

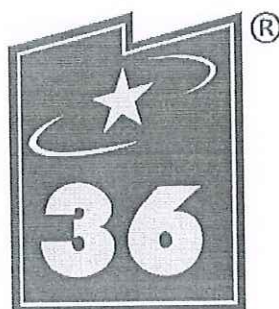
SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness



CONSOLIDATED FINANCIAL STATEMENTS
QUARTER I - 2026

Ha Noi, April, 2026

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness



CONSOLIDATED FINANCIAL STATEMENTS
QUARTER I - 2026

Ha Noi, April, 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Unit: VND

ASSETS	Code	Note	Final number	Beginning balance
A - CURRENT ASSETS	100		1,948,604,973,370	2,213,482,031,581
I. Cash and cash equivalents	110		126,434,293,410	268,367,004,837
1. Cash	111		126,434,293,410	126,367,004,837
2. Cash equivalents	112			142,000,000,000
II. Short-term investments	120		123,365,773,162	158,365,773,162
1. Trading securities	121			
2. Provision for diminution in value of trading securities (*)	122			
3. Held-to-maturity investments	123		133,571,824,606	168,571,824,606
4. Provision for short-term held-to-maturity investments (*)	124		-10,206,051,444	-10,206,051,444
5. Other short-term investments	125			
6. Provision for impairment of other short-term investments (*)	126			
III. Short-term receivables	130		598,712,590,034	760,135,226,630
1. Short-term trade receivables	131		275,932,676,878	427,442,833,761
2. Short-term prepayments to suppliers	132		232,635,801,704	249,075,564,258
3. Short-term intra-company receivables	133			
4. Receivables according to the progress of construction contracts	134			
6. Other short-term receivables	135		94,805,150,392	88,277,867,551
7. Provision for short-term doubtful debts (*)	136		-4,661,038,940	-4,661,038,940
8. Shortage of assets awaiting resolution	137			
IV. Inventories	140		1,006,738,126,388	912,746,275,930
1. Inventories	141		1,006,738,126,388	912,746,275,930
2. Provision for devaluation of inventories (*)	142			
V. Short-term biological assets	150			
1. Livestock for one-off production – short-term	151			
2. Seasonal crops or crops for one-off harvest – short-term	152			
3. Provision for impairment of short-term biological assets (*)	153			
VI. Other short-term assets	160		93,354,190,376	113,867,751,022
1. Short-term prepaid expenses	161		7,471,289,316	5,526,041,234
2. Deductible VAT	162		57,990,449,228	86,543,070,472
3. Taxes and other receivables from the State budget	163		27,892,451,832	21,798,639,316

ASSETS	Code	Note	Final number	Beginning balance
4. Purchase and resale of Government bond	164			
5. Other current assets	165			
B - NON-CURRENT ASSETS	200		1,918,471,441,705	1,926,127,962,712
I. Long-term receivables	210		4,601,959,203	4,492,405,490
1. Long-term trade receivables	211			
2. Long-term prepayments to suppliers	212			
3. Working capital provided to sub-units	213			
4. Long-term intra-company receivables	214			
6. Other long-term receivables	215		4,601,959,203	4,492,405,490
7. Provision for long-term doubtful debts (*)	216			
II. Fixed assets	220		1,241,537,912,970	1,252,752,166,363
1. Tangible fixed assets	221		1,210,091,343,902	1,221,298,930,629
- Historical cost	222		1,624,289,015,103	1,624,376,115,103
- Accumulated depreciation	223		-414,197,671,201	-403,077,184,474
2. Finance lease fixed assets	224			
- Historical cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227		31,446,569,068	31,453,235,734
- Historical cost	228		32,114,705,374	32,114,705,374
- Accumulated amortization	229		-668,136,306	-661,469,640
III. Long-term biological assets	230			
1. Livestock for recurring production	231			
a) Immature livestock	232			
b) Mature livestock	233			
- Historical cost	234			
- Accumulated depreciation (*)	235			
2. Livestock for one-off production – long-term	236			
3. Seasonal crops or crops for one-off harvest – long-term	237			
4. Provision for impairment of long-term biological assets (*)	238			
IV. Investment properties	240		216,149,419,450	217,113,379,057
- Historical cost	241		256,875,057,081	256,143,361,901
- Accumulated depreciation	242		-40,725,637,631	-39,029,982,844
V. Long-term assets in progress	250		248,742,926,292	240,956,095,430
1. Long-term work in progress	251			
2. Construction in progress	252		248,742,926,292	240,956,095,430
VI. Long-term investments	260		163,960,387,613	163,960,387,613
1. Investments in subsidiaries	261			

