

FINANCIAL STATEMENTS

QUARTER I 2026

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MID-YEAR FINANCIAL STATEMENT REPORTAs of March 31, 2026

Unit of measurement: Vietnamese Dong

ASSET	Code number	Explan ation	Final figures for the quarter	First issue of the year
<i>I</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>
A - SHORT-TERM ASSETS	100		531.083.699.613	575.076.557.446
I. Cash and cash equivalents	110	V.1	14.234.570.489	55.845.563.615
1. Money	111		14.234.570.489	55.845.563.615
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		-	-
III. Short-term receivables	130		108.590.989.507	106.085.071.023
1. Short-term receivables from customers	131	V.3	63.062.971.877	67.269.318.414
2. Prepayment to short-term suppliers	132	V.4	30.093.414.914	23.654.506.504
3. Short-term intercompany receivables	133			
4. Payments due according to the construction contract schedule.	134			
5. Other short-term receivables	135	V.5	19.036.274.692	18.762.918.081
6. Provision for doubtful short-term receivables (*)	136	V.6	(3.601.671.976)	(3.601.671.976)
7. Assets awaiting processing	137			
IV. Inventory	140	V.7	397.834.802.328	411.180.899.555
1. Inventory	141		399.732.082.328	413.078.179.555
2. Provision for inventory devaluation (*)	142		(1.897.280.000)	(1.897.280.000)
V. Short-term biological assets	150		-	-
VI. Other current assets	160		10.423.337.289	1.965.023.253
1. Short-term deferred expenses	161			
2. Deductible VAT	162			
3. Taxes and other amounts due to the State	163	V.14	10.423.337.289	1.965.023.253
4. Government bond repurchase transactions	164			
5. Other current assets	165			
B - LONG-TERM ASSETS	200		383.968.402.689	365.426.375.333
I. Long-term receivables	210		41.217.500.000	41.217.500.000
1. Long-term receivables from customers	211			
2. Long-term upfront payment to the seller.	212			
3. Business capital in subsidiary units	213			
4. Long-term intercompany receivables	214			
5. Other long-term receivables	215	V.5	41.217.500.000	41.217.500.000
6. Provision for long-term doubtful receivables (*)	216			
II. Fixed Assets	220		71.956.539.128	50.288.314.419
1. Tangible fixed assets	221	V.9	59.987.332.582	38.319.107.873
- Original price	222		113.326.890.677	90.992.836.881
- Accumulated depreciation value (*)	223		(53.339.558.095)	(52.673.729.008)
2. Fixed assets under finance lease	224		-	-
- Original price	225			
- Accumulated depreciation value (*)	226			
3. Intangible fixed assets	227	V.8	11.969.206.546	11.969.206.546
- Original price	228		12.002.066.546	12.002.066.546
- Accumulated depreciation value (*)	229		(32.860.000)	(32.860.000)

III. Long-term biological assets	230		-	-
IV. Investment Properties	240	V.10	227.014.101.385	230.000.991.358
- Original price	241		322.764.153.617	322.764.153.617
- Accumulated depreciation value (*)	242		(95.750.052.232)	(92.763.162.259)
V. Long-term work-in-progress assets	250		-	-
1. Long-term work-in-progress production and business costs	251			
2. Construction in progress costs	252			
VI. Long-term financial investment	260		42.683.254.750	42.683.254.750
1. Investing in subsidiaries	261			
2. Investing in joint ventures and affiliated companies.	262			
3. Investing capital in other entities.	263	V.2	42.683.254.750	42.683.254.750
4. Provision for long-term investment losses in other entities (*)	264			
5. Long-term investment holding until maturity.	265			
6. Provision for long-term investments held to maturity (*)	266			
VI. Other long-term assets	270		1.097.007.426	1.236.314.806
1. Long-term upfront costs	271	V.11	1.097.007.426	1.236.314.806
2. Deferred income tax assets	272			
3. Long-term equipment, supplies, and spare parts.	273			
4. Other long-term assets	274			
TOTAL ASSETS (280 = 100 + 200)	280		915.052.102.302	940.502.932.779
C - LIABILITIES	300		347.787.698.481	379.243.606.443
I. Short-term debt	310		249.329.120.772	287.263.077.340
1. Short-term payables to suppliers.	311	V.12	37.009.080.512	43.988.056.100
2. Short-term advance payment by the buyer.	312	V.13	54.220.206.908	46.990.817.409
3. Dividends and profits must be paid.	313			
4. Taxes and short-term payments to the State	314	V.14	48.176.181	1.366.065.950
5. Workers must be paid.	315		4.541.410.100	6.771.391.035
6. Short-term payables	316	V.15	13.866.947.367	13.866.947.367
7. Short-term internal payments required.	317			
8. Payment must be made according to the progress of the short-term	318			
9. Short-term deferred revenue	319	V.16	5.098.958.889	7.413.862.470
10. Other short-term payables	320	V.17	96.642.399.875	115.483.132.708
11. Short-term loans and financial leases	321	V.18	5.058.880.753	14.436.492.265
12. Short-term provisions for liabilities	322			
13. Reward and Welfare Fund	323		32.843.060.187	36.946.312.036
14. Price Stabilization Fund	324			
15. Government bond repurchase transactions	325			
II. Long-term debt	330		98.458.577.709	91.980.529.103
1. Long-term payment to the seller.	331			
2. Buyers pay in advance for a long term.	332			
3. Taxes and other long-term payments to the State.	333			
4. Long-term costs	334			
5. Internal payments for working capital.	335			
6. Long-term internal payment required.	336			
7. Revenue awaiting long-term allocation	337	V.16	70.620.603.031	64.242.554.425
8. Other long-term payables	338	V.17	4.869.974.678	4.769.974.678
9. Long-term loans and financial leases	339	V.18	22.968.000.000	22.968.000.000
10. Convertible bonds	340			
11. Preferred stock	341			
12. Deferred income tax payable	342			
13. Long-term provisions for liabilities	343			

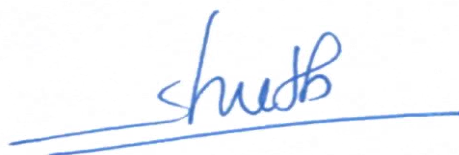
14. Science and Technology Development Fund	344			
- EQUITY	400	V.19	567.264.403.821	561.259.326.336
1. Owner's equity contribution	411		270.269.070.000	270.269.070.000
- <i>Common stock with voting rights</i>	411a		270.269.070.000	270.269.070.000
- <i>Preferred stock</i>	411b			
2. Capital surplus	412			
3. Bond conversion option	413			
4. Other owner's equity	414			
5. Shares repurchased from oneself (*)	415			
6. Revaluation difference of assets	416			
7. Exchange rate differences	417			
8. Development Investment Fund	418		24.200.097.072	24.200.097.072
9. Other funds belonging to equity capital	419			
10. Undistributed after-tax profit	420		272.795.236.749	266.790.159.264
- <i>Undistributed net profit accumulated up to the end of the previous period</i>	420a		266.790.159.264	234.065.047.364
- <i>Undistributed net profit for this period</i>	420b		6.005.077.485	32.725.111.900
TOTAL CAPITAL (440 = 300 + 400)	440		915.052.102.302	940.502.932.779

