Other expenses	-	61.511.521
Total	2.335.188	86.511.521

Ho Chi Minh City, January 16th 2026

Prepared by



Ngô Anh Tuấn

Chief Accountant



Trần Thành Nhơn

General Director



Trần Thị Minh Tâm