ASSETS	Code	Note	Final number	Beginning balance
2. Investments in joint ventures and associates	262		163,960,387,613	163,960,387,613
3. Equity investments in other entities	263			
4. Provision for impairment of long-term investments in other entities (*)	264			
5. Long-term held-to-maturity investments	265			
6. Provision for long-term held-to-maturity investments (*)	266			
VII. Other non-current assets	270		43,478,836,177	46,853,528,759
1. Long-term prepaid expenses	271		42,816,947,076	46,327,152,980
2. Deferred income tax assets	272		661,889,101	526,375,779
3. Long-term equipment, supplies and spare parts	273			
4. Other long-term assets	274			
TOTAL ASSETS (280=100+200)	280		3,867,076,415,075	4,139,609,994,293
C - LIABILITIES	300		2,728,444,322,136	3,016,842,467,856
I. Current liabilities	310		1,800,521,752,469	1,985,969,574,937
1. Short-term trade payables	311		426,649,054,685	513,745,422,861
2. Short-term prepayments from customers	312		505,789,749,748	454,278,342,306
3. Dividends and profit payable	313		1,161,860	1,161,860
4. Taxes and other payables to State budget	314		6,307,250,303	45,249,258,955
5. Payables to employees	315		10,927,605,555	11,514,222,948
6. Short-term accrued expenses	316		16,765,409,236	12,389,022,226
7. Short-term intra-company payables	317			
8. Payables according to the progress of construction contracts	318			
9. Short-term unearned revenue	319			
10. Other short-term payables	320		267,563,520,657	275,026,669,095
11. Short-term borrowings and finance lease liabilities	321		565,833,019,931	672,810,444,192
12. Provisions for short-term payables	322			
13. Bonus and welfare funds	323		684,980,494	955,030,494
14. Price stabilization fund	324			
15. Purchase and resale of Government bonds	325			
II. Non-current liabilities	330		927,922,569,667	1,030,872,892,919
1. Long-term trade payables	331			
2. Long-term prepayments from customers	332			
3. Taxes and other payables to the State – long-term	333			
4. Long-term accrued expenses	334			
5. Intra-company payables on operating capital	335			
6. Long-term intra-company payables	336			

ASSETS	Code	Note	Final number	Beginning balance
7. Long-term unearned revenue	337			
8. Other long-term payables	338		570,772,940,886	703,406,034,644
9. Long-term borrowings and finance lease liabilities	339		356,757,526,778	327,074,756,272
10. Convertible bonds	340			
11. Preference shares	341			
12. Deferred income tax liabilities	342		392,102,003	392,102,003
13. Provisions for long-term payables	343			
14. Science and technology development fund	344			
D - OWNER'S EQUITY	400		1,138,632,092,939	1,122,767,526,437
1. Contributed capital	411		1,037,450,670,000	1,037,450,670,000
- Ordinary shares with voting rights	411a		1,037,450,670,000	1,037,450,670,000
- Preference shares	411b			
2. Share premium	412		941,932,986	941,932,986
3. Conversion options on convertible bonds	413			
4. Other capital	414			
5. Treasury shares (*)	415			
6. Differences upon asset revaluation	416			
7. Exchange rate differences	417			
8. Development and investment funds	418		18,306,372,388	18,306,372,388
9. Other reserves	419			
10. Retained earnings	420		62,394,238,757	46,526,858,403
- Retained earnings accumulated till the end of the previous year	420a		46,526,858,403	19,886,876,223
- Retained earnings of the current year	420b		15,867,380,354	26,639,982,180
11. Non-controlling interests	429		19,538,878,808	19,541,692,660
TOTAL CAPITAL (440=300+400)	440		3,867,076,415,075	4,139,609,994,293

Approval date: Day 28 month 4 year 2021

PREPARER



Pham Thanh Lam

CHIEF ACCOUNTANT



Nguyen Tuan Anh

CHAIRMAN



Nguyen Dang Giap

HEAD OFFICE

Attached with Circular No. 99/2025/TT-BTC
dated October 27, 2025 of the Ministry of Finance