PREPRER



Ngo Thi Thanh Thuy

CHIEF ACCOUNTANT



Nguyen Thi Thu Thuy



Approved, April 16, 2026

LEGAL REPRESENTATIVE

Manager

Pham Tien Diep

MID-YEAR BUSINESS PERFORMANCE REPORT

Accounting period from January 1, 2026 to March 31, 2026

Unit of measurement: Vietnamese Dong

Target	Code number	Explanation	First Quarter		Cumulative figures from the beginning of the year to the end of this quarter.	
			This year	Last year	This year	Last year
1	2	3	4	5	6	7
1. Revenue from sales and services	01	VI.1	41.040.236.378	17.639.195.297	41.040.236.378	17.639.195.297
2. Revenue deductions	02		-			
3. Net revenue from sales and services (10 = 01-02)	10		41.040.236.378	17.639.195.297	41.040.236.378	17.639.195.297
4. Cost of goods sold	11	VI.2	28.927.357.706	12.433.427.735	28.927.357.706	12.433.427.735
5. Gross profit from sales and services (20 = 10 - 11)	20		12.112.878.672	5.205.767.562	12.112.878.672	5.205.767.562
6. Profit/loss from the sale and liquidation of investment properties.	21		-	-		
7. Financial operating revenue	22	VI.3	214.566.222	4.260.053	214.566.222	4.260.053
8. Financial costs	23	VI.4	-	1.150.683		1.150.683
- Including: Interest expense	24			-		
9. Cost of goods sold	25		-			
10. Business management costs	26	VI.7	3.544.688.254	3.357.649.539	3.544.688.254	3.357.649.539
11. Net profit from business operations {30 = 20 + 21 + 22 - (23 + 25 + 26)}	30		8.782.756.640	1.851.227.393	8.782.756.640	1.851.227.393
12. Other income	31	VI.5	1.645.216.966	2.438.905.125	1.645.216.966	2.438.905.125
13. Other expenses	32	VI.6	2.164.495.916	1.090.756.547	2.164.495.916	1.090.756.547
14. Other profit (40 = 31 - 32)	40		(519.278.950)	1.348.148.578	(519.278.950)	1.348.148.578
15. Total accounting profit before tax (50 = 30 + 40)	50		8.263.477.690	3.199.375.971	8.263.477.690	3.199.375.971
16. Current Corporate Income Tax Expense	51	VI.8	2.258.400.205	639.875.194	2.258.400.205	639.875.194
17. Deferred Corporate Income Tax Expense	52		-			
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		6.005.077.485	2.559.500.777	6.005.077.485	2.559.500.777
19. Basic earnings per share (*)	70	VI.9	222	95	222	95
20. Declining earnings per share (*)	71					

(*) Applicable only to joint-stock companies

PREPRER



Ngo Thi Thanh Thuy

CHIEF ACCOUNTANT



Nguyen Thi Thu Thuy

Approved, April 16, 2026

LEGAL REPRESENTATIVE



Manager

Pham Tien Diep

CASH FLOW STATEMENT (Using the direct method) Accounting period from January 1, 2026 to March 31, 2026

Unit of measurement: Vietnamese Dong

Target	Code number	Explanation	Cumulative figures from the beginning of the year to the end of this quarter.	
			This year	Last year
1	2	3	4	5
I. Cash flow from operating activities				
1. Revenue from the sale of goods, provision of services, and other	01		59.921.042.918	26.875.098.230
2. Payments to suppliers of goods and services	02		(44.951.946.616)	(45.415.114.544)
3. Payments to employees	03		(11.159.969.535)	(9.953.785.536)
4. Borrowing costs paid	04		(96.272.528)	
5. Corporate income tax paid	05		(7.493.079.473)	(3.873.466.375)
6. Other income from business operations	06		3.369.040.607	503.972.500
7. Other expenses for business operations	07		(13.452.452.514)	(36.841.708)
Net cash flow from operating activities	20		(13.863.637.141)	(31.826.454.017)
II. Cash flow from investing activities				
1. Expenses for purchasing and constructing fixed assets and other	21		-	-
long-term assets				
2. Proceeds from the liquidation and sale of fixed assets and other	22		-	-
3. Money spent on loans and purchasing debt instruments from other	23		-	-
4. Proceeds from loan repayments and resale of debt instruments from	24		-	-
5. Funds spent on investment and capital contributions to other entities	25		-	-
6. Recovered investment capital contributed to other entities.	26		-	-
7. Interest income from loans, dividends, and distributed profits.	27		10.882.477	4.260.053
Net cash flow from investing activities	30		10.882.477	4.260.053
III. Cash flow from financing activities				
1. Proceeds from issuing shares and receiving capital contributions from	31		-	
2. Repayment of capital contributions to shareholders, repurchase	32		-	
3. Money received from borrowing	33	VII.1	5.058.880.753	
4. Loan principal repayment	34	VII.2	(14.436.492.265)	
5. Principal repayment of a financial lease	35		-	
6. Dividends and profits paid to owners	36		(18.380.626.950)	
Net cash flow from financing activities	40		(27.758.238.462)	-
Net cash flow during the period (50 = 20+30+40)	50		(41.610.993.126)	(31.822.193.964)
Cash and cash equivalents at the beginning of the period	60		55.845.563.615	38.174.754.287
The impact of changes in foreign exchange rates	61			
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		14.234.570.489	6.352.560.323

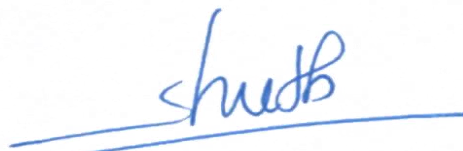
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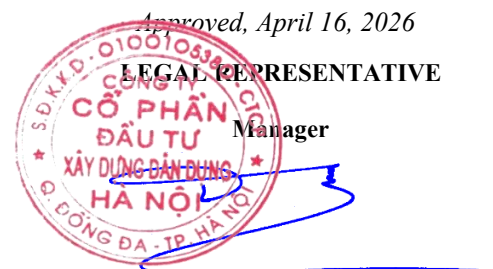
LEGAL REPRESENTATIVE



Ngo Thi Thanh Thuy



Nguyen Thi Thu Thuy



Pham Tien Diep

SELECTED FINANCIAL STATEMENT NOTES

Accounting period from January 1, 2026 to March 31, 2026

I. Characteristics of business operations

1. Forms of capital ownership

Hanoi Civil Construction Investment Joint Stock Company (hereinafter referred to as "the Company"), was established and operates under Business Registration Certificate No. 0103018181 dated July 2, 2007, issued by the Hanoi Department of Planning and Investment. The Company has had 13 amendments to its Business Registration Certificate.

According to the 13th amended business registration certificate issued by the Hanoi Department of Planning and Investment on August 23, 2023, the company's charter capital is **270,269,070,000 VND (In words: Two hundred seventy billion, two hundred sixty-nine million, seventy thousand dong.)**

The company's shares are traded on the Upcom trading system at the Hanoi Stock Exchange under the ticker symbol: XDH.

2. Business field

The company operates primarily in the construction and real estate sectors.

3. Business lines

The company operates primarily in the following areas:

- Construction of industrial, civil, and residential buildings;
- Construction of infrastructure projects, road transport projects, and small and medium-sized irrigation projects;
- Construction and installation of power lines and substations up to 35KV;
- Construction and installation of equipment and machinery for projects;

Real estate business, land use rights belonging to the owner, user or lessee;

Company headquarters located at: No. 292 Van Chuong Alley, Kham Thien Street, Van Mieu - Quoc Tu Giam Ward, Hanoi City.

4. Normal production and business cycle

The company's normal production and business cycle lasts for more than 12 months.

5. Staff

The number of employees as of March 31, 2026 was 133.

II. Accounting period, currency used in accounting

1. Accounting period

The Company's accounting period follows the calendar year, beginning on January 1st and ending on December 31st each year.