CONSOLIDATED STATEMENT OF INCOME

Quarter I/2026

Items	Code	Note	Reporting period		Accumulated from the beginning of th	
			This year	Last year	This year	Last year
1. Revenue from sales of goods and rendering of services	01	VI.25	159,005,846,242	189,380,043,910	159,005,846,242	189,380,043,910
2. Revenue deductions	02					
3. Net revenue from sales of goods and rendering of services	10		159,005,846,242	189,380,043,910	159,005,846,242	189,380,043,910
4. Cost of goods sold	11	VI.28	114,762,589,581	145,070,634,339	114,762,589,581	145,070,634,339
5. Gross profit from sales of goods and rendering of services	20		44,243,256,661	44,309,409,571	44,243,256,661	44,309,409,571
6. Gain/(loss) from sale and disposal of investment property	21					
7. Financial income	22	VI.29	397,993,893	87,029,768	397,993,893	87,029,768
8. Financial expense	23	VI.30	13,524,526,196	13,440,594,292	13,524,526,196	13,440,594,292
In which: Interest expense			13,524,526,196	13,440,594,292	13,524,526,196	13,440,594,292
9. Profit or loss in joint ventures and associates	24					
10. Selling expense	25		825,633,333	229,495,514	825,633,333	229,495,514
11. General and administrative expense	26		15,034,788,594	12,724,191,345	15,034,788,594	12,724,191,345
12. Net profit from operating activities	30		15,256,302,431	18,002,158,188	15,256,302,431	18,002,158,188
13. Other income	31		631,342,147	401,601,381	631,342,147	401,601,381
14. Other expense	32		22,795,075	2,496,315	22,795,075	2,496,315
15. Other profit	40		608,547,072	399,105,066	608,547,072	399,105,066
16. Total net profit before tax	50		15,864,849,503	18,401,263,254	15,864,849,503	18,401,263,254
17. Current corporate income tax expense	51	VI.31	135,796,323	247,855,588	135,796,323	247,855,588
18. Deferred corporate income tax expense	52	VI.32	-135,513,322	10,488,535	-135,513,322	10,488,535
19. Profit after corporate income tax	60		15,864,566,502	18,142,919,131	15,864,566,502	18,142,919,131
20. Profit after tax of parent company	61		15,867,380,354	18,142,919,131	15,867,380,354	18,142,919,131
21. Profit after taxes of non-controlling shareholders	62		-2,813,852		-2,813,852	
22. Basic earnings per share	70					
23. Declining earnings per share	71					

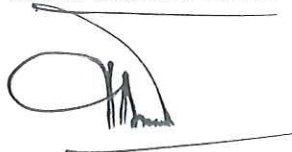
Approval date: Day 28 month 04 year 2026

PREPARER



Pham Thanh Lam

CHIEF ACCOUNTANT



Nguyen Tuan Anh




Nguyen Dang Giap

CONSOLIDATED STATEMENT OF CASH FLOWS

Quarter I/2026

Items	Code	No	Reporting Period		Accumulated from the beginning of th	
			This year	Last year	This year	Last year
I. CASH FLOWS FROM BUSINESS ACTIVITIES						
1. Proceeds from sales of goods and rendering of services and other revenues	01		354,903,026,528	316,322,209,689	354,903,026,528	316,322,209,689
2. Cash paid to suppliers	02		-60,172,049,761	-131,769,528,232	-60,172,049,761	-131,769,528,232
3. Cash paid to employees	03		-15,684,052,943	-15,009,143,798	-15,684,052,943	-15,009,143,798
4. Interest paid	04		-5,733,695,703	-4,896,360,941	-5,733,695,703	-4,896,360,941
5. Corporate income tax paid	05		-13,319,480,017	-2,088,653,816	-13,319,480,017	-2,088,653,816
6. Other receipts from operating activities	06		500,985,384,418	332,231,677,364	500,985,384,418	332,231,677,364
7. Other payments on operating activities	07		-857,851,921,198	-517,213,049,568	-857,851,921,198	-517,213,049,568
Net cash flow from production and business activities	20		-96,872,788,676	-22,422,849,302	-96,872,788,676	-22,422,849,302
II. CASH FLOWS FROM INVESTING ACTIVITIES						
1. Purchase or construction of fixed assets and other long-term assets	21		-1,613,241,104	-5,898,655	-1,613,241,104	-5,898,655
2. Proceeds from disposals of fixed assets and other long-term assets	22		591,538		591,538	
3. Loans and purchase of debt instruments from other enti	23			-50,000,000,000		-50,000,000,000
4. Collection of loans and resale of debt instrument of othe entities	24		35,000,000,000		35,000,000,000	
5. Equity investments in other entities	25			-82,860,000,000		-82,860,000,000
6. Proceeds from equity investment in other entities	26					
7. Interest and dividend received	27		379,049,970	87,029,768	379,049,970	87,029,768
Net cash flows from investment activities	30		33,766,400,404	-132,778,868,887	33,766,400,404	-132,778,868,887
III. CASH FLOWS FROM FINANCING ACTIVITIES						
1. Proceeds from issuance of shares and receipt of contributed capital	31					
2. Cash payments for return of capital to owners and repurchase of issued shares	32					
3. Cash receipts from borrowings	33		124,325,354,697	171,421,930,301	124,325,354,697	171,421,930,301
4. Cash repayments of borrowings	34		-203,151,677,852	-112,096,201,743	-203,151,677,852	-112,096,201,743
5. Cash repayments of finance lease liabilities	35					
6. Dividends and profits paid to owners	36					
Net cash flows from financing activities	40		-78,826,323,155	59,325,728,558	-78,826,323,155	59,325,728,558
Net cash flow during the period (50 = 20 + 30 + 40)	50		-141,932,711,427	-95,875,989,631	-141,932,711,427	-95,875,989,631
Cash and cash equivalents at the beginning of the period	60		268,367,004,837	354,138,664,843	268,367,004,837	354,138,664,843
Effect of exchange rate fluctuations	61					
Cash and cash equivalents at end of period (70 = 50 + 60 + 61)	70		126,434,293,410	258,262,675,212	126,434,293,410	258,262,675,212

PREPARER


Pham Thanh Lam

CHIEF ACCOUNTANT


Nguyen Tuan Anh

Approval date: Day 21 month 10 year 2025



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter I/2026

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION

Unit: VND

01. Cash and cash equivalents

Items	End of period	Beginning of period	Note
- Cash	39,133,147,100	3,692,758,094	
- Demand deposits	87,301,146,310	122,674,246,743	
- Cash in transit	-	142,000,000,000	
Total	126,434,293,410	268,367,004,837	

02. Financial investments.

Items	End of period			Beginning of period		
	Original price	Fair value	Provision	Original price	Fair value	Provision
a) Trading securities						
- Total value of shares; (details of each type of shares accounting for 10% or more of the total value of shares)						
- Total value of bonds; (details of each type of bond accounting for 10% or more of the total value of bonds)						
- Other investments						
- Reasons vary with each investment/bond type.:						
+ About quantity						
+ About value						

Items	End of period			Beginning of period		
	Original price	Recoverable value	Provision	Original price	Recoverable value	Provision
b) Held to maturity investments	133,571,824,606	123,365,773,162	(10,206,051,444)	168,571,824,606	178,777,876,050	(10,206,051,444)
b1) Short-term investments	133,571,824,606	123,365,773,162	(10,206,051,444)	168,571,824,606	178,777,876,050	(10,206,051,444)
- Term deposits	98,365,773,162	98,365,773,162	-	98,365,773,162	98,365,773,162	-

- Bonds	-	-	-	-	-	-
- Loans	35,206,051,444	25,000,000,000	(10,206,051,444)	70,206,051,444	80,412,102,888	(10,206,051,444)
- Others	-	-	-	-	-	-
b2) Long-term investments	-	-	-	-	-	-
- Term deposits	-	-	-	-	-	-
- Bonds	-	-	-	-	-	-
- Loans	-	-	-	-	-	-
- Others	-	-	-	-	-	-

	Original price	Provision	Fair value	Original price	Provision	Fair value
c) Equity investments in other entities	163,960,387,613	-	163,960,387,613	163,960,387,613	-	163,960,387,613
- Investment in 36.55 Joint Stock Company	7,673,859,423	-	7,673,859,423	7,673,859,423	-	7,673,859,423
- Investment in TMT Dong Tan Company Limited	82,860,000,000	-	82,860,000,000	82,860,000,000	-	82,860,000,000
- Investment in Global Housing Development Investment Join Stock Company	73,426,528,190	-	73,426,528,190	73,426,528,190	-	73,426,528,190

- Summarize the activities of subsidiaries, joint ventures, and associates during the period;

- Significant transactions between the company and its subsidiaries, joint ventures, and associates during the period.

	End of period		Beginning of period	
	Value	Provision	Value	Provision
03. Trade receivables.				
a) Short-term	598,712,590,034	(4,661,038,940)	760,135,226,630	(4,661,038,940)
	275,932,676,878	(4,661,038,940)	427,442,833,761	(4,661,038,940)
	232,635,801,704	-	249,075,564,258	-
	-	-	-	-
	1,531,202,826	-	1,531,202,826	-
	-	-	-	-
	(4,661,038,940)	-	(4,661,038,940)	-

04. Other receivables.

Items	End of period		Beginning of period	
	Value	Provision	Value	Provision
a) Short-term	598,712,590,034	(4,661,038,940)	760,135,226,630	(4,661,038,940)
- Trade receivables	275,932,676,878	(4,661,038,940)	427,442,833,761	(4,661,038,940)
- Prepayments to suppliers	232,635,801,704	-	249,075,564,258	-
- Receivables from employees	-	-	-	-
- Mortgages	1,531,202,826	-	1,531,202,826	-
- Intra-company receivables	-	-	-	-
- Provision for short-term doubtful debts	(4,661,038,940)	-	(4,661,038,940)	-

- Others.	93,273,947,566	-	86,746,664,725	-
b) Long-Term	4,601,959,203	-	4,492,405,490	-
- Receivables from equitization	-	-	-	-
- Dividends receivable and profit distributed	-	-	-	-
- Receivables from employees	-	-	-	-
- Mortgages	4,601,959,203	-	4,492,405,490	-
- Others.	-	-	-	-
Total	603,314,549,237	(4,661,038,940)	764,627,632,120	(4,661,038,940)

05. Shortage of assets awaiting resolution	End of period	Beginning of period
a) Cash		
b) Inventories		
c) Fixed assets		
d) Others.		