2. Currency used in accounting

The currency used in accounting is the Vietnamese Dong ("VND"), and accounting is based on the historical cost principle, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations concerning the preparation and presentation of financial

III. Applicable Accounting Standards and Regulations

1. Applicable Accounting Standards and Regulations

The company applies Vietnamese Accounting Standards and the Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance guiding the Enterprise Accounting System.

2. Statement on Compliance with Accounting Standards and Accounting Regulations

The Company's financial statements are prepared and presented in compliance with the requirements of current Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System, as well as relevant legal regulations concerning the preparation and presentation of financial statements.

IV. Summary of key accounting policies

1. Accounting estimates

The preparation of financial statements in compliance with Vietnamese accounting standards, the Vietnamese corporate accounting system, and relevant legal regulations concerning the preparation and presentation of financial statements requires the Board of Directors to make estimates and assumptions affecting the reported figures on liabilities, assets, and the presentation of contingent liabilities and assets at the financial statement date, as well as the reported figures on revenue and expenses throughout the operating period. Although accounting estimates are made to the best of the Board of Directors' knowledge, actual figures may differ from the estimates and assumptions made.

2. Principles for recognizing cash and cash equivalents

Cash and cash equivalents include cash on hand, demand deposits that are highly liquid, easily convertible into cash, and carry little risk associated with fluctuations in value.

3. Accounting principles for financial investments

Investments in equity instruments of other entities.

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

Investments in equity instruments of other entities are initially recognized at cost, including the purchase price or capital contribution plus direct costs associated with the investment. Dividends and profits from periods prior to the investment being acquired are accounted for as a reduction in the value of the investment itself. Dividends and profits from periods after the investment is acquired are recognized as revenue. Dividends received in the form of shares are tracked only in terms of the number of additional shares received, not the par value of the received shares.

4. Accounting principles for accounts receivable

Accounts receivable are presented at their book value less any provisions for doubtful accounts.

The classification of receivables is carried out according to the following principles:

Accounts receivable from customers reflect commercial receivables arising from purchase-sale transactions between the Company and buyers who are independent entities from the Company.

- Other receivables reflect non-commercial receivables that are not related to purchase or sale transactions.

Provisions for doubtful receivables are set aside for accounts receivable that are overdue as stated in economic contracts, contractual agreements, or debt repayment commitments, which the enterprise has repeatedly demanded but has yet to recover, or accounts receivable that the debtor is unlikely to pay due to liquidation, bankruptcy, or similar difficulties.

Increases or decreases in the balance of provisions for doubtful receivables that need to be set aside at the closing date for financial statements are recorded as administrative expenses.

5. Principles of Inventory Recognition

Inventory is determined on the basis of the lower of cost and net realizable value.

The original cost of inventory includes the purchase cost, processing costs, and other directly related costs incurred (if any) to bring the inventory to its current location and condition.

Inventory refers to real estate purchased or constructed for sale in the normal course of the Company's operations, not for lease or appreciation, and is determined on the lower of the cost to bring each item to its current location and condition and its net realizable value. The cost of real estate inventory includes: land use fees and land development costs, construction costs payable to contractors, interest expenses, design consulting fees, land leveling and compensation costs, consulting fees, land transfer tax, general construction management costs, and other related expenses.

Net realizable value is the estimated selling price of inventory in the normal course of business less the estimated costs to complete and the estimated costs necessary for its sale.

Inventory values are calculated using the weighted average method and accounted for using the perpetual inventory method.

6. Principles of recognition and depreciation methods for fixed assets.

6.1 Principles of recognition and depreciation methods for tangible fixed assets.

Tangible fixed assets are recorded at their original cost and are reflected on the Balance Sheet according to the indicators of original cost, accumulated depreciation, and net book value.

The original cost of purchased tangible fixed assets includes the purchase price (minus any trade discounts or price reductions), taxes, and costs directly related to bringing the asset into a ready-to-use condition.

The original cost of self-constructed or self-manufactured tangible fixed assets includes the actual cost of the self-constructed or self-manufactured tangible fixed assets and the installation and commissioning costs.

Expenses incurred after the initial recognition of tangible fixed assets are added to the asset's cost basis when these expenses are certain to increase future economic benefits. Expenses that do not meet this condition are recognized by the Company as operating expenses in the current period.

The company applies the straight-line depreciation method to tangible fixed assets. Tangible fixed assets are classified into groups of assets with similar characteristics and purposes in the company's production and business operations, including:

<i>Type of fixed asset</i>	<i>Depreciation period (years)</i>
Houses and buildings	05 - 30
Machinery and equipment	03 - 10
Transportation vehicles, transmission equipment	05 - 10
Management equipment and tools	03 - 05
Other assets	04 - 05

The gains and losses arising from the liquidation or sale of assets are the difference between the income from liquidation and the remaining value of the asset, and are recorded in the income statement.

6.2 Principles of recognition and depreciation methods for intangible fixed assets.

Intangible fixed assets are recorded at their original cost and are reflected on the Balance Sheet according to the indicators of original cost, accumulated depreciation, and net book value.

The initial cost of intangible fixed assets includes all costs incurred by the company to acquire the asset up to the point when the asset is ready for use.

Costs related to intangible fixed assets that arise after initial recognition are recognized as production and business expenses in the period unless these costs are directly associated with a specific intangible fixed asset and increase the economic benefits from that asset.

When fixed assets are sold for liquidation, the original cost and accumulated depreciation are written off, and any profit or loss arising from the liquidation is recognized as income or expense in the year.

The Company's intangible fixed assets include the Company's logo and land use rights.

The company logo is depreciated using the straight-line method over 5 years. The company logo has already been fully depreciated in previous accounting periods.

Land use rights encompass all actual costs incurred by the Company directly related to the land used, including: money spent to acquire land use rights, costs for compensation, land clearance, land leveling, registration fees, etc. Land use rights without a specified term are not subject to depreciation.

7. Principles of recognition and depreciation methods for investment properties.

Principles for recognizing investment properties

The Company's investment properties are the right to use land, buildings, parts of buildings, or infrastructure owned by the Company and used for the purpose of generating rental income. Investment properties are presented at their original cost less accumulated depreciation. The original cost of an investment property is the total cost incurred by the Company or the fair value of the amounts given in exchange for acquiring the investment property up to the time of purchase or completion of construction.

Costs related to investment properties that arise after initial recognition are recognized as expenses, unless these costs are likely to cause the investment property to generate more future economic benefits than initially assessed, in which case they are added to the original cost.

When an investment property is sold, the original cost and accumulated depreciation are written off, and any resulting gains or losses are accounted for as income or expenses in the period.

The conversion of owner-occupied or inventory real estate to investment real estate only occurs when the owner ceases to use the property and begins leasing it to another party or upon completion of the construction phase. The conversion of investment real estate to owner-occupied or inventory real estate only occurs when the owner begins to use the property or begins to develop it for sale. The conversion of investment real estate to owner-occupied or inventory real estate does not alter the original cost or residual value of the property at the date of conversion.

Methods of depreciation for investment properties

The Company's investment properties are leased infrastructure assets that are depreciated using the straight-line method over an estimated useful life of 20 to 30 years.

8. Principles for recognizing and allocating prepaid expenses.

Prepaid expenses include actual expenses incurred but related to the business results of multiple accounting periods. The Company's prepaid expenses include provisional corporate income tax payments based on payment schedules and asset repair costs.

The provisional corporate income tax is recorded based on the amount of tax payable to the State budget related to the provisional payments made according to the progress of the projects that the Company is implementing. This amount will be recorded as current corporate income tax expense in the accounting period when the Project is completed.

One-time, large-value asset repair costs are allocated to expenses using the straight-line method over three years.