06. Inventories.

Items	End of period		Beginning of period	
	Original price	Provision	Original price	Provision
- Goods in transit	-	-	-	-
- Raw materials	2,313,886,804	-	2,159,411,577	-
- Tools, supplies	243,300,000	-	243,300,000	-
- Work in progress	943,773,374,834	-	849,935,999,603	-
- Finished product	58,283,564,750	-	58,283,564,750	-
- Goods	2,124,000,000	-	2,124,000,000	-
- Consignments	-	-	-	-
- Goods at bonded warehouse.	-	-	-	-
Total	1,006,738,126,388	-	912,746,275,930	-

- Value of obsolete, deteriorated, and unsellable inventory at the end of the period; Causes and measures to handle inventory that is obsolete, deteriorated, or unsellable.
- Inventory value pledged or mortgaged to secure liabilities at the end of the period.
- Difference (if any) in quantity and value between the book records and the actual count when conducting inventory at the end of the period; Causes, responsibilities for compensation, etc. ...
- Situations or events that lead to additional provisions or reversals of provisions for inventory write-downs.

07. Long-Term asset in progress.

Items	End of period		Beginning of period	
	Original price	Recoverable value	Original price	Recoverable value
Construction in progress	248,564,726,292	248,564,726,292	240,956,095,430	240,956,095,430
Project No.6,8 Chua Boc	237,062,422,581	237,062,422,581	237,054,280,770	237,054,280,770
Other projects	11,502,303,711	11,502,303,711	3,901,814,660	3,901,814,660
Asset Purchase	178,200,000	178,200,000	-	-
Machinery and Equipment	178,200,000	178,200,000	-	-
Total	248,742,926,292	248,742,926,292	240,956,095,430	240,956,095,430

08. Tangible fixed assets.

Note	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management equipment	Totals
Historical cost					
Beginning balance	1,567,770,594,578	9,061,505,394	31,843,237,655	15,700,777,476	1,624,376,115,103
Increase in period	-	-	-	-	-
- Purchase in period	-	-	-	-	-
- Completed construction investment	-	-	-	-	-
- Major repairs of fixed assets	-	-	-	-	-
- Re-evaluate	-	-	-	-	-
- Other increases	-	-	-	-	-
Decrease in period	-	-	-	-	-
- Transfer to investment properties	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-
- Other decrease	-	-	-	-	-
Ending balance	1,567,770,594,578	9,061,505,394	31,843,237,655	15,613,677,476	1,624,289,015,103
Accumulated depreciation					
Beginning balance	369,930,390,645	3,564,656,527	17,316,099,631	12,266,037,671	403,077,184,474
Increase in period	9,848,278,108	388,657,407	690,460,125	280,191,087	11,207,586,727
- Depreciation in period	9,848,278,108	388,657,407	690,460,125	280,191,087	11,207,586,727
- Other increase	-	-	-	-	-
Decrease in period	-	-	-	-	-
- Transfer to investment properties	-	-	-	-	-
				87,100,000	87,100,000

- Liquidation, disposal	-	-	-	87,100,000	87,100,000
- Other decrease	-	-	-	-	-
Ending balance	379,778,668,753	3,953,313,934	18,006,559,756	12,459,128,758	414,197,671,201
Net carrying amount					
- Beginning balance	1,197,840,203,933	5,496,848,867	14,527,138,024	3,434,739,805	1,221,298,930,629
- Ending balance	1,187,991,925,825	5,108,191,460	13,836,677,899	3,154,548,718	1,210,091,343,902

* The remaining value at the end of the year of tangible fixed assets pledged as collateral for loans:

* Original value of tangible fixed assets at the end of the year that have been fully depreciated but are still in use:

* Original value of tangible fixed assets at the end of the year awaiting liquidation:

* Commitments regarding the future purchase or sale of high-value tangible fixed assets that have not yet been executed:

* Other changes related to tangible fixed assets:

* Other changes related to tangible fixed assets:

09. Intangible fixed assets.

Note	Land use rights	Publishing rights	Copyrights and patents	Other intangible	Totals
Historical cost					-
Beginning balance	31,385,135,374	-	-	729,570,000	32,114,705,374
- Purchase in the year	-	-	-	-	-
- Internally generated assets	-	-	-	-	-
- Increase due to merger	-	-	-	-	-
- Other increase	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-
- Other decrease	-	-	-	-	-
Ending balance of the year	31,385,135,374	-	-	729,570,000	32,114,705,374
Accumulated amortization					-
Beginning balance	-	-	-	661,469,640	661,469,640
- Amortization in the year	-	-	-	6,666,666	6,666,666
- Other increase	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-
- Other decrease	-	-	-	-	-
Ending balance of the year	-	-	-	668,136,306	668,136,306
Net carrying amount					-
- Beginning balance	31,385,135,374	-	-	68,100,360	31,453,235,734
- Ending balance	31,385,135,374	-	-	61,433,694	31,446,569,068