9. Accounting principles for liabilities

Liabilities are amounts payable to suppliers and other parties. Liabilities include accounts payable to vendors and other payables. Liabilities cannot be recorded lower than the actual payment obligations.

The classification of liabilities is carried out according to the following principles:

- Accounts payable to suppliers include commercial liabilities arising from transactions involving the purchase of goods, services, or assets, where the seller is an independent entity from the buyer.
- Other payables include non-commercial payables that are not related to transactions involving the purchase, sale, or provision of goods or services.

Accounts payable are tracked in detail by individual payer and payment due date.

10. Loan recording principles

Loans are recorded on the basis of receipts, bank documents, promissory notes, and loan agreements.

Loans are tracked by individual borrower and loan term.

11. Principles for recognizing accrued expenses

The company's payable expenses include provisions for infrastructure costs and construction costs, which are actual expenses incurred during the reporting period but not yet paid due to the lack of invoices or insufficient accounting documents, and are recorded as production and business expenses of the reporting period; and payables not yet incurred due to the goods or services not yet recorded, but are pre-calculated into production and business expenses of this period to ensure that when they actually arise, they do not cause sudden spikes in production and business expenses.

The company only accrues costs in advance to provisionally calculate the cost of goods sold for completed items that have been determined to have been sold during the period. These accrued costs are those included in the investment and construction budget but for which there is insufficient documentation for volume verification. The amount of accrued costs is provisionally calculated to correspond to the cost of goods sold based on the total estimated cost of the project that has been determined to have been sold.

12. Principles for recognizing unearned revenue

The Company's unearned revenue includes revenue received in advance from real estate business and revenue received in advance from leasing premises.

The Company's unearned real estate revenue is recognized based on the amount collected according to the schedule stipulated in the Contract and for which invoices have been issued to customers purchasing homes.

Revenue from leasing premises recognized in advance for multiple accounting periods and payments from customers according to the schedule stipulated in the Contract are recognized based on the amount collected and invoices issued. The allocation for revenue recognition is based on the actual lease period of the contract

13. Principles of recognizing equity

Owner's equity is recorded based on the actual amount of capital contributed by the shareholders.

Undistributed after-tax profit is the profit (earnings) from the business's operations after deducting the corporate income tax expense for the current year and adjustments due to retrospective application of changes in accounting policies and retrospective adjustments due to material errors from previous years.

Profits after corporate income tax are distributed to shareholders after provisions for funds have been set aside in accordance with the Company's Articles of Association and legal regulations, and after approval by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-monetary items within undistributed after-tax profits that may affect cash flow and dividend payment capacity, such as gains from the revaluation of contributed assets, gains from the revaluation of monetary items, and other non-monetary financial instruments.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders.

14. Principles and methods for recognizing revenue and income.

The company's revenue includes revenue from construction, revenue from renting construction equipment, land rental, revenue from real estate transfers, and revenue from interest on bank deposits.

The Company's construction revenue is recorded in accordance with the Company's accounting policy regarding construction contracts.

Construction revenue

When the outcome of contract performance can be reliably estimated:

- For construction contracts that stipulate that the contractor is paid according to the planned progress, revenue and related expenses are recognized corresponding to the portion of work completed, as determined by the Company itself on the closing date for financial reporting.
- For construction contracts that stipulate that the contractor is paid based on the value of work performed, revenue and related expenses are recognized corresponding to the portion of work completed as confirmed by the client and reflected in the issued invoice.

Increases or decreases in construction volume, compensation payments, and other income are only recognized as revenue when agreed upon with the customer.

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

- Revenue is only recognized up to the extent of the contract costs incurred that are relatively certain to be repaid.
- Contract costs are only recognized as expenses when they have been incurred.

The difference between the cumulative revenue of the construction contract as recorded and the cumulative amount recorded on the payment invoice according to the planned progress of the contract is recognized as a receivable or payable according to the planned progress of the construction contracts.

Real estate sales revenue

Revenue from the sale of real estate in which the Company is the investor is recognized when all five (5) of the following conditions are simultaneously met:

- The property has been fully completed and handed over to the buyer, and the business has transferred the risks and benefits associated with ownership of the property to the buyer;
- The business no longer holds the right to manage the real estate as the property owner or the right to control the real estate;
- Revenue figures are relatively certain;
- The company has obtained or will obtain economic benefits from the real estate sale transaction;
- Determine the costs associated with a real estate sale transaction.

Revenue from providing services

Revenue from service provision transactions is recognized when the outcome of that transaction can be reliably determined. In the case of service provision transactions relating to multiple periods, revenue is recognized in the period based on the results of the work completed as of the closing date of the financial statements for that period. The outcome of a service provision transaction is determined when all four (4) conditions are met:

- Revenue is determined with relative certainty; when the contract stipulates that the buyer has the right to return the purchased service under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer no longer has the right to return the service provided; There is the potential to obtain economic benefits from the transaction of providing that service;
- To determine the portion of work completed as of the financial statement closing date; and
- Identify the costs incurred for the transaction and the costs to complete the transaction for providing that

Interest income

Interest is recognized on an accrual basis, determined by the balances of deposit accounts and the effective interest rate for each period.

15. Tax obligations

Value Added Tax (VAT)

The company applies the declaration and calculation of VAT according to the guidelines of current tax law.

Corporate income tax

Corporate income tax represents the total value of taxes currently payable.

The current tax payable is calculated based on taxable income for the year. Taxable income differs from net profit presented in the Statement of Income because taxable income excludes taxable or deductible income or expenses from other years (including carry-forward losses, if any) and also excludes non-taxable or non-deductible items.

The company applies a corporate income tax rate of 20% on taxable profits.

The determination of a company's corporate income tax is based on current tax regulations.

However, these regulations change from time to time, and the final determination of corporate income tax depends on the results of an audit by the competent tax authority.

Other taxes

Other taxes and fees are declared and paid by businesses to the local tax authorities in accordance with current tax laws in Vietnam.

16. Department Report

segment is a distinguishable component of the Company involved in providing related products or services (segment by business area), or in providing products or services within a specific economic environment (segment by geographic area) where the segment has different economic risks and benefits from other business segments. The Board of Directors believes that the Company's core business is construction and real estate trading and operates primarily within a segment by geographic area in Vietnam. Therefore, the Company does not present segment reports by business area and by geographic area as required by Vietnamese Accounting Standard 28 - Segment Reporting.

V. Additional information for items presented in the Statement of Financial Position

1. Cash and cash equivalents

	31/3/2026	1/1/2026
	VND	VND
<i>Cash and cash equivalents held by the business but not subject to restrictions on their use.</i>	14.234.570.489	55.845.563.615
Cash	199.179.338	1.046.801.711
Demand deposits	14.035.391.151	54.798.761.904
<i>Vietnam Investment and Development Bank - Hanoi Branch</i>	<i>9.038.783.013</i>	<i>49.695.265.843</i>
<i>Vietnam Investment and Development Bank - Branch 3 - Joint Venture Account</i>	<i>1.469.865.890</i>	<i>1.969.111.758</i>

Saigon Hanoi Commercial Joint Stock Bank	5.970.340	6.100.843
Saigon Hanoi Commercial Joint Stock Bank - Ba Trieu Branch	125.984.694	125.953.644
Military Commercial Joint Stock Bank - Dien Bien Phu Branch	1.095.519.147	508.246.226
Vietnam Prosperity Commercial Bank	18.109.656	37.303.429
Vietnam Prosperity Commercial Bank - TK LD	277.810.296	11.713.047
Asia Commercial Bank	2.003.348.115	2.445.067.114
Cash equivalents	-	-
Add	14.234.570.489	55.845.563.615

2. Financial investments

Investing capital in other entities.