* Explanatory notes on data and other clarifications

10. Finance lease fixed assets.

Note	Buildings, structures	Machinery, equipment	Vehicles, transportation	Management equipment	Other intangible	Totals
Historical cost						
Beginning balance						
- Finance lease in period						-
- Purchase of finance lease fixed assets						-
- Other increase						-
- Return of finance lease fixed assets						-
- Other decrease						-
Ending balance	-	-	-	-	-	-
Accumulated depreciation						
Beginning balance						-
- Depreciation in period						-
- Purchase of finance lease fixed assets						-
- Other increase						-
- Return of finance lease fixed assets						-
- Other decrease						-
Ending balance	-	-	-	-	-	-
Net carrying amount						-
- Beginning balance	-	-	-	-	-	-
- Ending balance	-	-	-	-	-	-

* Additional rent incurred is recognized as an expense in the year:

* Basis for determining additional rent incurred:

* Lease extension terms or the right to purchase the asset:

11. Investment properties.

Note	Beginning balance	Increase in period	Decrease in period	Ending balance
Historical cost	256,143,361,901	731,695,180	-	256,875,057,081
- Land use rights	-	-	-	-

- Buildings	256,143,361,901	731,695,180	-	256,875,057,081
- Buildings and land-use rights.	-	-	-	-
- Infrastructure	-	-	-	-
Accumulated depreciation	39,029,982,844	1,695,654,787	-	40,725,637,631
- Land use rights	-	-	-	-
- Buildings	39,029,982,844	1,695,654,787	-	40,725,637,631
- Buildings and land-use rights.	-	-	-	-
- Infrastructure	-	-	-	-
Net carrying amount	217,113,379,057	(963,959,607)	-	216,149,419,450
- Land use rights	-	-	-	-
- Buildings	217,113,379,057	(963,959,607)	-	216,149,419,450
- Buildings and land-use rights.	-	-	-	-
- Infrastructure	-	-	-	-

* Explanatory notes on data and other clarifications:

12. Prepaid expenses.

	Note	End of period	Beginning of period
a) Short-term		7,471,289,316	5,526,041,234
- Prepaid expenses of operating lease		-	-
- Dispatched tools and supplies		-	-
- Borrowing costs		7,471,289,316	5,526,041,234
- Others		42,816,947,076	46,327,152,980
b) Long-term		-	-
- Expenses of enterprise establishment		-	-
- Insurance premiums		42,816,947,076	46,327,152,980
- Others		50,288,236,392	51,853,194,214
Total			

13. Other assets

	End of period	Beginning of period
a) Short-term		
b) Long-term		
Total	-	-

14. Borrowings and finance lease liabilities

Note	End of period				Beginning of period	
	Value	Ability to pay debt	Increase in period	Decrease in period	Value	Ability to pay debt
a) Short-term borrowings	565,833,019,931	565,833,019,931	92,212,196,047	199,189,620,308	672,810,444,192	672,810,444,192
Joint Stock Commercial Bank for Investment and Development of Vietnam- Hoan Kiem Branch	326,873,903,220	326,873,903,220	92,212,196,047	157,189,620,308	391,851,327,481	391,851,327,481
Joint Stock Commercial Bank for Investment and Development of Vietnam- Hoan Kiem Branch	48,959,116,711	48,959,116,711	-	-	48,959,116,711	48,959,116,711
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch	126,000,000,000	126,000,000,000	-	42,000,000,000	168,000,000,000	168,000,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch	-	-	-	-	-	-
Global Housing Development Investment Joint Stock Company	64,000,000,000	64,000,000,000	-	-	64,000,000,000	64,000,000,000
b) Long-term borrowings	356,757,526,778	356,757,526,778	33,644,828,050	3,962,057,544	327,074,756,272	327,074,756,272
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch	159,047,985,913	159,047,985,913	-	-	159,047,985,913	159,047,985,913
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch	-	-	-	-	-	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch	75,213,550,087	75,213,550,087	19,553,393,222	1,000,000,000	56,660,156,865	56,660,156,865
Nguyen Dang Hung (1)	76,698,600,987	76,698,600,987	13,020,662,505	-	63,677,938,482	63,677,938,482
Nguyen Dang Hung (2)	45,797,389,791	45,797,389,791	1,070,772,323	2,962,057,544	47,688,675,012	47,688,675,012
Total	922,590,546,709	922,590,546,709	125,857,024,097	203,151,677,852	999,885,200,464	999,885,200,464

c) Finance lease liabilities

Duration	This time			Last time		
	Total finance lease payments	Pay interest	Principal repayment	Total finance lease payments	Pay interest	Principal repayment
- 1 year or less						
- Over 1 year to 5 years						
- Over 5 years						

d) Overdue and unpaid loans and financial lease debts	End of period		Beginning of period	
- Get a loan				
- Finance lease debt				
- Reason for non-payment				
Total		-	-	-