	31/3/2026		1/1/2026	
	VND		VND	
	Original price	Book value	Original price	Book value
Saigon - Hanoi Commercial Joint Stock Bank, Tay Hanoi Branch	34.130.000	34.130.000	34.130.000	34.130.000
Ha Thanh Urban Development Investment Joint Stock Company	55.000.000	55.000.000	55.000.000	55.000.000
Van Xuan Urban Development Investment Joint Stock Company	38.176.129.750	38.176.129.750	38.176.129.750	38.176.129.750
Mai Dong State-owned Limited Liability Company	4.417.995.000	4.417.995.000	4.417.995.000	4.417.995.000
Add	42.683.254.750	42.683.254.750	42.683.254.750	42.683.254.750

3. Accounts receivable from customers

	31/3/2026		1/1/2026	
	VND		VND	
	Book value	Reserve value	Book value	Reserve value
a) Short term				
Hanoi City Project Management Board for Investment and Construction of Cultural and Social Works	3.037.408.328	-	3.037.408.328	-
UDIC Urban Infrastructure Development Investment Corporation - Limited Liability Company	21.218.598.135	-	24.075.468.650	-
Lac Vien Cuu Cao Co., Ltd.	5.500.317.421		6.200.317.421	
Other subjects	33.306.647.993	(3.601.671.976)	33.957.624.015	(3.601.671.976)
Add	63.062.971.877	(3.601.671.976)	67.270.818.414	(3.601.671.976)

b) Accounts receivable from related parties: Details are presented in explanatory note VIII.2.

4. Pay the seller in advance.

	March 31, 2026 VND	January 1, 2026 VND
Short term		
Hanoi-Beijing Joint Venture Construction Company	3.809.278.012	3.809.278.012
Hai Van Construction Investment Joint Stock Company	3.866.857.700	3.866.857.700
Truong Phat Foundation Joint Stock Company	3.000.000.000	-
Vu Van Hai	6.650.000.000	6.650.000.000
Other subjects	12.767.279.202	9.328.370.792
Add	30.093.414.914	23.654.506.504

5. Other receivables

	31/3/2026 VND		1/1/2026 VND	
	Book value	Reserve value	Book value	Reserve value
a) Short term	19.036.274.692	-	18.762.918.081	-
Advance payment	8.233.356.709	-	8.033.125.755	-
Factory 5	1.256.263.928		1.196.334.453	
Factory 6	3.005.192.633		2.949.681.975	
Other subjects	3.971.900.148		3.887.109.327	
Other receivables	1.411.233.058	-	1.347.506.922	-
Factory 10	102.917.234	-	102.917.234	-
State-owned enterprise	372.762.192		326.291.480	
Other subjects	935.553.632	-	918.298.208	-
Outstanding balance of acc	9.391.684.925	-	9.382.285.404	-
Hanoi Bridge and Road	5.750.000.000	-	5.750.000.000	-
Construction Investment				
Joint Stock Company				
Other subjects	3.641.684.925	-	3.632.285.404	-
b) Long term	41.217.500.000	-	41.217.500.000	-
Deposit, collateral	41.217.500.000	-	41.217.500.000	-
Hanoi City Planning and	41.207.500.000	-	41.207.500.000	-
Investment Department				
(1)				
Do Thi Ha	10.000.000	-	10.000.000	-
Add	60.253.774.692	-	59.980.418.081	-

(1) Long-term deposit at the Department of Planning and Investment of Hanoi City (now the Department of Finance of Hanoi City) to implement the project at land plot E2 Yen Hoa and CT02B Nam Thang Long.

6. Bad debt

	March 31, 2026		January 1, 2026	
	VND		VND	
	Original price	Recoverable value	Original price	Recoverable value
The total value of overdue receivables deemed unlikely to be collected has been provisioned for.				
<i>Accounts receivable from c</i>	3.601.671.976	-	3.601.671.976	-
Dien Bien Provincial	1.276.010.383	-	1.276.010.383	-
Department of Transport				
Hai Ba Trung District	1.100.105.073	-	1.100.105.073	-
Project Management				
Board				
Duc Thinh Construction	1.225.556.520	-	1.225.556.520	-
Joint Stock Company				
Add	3.601.671.976	-	3.601.671.976	-

7. Inventory

	March 31, 2026		January 1, 2026	
	VND		VND	
	Original price	Preventive	Original price	Preventive
Raw materials	2.057.631.200	(1.897.280.000)	2.057.631.200	(1.897.280.000)
Work-in-progress	397.674.451.128	-	411.020.548.355	-
production costs (*)				
Add	399.732.082.328	(1.897.280.000)	413.078.179.555	(1.897.280.000)

(*) Work-in-progress production costs include the work-in-progress production costs of the Yen Hoa Technical Infrastructure Project, the CT02B Nam Thang Long High-Rise Housing Project, the project in An Hong commune - Hai Phong, and other projects where the Company acts as the construction contractor.

8. Increase or decrease in intangible fixed assets.

Item	Land use rights	Company logo	Unit of Add
Original price			
Balance as of January 1, 2026	11.969.206.546	32.860.000	12.002.066.546
Balance as of March 31, 2026	11.969.206.546	32.860.000	12.002.066.546
Accumulated depreciation			
Balance as of January 1, 2026	-	32.860.000	32.860.000
Balance as of March 31, 2026	-	32.860.000	32.860.000
Remaining value			
As of January 1, 2026	11.969.206.546	-	11.969.206.546
As of March 31, 2026	11.969.206.546	-	11.969.206.546

Original cost of fixed assets at the end of the period that have been fully depreciated but are still in use: VND 32,860,000 (as of March 31, 2026: VND 32,860,000)

Details of the intangible assets currently in existence during the period with a value of 10% or more of the total value of tangible assets are as follows:

	Land Use Rights
Land use rights - E4 Yen Hoa Service Floor	3.409.658.976
Land use rights - Basement floor E4 Yen Hoa	1.593.188.607
Land use rights - G3AB Yen Hoa Service Floor	4.669.087.853
Land use rights - E1 Yen Hoa Service Floor	1.083.928.306
Land use rights - E3 Yen Hoa Service Floor	1.213.342.804
Total	11.969.206.546

HANOI CIVIL CONSTRUCTION INVESTMENT JOINT STOCK COMPANY

Address: 292 Van Chuong Alley, Kham Thien Street, Van Mieu - Quoc Tu Giam Ward, Hanoi City

Tax ID: 0100105380

Form B 01a - DN(Attached to Circular No.
99/2025/TT-BTC dated October 27, 2025 of
the Minister of Finance)

SELECTED FINANCIAL STATEMENT EXPLANATORY NOTES (Continued)

Accounting period from January 1, 2026 to March 31, 2026

9. Increase or decrease in tangible fixed assets

Target	Unit of measurement: VND					
	Houses, buildings	Machinery and equipment	Transportation	Management equipment and tools	Other fixed assets	Add
Original price						
Balance as of January 1, 2026	62.011.118.879	18.879.312.815	3.654.951.753	626.681.392	5.820.772.042	90.992.836.881
Investment in basic construction completed.	22.334.053.796	-	-	-	-	22.334.053.796
Liquidation of fixed assets	-	-	-	-	-	-
Balance as of March 31, 2026	84.345.172.675	18.879.312.815	3.654.951.753	626.681.392	5.820.772.042	113.326.890.677
Accumulated depreciation						
Balance as of January 1, 2026	23.744.568.658	18.879.312.815	3.654.951.753	574.123.740	5.820.772.042	52.673.729.008
Depreciation during the period	658.595.067	-	-	7.234.020	-	665.829.087
Liquidation of fixed assets	-	-	-	-	-	-
Balance as of March 31, 2026	24.403.163.725	18.879.312.815	3.654.951.753	581.357.760	5.820.772.042	53.339.558.095
Remaining value						
As of January 1, 2026	38.266.550.221	-	-	52.557.652	-	38.319.107.873
Balance as of March 31, 2026	59.942.008.950	-	-	45.323.632	-	59.987.332.582

Details of existing tangible fixed assets in the period with a value of 10% or more of the total value of tangible fixed assets are as follows:

	Original price	Accumulated depreciation	Remaining value
L2 Yen Hoa Underground Parking	53.031.174.620	15.379.040.721	37.652.133.899
Office headquarters at 202 Buoï Street	22.334.053.796	124.078.077	22.209.975.719
Total	75.365.228.416	15.503.118.798	59.862.109.618

10. Increase or decrease in investment properties

Investment property for rental income

Unit of measurement: VND

Item	January 1, 2026	Increase during the period	Decrease during the period	March 31, 2026
Original price	322.764.153.617	-	-	322.764.153.617
Rental service platform	322.764.153.617	-	-	322.764.153.617
Accumulated depreciation	92.763.162.259	2.986.889.973	-	95.750.052.232
Rental service platform	92.763.162.259	2.986.889.973	-	95.750.052.232
Remaining value	230.000.991.358	2.986.889.973	-	227.014.101.385
Rental service platform	230.000.991.358	2.986.889.973	-	227.014.101.385

Details of existing fixed assets under investment during the period with a value of 10% or more of the total value of fixed assets under investment are as follows:

	Original price	Accumulated depreciation	Remaining value
Service space for rent G3AB YH	61.034.396.251	18.395.272.149	42.639.124.102
Service space for rent E4 YH	104.147.549.560	25.524.292.121	78.623.257.439
Basement floor area E4 Yen Hoa	48.663.719.907	13.765.449.891	34.898.270.016
Floor area of basement level E2 Yen Hoa	72.179.225.145	14.892.002.124	57.287.223.021
Total	286.024.890.863	72.577.016.285	213.447.874.578

11. Prepaid expenses

	March 31, 2026 VND	January 1, 2026 VND
Long term		
Repair costs	302.841.511	403.788.681
Corporate income tax provisional payment based on payment schedule	794.165.915	832.526.125
- Provisional Corporate Income Tax Payment - Project in An Hoa	427.592.915	465.953.125
- Provisional Corporate Income Tax Payment - MI Yen Hoa	366.573.000	366.573.000
Add	1.097.007.426	1.236.314.806

12. Payment to the seller

	March 31, 2026 VND		January 1, 2026 VND	
	Value	Number of people capable of	Value	Number of people capable of
a) Short term				
Thai Duong Company Limited	2.632.714.104	2.632.714.104	2.632.714.104	2.632.714.104
HDT Hanoi Trading and Construction Company Limited	1.099.533.440	1.099.533.440	4.894.039.250	4.894.039.250
Other subjects	33.276.832.968	33.276.832.968	36.461.302.746	36.461.302.746
Add	37.009.080.512	37.009.080.512	43.988.056.100	43.988.056.100

b) Payment is due to the seller who is a related party: Details are presented in explanatory note VIII.2.

13. Buyer pays in advance.

	March 31, 2026 VND	January 1, 2026 VND
Short term		
Tay Ho District Investment and Construction Project Management	19.519.522.000	20.124.039.000
National Archives Center I	12.816.842.773	12.816.842.773
Ba Dinh District Investment and Construction Project Management	13.857.208.000	13.857.208.000

Other subjects	8.026.634.135	192.727.636
Add	54.220.206.908	46.990.817.409

14. Taxes and other payments due to the government.

	Unit of measurement: VND			
	January 1, 2026	Amount payable during the period	Amount actually paid during the	March 31, 2026
a) Must pay				
Corporate Income Tax	1.356.022.801	2.220.039.995	3.576.062.796	-
Personal income tax	10.043.149	993.818.319	955.685.287	48.176.181
Add	1.366.065.950	3.213.858.314	4.531.748.083	48.176.181
b) Accounts receivable				
Output VAT	1.965.023.253	2.088.970.133	6.630.267.492	6.506.320.612
Corporate Income Tax			3.917.016.677	3.917.016.677
Add	1.965.023.253	2.088.970.133	10.547.284.169	10.423.337.289

15. Costs payable

	March 31, 2026 VND	January 1, 2026 VND
Short term		
Advance payment for An Hong construction project	13.866.947.367	13.866.947.367
Add	13.866.947.367	13.866.947.367

16. Revenue awaiting allocation

	March 31, 2026 VND	January 1, 2026 VND
a) Short term	5.098.958.889	7.413.862.470
Revenue received in advance from leasing premises.	3.598.627.400	4.969.399.506
Revenue received in advance from parking services.	1.500.331.489	2.444.462.964
b) Long term	70.620.603.031	64.242.554.429
Revenue received in advance from real estate business (*)	70.620.603.031	64.242.554.429
Add	75.719.561.920	71.656.416.899

(*) Real estate revenue from low-rise commercial housing in An Hong, Hai Phong and M1 Yen Hoa reflects the amount collected from customers purchasing houses according to the schedule stipulated in the contract, recorded on the basis of the amount collected and financial invoices issued.

17. Other payments required.

	March 31, 2026 VND	January 1, 2026 VND
a) Short term	96.642.399.875	115.483.232.708
Social insurance	2.296.125	-
Trade union funds	56.519.567	-
The balance is in account 141 (Unpaid advance payment documents from enterprises).	5.083.023.678	5.097.974.520
There are 138 remaining.	1.564.950.708	1.549.100.000
Hanoi Bridge and Road Construction Investment Joint Stock Company	1.549.000.000	1.549.000.000
Other subjects	15.950.708	100.000
Other payables and liabilities	89.742.619.797	108.661.168.188
Joint venture interest payable	10.248.867.669	10.248.867.669
Hanoi Bridge and Road Construction Investment Joint Stock Company (1)	27.000.000.000	27.000.000.000
UDIC Urban Infrastructure Development Investment Corporation - Limited Liability Company (2)	29.082.282.077	29.082.282.077

<i>Hanoi-Beijing Construction Joint Venture Company (3)</i>	<i>13.144.989.500</i>	<i>13.144.989.500</i>
<i>Mai Dong State-owned Limited Liability Company (4)</i>	<i>6.280.926.617</i>	<i>6.280.926.617</i>
<i>Dividends payable</i>	<i>-</i>	<i>18.918.834.900</i>
<i>Other subjects</i>	<i>3.985.553.934</i>	<i>3.985.267.425</i>
Accept short-term deposit and collateral.	192.990.000	174.990.000
<i>b) Long term</i>	<i>4.869.974.678</i>	<i>4.769.974.678</i>
Accept long-term deposit and collateral.	4.869.974.678	4.769.974.678
Add	<u>101.512.374.553</u>	<u>120.253.207.386</u>

(1) Payable for profit sharing of E4 Yen Hoa project.

(2) Business cooperation with UDIC Urban Infrastructure Development Investment Corporation - Limited Liability Company to implement Project CT 02B Nam Thang Long.

(3) The amount of money advanced by Hanoi-Beijing Construction Joint Venture Company to carry out the Thanh Liem Cement Plant project. However, the project has stopped construction, the project has not been implemented further and is in the waiting period for the project settlement procedures.