15. Trade payables	End of period		Beginning of period	
	Value	Number of debtors	Value	Number of debtors
a) Short-term	426,649,054,685	426,649,054,685	513,745,422,861	513,745,422,861
b) Long-term	-	-	-	-
Total	426,649,054,685	426,649,054,685	513,745,422,861	513,745,422,861

c) Unpaid overdue payables (Details of each item accounting for 10% or more of the total payable amount)	End of period		Beginning of period	
Total		-		-

16. Dividends and profit payable			
Khoản mục		Beginning of period	
Dividends and profit payable		1,161,860	1,161,860
Cộng		1,161,860	1,161,860

17. Taxes and other receivables from the State budget	Beginning of period	Amount payable	Actual payment	End of period
- Value-added tax	(69,391,634,664)	11,265,227,219	14,375,968,055	(72,502,375,500)
- Special excise tax	-	-	-	-
- Export, import duties	-	-	-	-

- Value-added tax on imported goods	-	-	-	-
- Corporate income tax	5,462,169,191	135,796,323	13,319,480,017	(7,721,514,503)
- Personal income tax	915,325,952	274,498,664	1,077,975,146	111,849,470
- Natural resource tax	(881,199,003)	2,023,301,288	1,720,080,000	(577,977,715)
- Land tax and land rental	751,412,095	5,033,738	5,033,738	751,412,095
- Other taxes	(1,000,000)	-	-	(1,000,000)
- Fees, charges and other payables	52,475,596	3,249,439,131	2,937,959,331	363,955,396
Total	(63,092,450,833)	16,953,296,363	33,436,496,287	(79,575,650,757)

18. Accrued expenses	End of period	Beginning of period
a) Short-term	16,765,409,236	12,389,022,226
- Accrued annual leave salary	-	-
- Expense of business cessation	-	-
- Estimated cost of goods/real estate sold	-	-
- Other accrued expenses	16,765,409,236	12,389,022,226
b) Long-term accrued expenses	-	-
- Interest expense	-	-
- Other accrued expenses	-	-
Total	16,765,409,236	12,389,022,226

19. Other payables	End of period	Beginning of period
a) Short-term	-	-
- Surplus of assets awaiting resolution	165,363,107	126,024,587
- Trade union fee	3,639,055,533	2,732,816,429
- Social insurance	145,081,701	38,740,106
- Health insurance	58,571,167	12,708,245
- Unemployment insurance	-	-
- Payables on equitization	-	-
- Short-term deposits, collateral received	263,555,449,149	272,116,379,728
- Other payables	267,563,520,657	275,026,669,095
Total		

b) Long-term payables	570,772,940,886	703,406,034,644
- Long-term deposits, collateral received	997,500,000	997,500,000
- Other payables	569,775,440,886	702,408,534,644
c) Unpaid overdue payables (Detailed Breakdown of Each Item and Reason for Overdue Payment)		

20. Unearned revenue	End of period	Beginning of period
a) Short-term		
- Prepaid revenue		
- Revenues from traditional customer loyalty program		
- Other unearned revenues	-	-
Total		

b) Long-term (details of each item such as short-term)		
c) Impossibility of contract performance		

21. Convertible bonds	End of period			Beginning of period		
21.1. Regular bonds	Value	Interest rate	Term	Value	Interest rate	Term
- Face value issue						
- Discounted issue						
- Premium issue						
Total	-	-	-	-	-	-

21.2. Convertible Bonds:

- a) Convertible Bonds at the Beginning of the Period:
- Issuance time, original term, and remaining term of each type of convertible bond.
 - Quantity of each type of convertible bond.
 - Par value, interest rate of each type of convertible bond.
 - Conversion rate into shares for each type of convertible bond.
 - Discount rate used to determine the value of the principal debt for each type of convertible bond.
 - The value of the principal debt and the option to convert into shares of each type of convertible bond.
- b) Additional Convertible Bonds Issued During the Period:
- Issuance time, original term of each type of convertible bond.

- Quantity of each type of convertible bond.
- Par value, interest rate of each type of convertible bond.
- Conversion rate into shares for each type of convertible bond.
- Discount rate used to determine the value of the principal debt for each type of convertible bond.
- The value of the principal debt and the option to convert into shares of each type of convertible bond.
- c) Convertible Bonds Converted into Shares During the Period:
 - Quantity of each type of convertible bond converted into shares during the period; quantity of additional shares issued during the period for the conversion of bonds.
 - The value of the principal debt of the convertible bonds that is recorded as an increase in equity capital.
- d) Convertible Bonds that Mature Without Being Converted into Shares During the Period:
 - Quantity of each type of convertible bond that matured without being converted into shares during the period.
 - The value of the principal debt of the convertible bonds that is repaid to investors.
- e) Convertible Bonds at the End of the Period:
 - Original term and remaining term of each type of convertible bond.
 - Quantity of each type of convertible bond.
 - Par value, interest rate of each type of convertible bond.
 - Conversion rate into shares for each type of convertible bond.
 - Discount rate used to determine the value of the principal debt for each type of convertible bond.
 - The value of the principal debt and the option to convert into shares of each type of convertible bond.