(4) Amount payable for profit sharing of Hoang Liet project.

c) Other receivables from related parties: Details are presented in explanatory note VIII.2.

HANOI CIVIL CONSTRUCTION INVESTMENT JOINT STOCK COMPANY

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SELECTED FINANCIAL STATEMENT EXPLANATORY NOTES (Continued)

Accounting period from January 1, 2026 to March 31, 2026

18 Loans and financial leases

	March 31, 2026		During the period		January 1, 2026	
	VND		VND		VND	
	Value	Number of people capable of	Increase	Reduce	Value	Number of people capable of
a) Short term	5.058.880.753	5.058.880.753	5.058.880.753	14.436.492.265	14.436.492.265	14.436.492.265
Vietnam Investment and Development Commercial Bank - Hanoi Branch (1)	5.058.880.753	5.058.880.753	5.058.880.753	14.436.492.265	14.436.492.265	14.436.492.265
b) Long term	22.968.000.000	22.968.000.000	-	-	22.968.000.000	22.968.000.000
Van Xuan Urban Development Investment Joint Stock Company (2)	22.968.000.000	22.968.000.000	-	-	22.968.000.000	22.968.000.000
Add	28.026.880.753	28.026.880.753	5.058.880.753	14.436.492.265	37.404.492.265	37.404.492.265

(1) Loan under credit limit contract No. 01/2024/134675/HĐTD dated December 20, 2024 and Amendment and Supplement to Credit Contract No. 01/2024/134675/VBSĐBS dated January 8, 2026, credit limit is VND 130 billion, credit limit period from the date of signing the contract to March 31, 2026, loan term and interest rate are stipulated in each specific credit contract, collateral according to real estate mortgage contract No. 01/2022/13467/HĐBĐ notarized number 2698 book No. 01/2022-TP/CC-SCC/HĐGD signed on December 22, 2022.

(2) The loan to Van Xuan Urban Development Investment Joint Stock Company has no interest, no term, and no collateral. The purpose of the loan is to implement the Tan Thanh New Urban Area - Hai Phong project.

19. Equity

19.1 Table of changes in equity

Target	Owner's equity contribution	Development Investment Fund	Unit of measurement: VND	
			Undistributed after-tax profit	Add
Balance as of January 1, 2025	270.269.070.000	22.098.683.827	257.817.132.728	550.184.886.555
Profit in the previous year	-	-	32.725.111.900	32.725.111.900
Dividend distribution	-	-	(18.918.834.900)	(18.918.834.900)
Distribution of funds	-	2.101.413.245	(4.833.250.464)	(2.731.837.219)
Balance as of December 31, 2025	270.269.070.000	24.200.097.072	266.790.159.264	561.259.326.336
Profit for this period	-	-	6.005.077.485	6.005.077.485
Dividend distribution (*)	-	-	-	-
Distribution of funds (*)	-	-	-	-
Balance as of March 31, 2026	270.269.070.000	24.200.097.072	272.795.236.749	567.264.403.821

19.2 Details of owner's investment capital

	March 31, 2026 VND	January 1, 2026 VND
UDIC Urban Infrastructure Development Investment Corporation - Limited Liability Company	116.495.370.000	116.495.370.000
Phuong Kim Thao	39.073.790.000	39.073.790.000
Tran Hong Tam	34.337.790.000	34.337.790.000
Nguyen Thi Hong	13.576.560.000	13.576.560.000
Capital contributions from other shareholders	66.785.560.000	66.785.560.000
Add	270.269.070.000	270.269.070.000

19.3 Capital transactions with owners and dividend distribution, profit sharing.

	From January 1, 2026 to March 31, VND	From January 1, 2025 to March 31, VND
Owner's investment capital		
Initial capital contribution	270.269.070.000	270.269.070.000
Capital contributions increased during the period.	-	-
Capital contributions decreased during the period.	-	-
Ending capital contribution	270.269.070.000	270.269.070.000
Dividends, distributed profits	-	-

19.4 Share

	March 31, 2026 Share	January 1, 2026 Share
Number of shares registered for issuance	27.026.907	27.026.907
Number of shares sold to the public	27.026.907	27.026.907
- Common stock	27.026.907	27.026.907
Number of outstanding shares	27.026.907	27.026.907
- Common stock	27.026.907	27.026.907
- Par value of outstanding shares: 10,000 VND/share		

VI. Additional information for items presented in the Statement of Income

1. Total revenue from sales and services

	Q1/2026 VND	Q1/2025 VND
Revenue from construction activities	10.151.984.537	3.708.327.316
Revenue from providing services	17.492.917.325	13.930.867.981

Revenue from real estate business operations	13.395.334.516	
Add	41.040.236.378	17.639.195.297
2. Cost of goods sold		
	Q1/2026	Q1/2025
	VND	VND
Cost of construction operations	9.663.114.811	3.600.757.080
Cost of providing services	11.118.790.261	8.832.670.655
Cost of goods sold for real estate business operations.	8.145.452.634	
Add	28.927.357.706	12.433.427.735
3. Financial operating revenue		
	Q1/2026	Q1/2025
	VND	VND
Bank deposit interest	10.882.477	4.260.053
Interest on late rent payments	203.683.745	
Add	214.566.222	4.260.053
4. Financial costs		
	Q1/2026	Q1/2025
	VND	VND
Other financial costs	-	1.150.683
Add	-	1.150.683
5. Other income		
	Q1/2026	Q1/2025
	VND	VND
Collect electricity, water, and service fees.	1.645.174.451	1.369.106.775
Collecting proceeds from the liquidation of fixed assets.	-	1.069.798.350
Other income	42.515	
Add	1.645.216.966	2.438.905.125
6. Other expenses		
	Q1/2026	Q1/2025
	VND	VND
Electricity, water, and service costs	1.612.910.606	1.023.216.547
Penalties for violations, tax arrears collection, penalties for late pay	539.078.414	26.040.000
Other expenses	2.506.896	
Costs of disposing of fixed assets	10.000.000	41.500.000
Add	2.164.495.916	1.090.756.547
7. Business management costs		
	Q1/2026	Q1/2025
	VND	VND
Management staff costs	2.478.792.711	2.251.880.045
Material costs management	141.580.657	67.708.268
Office supplies costs	35.210.583	25.003.820
Depreciation cost of fixed assets	10.360.083	9.611.598
Taxes, fees and charges	17.206.217	21.648.320
Outsourced service costs	589.440.512	358.761.343
Other monetary expenses	272.097.491	623.036.145
Add	3.544.688.254	3.357.649.539
8. Current corporate income tax expense		

	Q1/2026	Q1/2025
	VND	VND
Normal business operations		
Accounting profit before corporate income tax	4.120.408.471	3.199.375.971
Expenses that are not deductible when calculating corporate income tax.	539.078.414	-
Losses are carried forward and offset against profits and losses from operations.	-	-
Taxable income for corporate income tax	4.659.486.885	3.199.375.971
Corporate income tax rate	20%	20%
Corporate income tax expense calculated on taxable income from normal business operations for the current period.	931.897.377	639.875.194
Adjusting corporate income tax expenses from previous years into current income tax expenses for this year.	497.888.984	
Total current corporate income tax expense	1.429.786.361	639.875.194
Real estate transfer activities		
Accounting profit before corporate income tax	4.143.069.219	-
Taxable income for corporate income tax	4.143.069.219	-
Current corporate income tax rates	20%	20%
Corporate income tax expense calculated on taxable income for the current period.	828.613.844	-
Total current corporate income tax expense	2.258.400.205	639.875.194
9. Earnings per share		
	Q1/2026	Q1/2025
	VND	VND
Accounting profit after corporate income tax	6.005.077.485	2.559.500.777
+ Adjustments that increase or decrease accounting profit to determine the profit or loss attributable to shareholders holding common stock:	-	-
Profit or loss attributable to shareholders owning common stock (*)	6.005.077.485	2.559.500.777
+ Average number of outstanding common shares during the period	27.026.907	27.026.907
+ Earnings per share	222	95
VII. Additional information for items presented in the Statement of Cash Flows		
1. Amount of borrowed funds actually collected during the period		
	Q1/2026	Q1/2025
	VND	VND
Receipts from loans under ordinary contracts	5.058.880.753	-
Add	5.058.880.753	-
2. Amount actually repaid as principal during the period		
	Q1/2026	Q1/2025
	VND	VND
Principal repayment under a standard loan agreement.	14.436.492.265	-
Add	14.436.492.265	-
VIII. Other Information		
1. Other information		

The company has filed a lawsuit against Hanoi Bridge and Road Construction and Investment Joint Stock Company (hereinafter referred to as "Bridge and Road Company") with the Hoan Kiem District People's Court, Hanoi City, requesting the Court to resolve the following: (i) Compel Bridge and Road Company to continue fulfilling its capital contribution obligations under the signed Investment and Business Cooperation Agreement and its appendices; (ii) In the event that Bridge and Road Company fails to fulfill its capital contribution and interest payment obligations, the company requests the Court to rule on: Reducing Bridge and Road Company's capital contribution ratio; Redistributing the area in square meters of commercial service floor space and parking spaces corresponding to Bridge and Road Company's actual capital contribution ratio; Compelling Bridge and Road Company to return all profits and interest earned from

On November 6, 2024, the Hoan Kiem District People's Court, Hanoi City, issued judgment No. 46/2024KDTM-ST regarding a dispute over a business investment cooperation contract. The court decided:

- Approving the Company's lawsuit against the Bridge and Road Construction Company regarding the "Dispute over Investment and Business Cooperation Contract" concerning the redistribution of profits from the E4 Yen Hoa apartment project, Yen Hoa Ward, Cau Giay District, Hanoi City.

- The total capital contribution value of the E4 Yen Hoa apartment project is determined to be VND 116.19 billion, with the specific capital contribution amounts and percentages for each party as follows:

The Bridge and Road Construction Company contributed VND 7.2 billion, representing 6.26% of the total. The company has contributed VND 108.9 billion, representing 93.74% of the total capital.

Dividing the commercial service floor area and car parking spaces at the E4 Yen Hoa Apartment project according to the capital contribution ratio, specifically:

- + The Bridge and Road Construction Company is entitled to a profit share based on its capital contribution of 6.26%, equivalent to the value of commercial floor space and underground parking lots, which is VND 157 billion x 6.26% = VND 9.8 billion.

- + The Road and Bridge Construction Company is required to return to the Company the commercial service floor areas of the entire CT3 building and the car parking spaces in basement levels B1 and B2.

- + The company is entitled to profits in proportion to its capital contribution of 93.74%, equivalent to commercial floor space and underground parking lots with a monetary value of VND 157 billion x 93.74% = VND 147.9 billion.

After receiving back the commercial service floor space from the Bridge and Road Construction Company, the Company is responsible for continuing to sign contracts with the individuals and organizations currently leasing the space, ensuring the rights, obligations, and lease terms of the lessees as stipulated in the lease contracts signed with the Bridge and Road Construction Company.

- The Road and Bridge Construction Company is ordered to reimburse the other company the excess profit from parking services that the Road and Bridge Construction Company received, amounting to VND 261.2 million, which exceeded its entitled profit margin.

- The Bridge and Road Construction Company must pay the first-instance commercial court fees amounting to VND 160.5 million.

- The company received a refund of the advance payment of court fees totaling VND 128.39 million.

On November 18, 2024, the Bridge and Road Construction Company filed an appeal against the entire judgment of the Hoan Kiem District People's Court. On January 20, 2025, the Hanoi City People's Court issued Notice No. 55/2025/TBTL - VA regarding the acceptance of the appellate case.

On June 25, 2025, the Hanoi City People's Court issued judgment No. 160/2025/KDTM-PT regarding a dispute over a business investment cooperation contract. The Court decided to uphold the first-instance commercial judgment No. 46/2024/KDTM-ST dated November 6, 2024, of the Hoan Kiem District People's Court, Hanoi City. As of the date of this report, the Company and Hanoi Bridge and Road Construction and Investment Joint Stock Company have not yet worked to reach an agreement on the contents of the Court's ruling, therefore the Q1/2026 financial report does not reflect any adjustments related to the Court's rulings in the aforementioned judgments.

2. **Transactions and balances with related parties**

The Company's stakeholders include: key management members, individuals related to key management members, and other stakeholders.

Stakeholders

Relationship

UDIC Urban Infrastructure Development Investment Corporation -	Shareholders
Mr. Do Tien Loi	Chairperson
Mr. Phuong Kim Thao	Board Member
Mr. Tran Hong Tam	Board Member

Mr. Doan Trinh Linh	Board Member
Mr. Nguyen Dinh Long	Board Member
Ms. Nguyen Thi Hai	Head of the Supervisory Board
Ms. Tran Thuy Hanh	Controller
Ms. Le Thi Kim Ngan	Controller
Mr. Pham Tien Diep	Manager
Mr. Tran Quang Khue	Vice president
Mr. Nguyen Binh Nam	Vice president

During the period, the Company had the following main transactions with related parties:

***) Balances with related parties**

	March 31, 2026	January 1, 2026
	VND	VND
Accounts receivable from customers		
Mr. Tran Hong Tam	1.473.500.000	1.473.500.000
UDIC Urban Infrastructure Development Investment Corporation - Limited Liability Company	21.218.598.135	24.075.468.650
Payment to the seller		
UDIC Urban Infrastructure Development Investment Corporation - Limited Liability Company	75.430.000	75.430.000
Other payments required.		
UDIC Urban Infrastructure Development Investment Corporation - Limited Liability Company	29.082.282.077	37.236.957.977
<i>In there:</i>		
<i>Dividends payable</i>	-	8.154.675.900
<i>Other payments required for business cooperation.</i>	29.082.282.077	29.082.282.077

***) Income of key management members**

The income of key management members during the period is as follows:

	01/2026	01/2025
	VND	VND
Board of Directors' Remuneration	81.000.000	81.000.000
Mr. Do Tien Loi Chairperson	21.000.000	21.000.000
Mr. Phuong Kim Thao Member	15.000.000	15.000.000
Mr. Tran Hong Tam Member	15.000.000	15.000.000
Mr. Doan Trinh Linh Member	15.000.000	15.000.000
Mr. Nguyen Dinh Long Member	15.000.000	15.000.000
Remuneration of the Supervisory Board	21.000.000	21.000.000
Ms. Nguyen Thi Hai Head of the Supervisory Board	9.000.000	9.000.000
Ms. Tran Thuy Hanh Controller	6.000.000	6.000.000
Ms. Le Thi Kim Ngan Controller	6.000.000	6.000.000
Board of Directors' income	518.781.461	468.902.000
Mr. Pham Tien Diep Manager	190.883.231	178.682.000
Mr. Tran Quang Khue Vice president	166.905.942	149.044.000
Mr. Nguyen Binh Nam Vice president	160.992.288	141.176.000
Add	620.781.461	570.902.000

Approved, April 16, 2026

PREPRER



Ngo Thi Thanh Thuy

CHIEF ACCOUNTANT



Nguyen Thi Thu Thuy

LEGAL REPRESENTATIVE



Manager

Pham Tien Diep