22. Preferred Shares Classified as Debt:

- Par value.
- Issuance target (management, staff, employees, other parties).
- Repurchase terms (time, repurchase price, and other basic terms in the issuance contract).
- Value repurchased during the period.
- Other disclosures.

23. Provisions for payables .	End of period	Beginning of period
a) Short-term provisions		
- Provision for product warranty	-	-
- Provision for construction warranty	-	-
- Provision for corporate restructuring	-	-
- Other provisions for payables (expenses of periodical repair of fixed assets, environmental restoration expenses, etc	-	-
Total	-	-

b) Long-term provisions			
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24. Deferred tax assets and deferred tax liabilities			
a) Deferred tax asset:			
- The income tax rate used to determine the value of the deferred tax asset		End of period	Beginning of period
-The deferred tax asset related to deductible temporary differences			
- The deferred tax asset related to unused tax losses			
- The deferred tax asset related to unused tax credits			
- The offset with deferred tax liabilities		661,889,101	526,375,779
Deferred income tax assets			

b) Deferred income tax liabilities			
- Corporate Income Tax (CIT) rate used to determine the value of deferred tax liabilities.		End of period	Beginning of period
- Deferred tax liabilities arising from taxable temporary differences.			
- Amount offset against deferred tax assets.			

25. Owner's equity

a) Statement of Changes in Equity								
Details of Contributed capital								
	Contributed capital	Conversion options on convertible bonds	Exchange rate difference	Other capital	Differences revaluation of assets	Non - Controlling Interest	Retained earnings	Total
A	1	2	3	4	5	6	7	8
Beginning balance of previous	1,037,450,670,000	-	-	19,248,305,374	-	-	62,114,522,364	1,118,813,497,738
- Increase in capital in previous	-	-	-	-	-	19,541,690,000	(39,526,870,527)	(19,985,180,527)
- Profit/(loss) for previous	-	-	-	-	-	2,660	26,639,982,180	26,639,984,840
- Other increase	-	-	-	-	-	-	-	-
- Decrease in capital in previous	-	-	-	-	-	-	-	-
- Loss distribution	-	-	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	-	(2,700,775,614)	(2,700,775,614)
Beginning balance of current	1,037,450,670,000	-	-	19,248,305,374	-	19,541,692,660	46,526,858,403	1,122,767,526,437
- Increase in capital of this current	-	-	-	-	-	-	-	-

- Profit/(loss) for this current	-	-	-	-	-	(2,813,852)	15,867,380,354	15,864,566,502
- Other increase	-	-	-	-	-	-	-	-
- Decrease in capital in this current	-	-	-	-	-	-	-	-
- Loss for this current	-	-	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	-	-	-
Ending balance of this current	1,037,450,670,000	-	-	-	19,248,305,374	19,538,878,808	62,394,238,757	1,138,632,092,939

b) Details of Contributed capital	End of period	Beginning of period
- Parent company (if it is a subsidiary)	-	-
- Shareholder	1,037,450,670,000	1,037,450,670,000
- Number of treasury shares:	-	-
Total	1,037,450,670,000	1,037,450,670,000

c) Capital transactions with owners and distribution of dividends and profits	This time	Last time
- Owner's contributed capital		
+ At the beginning of the year	1,037,450,670,000	1,037,450,670,000
+ Increase in the year	-	-
+ Decrease in the year	-	-
+ At the end of the year	1,037,450,670,000	1,037,450,670,000
- Distributed dividends and profit	-	-

d) Dividend	End of period	Beginning of period
- Dividends declared after the reporting date:		
+Dividends declared on common shares:.....		
+ Dividends declared on preference shares:.....		
- Dividends on accumulated preference shares not recorded:.....		

d) Issued shares	End of period	Beginning of period
- Quantity of Authorized issuing shares		
- Quantity of issued shares		
+ Common shares		
+ Preference shares		

- Quantity of shares repurchased		
+ Common stocks		
+ Preference shares		
- Quantity of outstanding shares in circulation		
+ Common shares		
+ Preference shares		

* Par value per share :.....

18,306,372,388

e. Company's reserves:

18,306,372,388

- Development and investment funds

- Other reserves

- Enterprise Restructuring Support Fund

g. Income and expenses, profits and losses directly recorded to owner's equity in accordance with specific Accounting standards .

26. Differences upon asset revaluation	End of period	Beginning of period

27. Exchange Differences	End of period	Beginning of period
- Due to the translation of Financial Statements from foreign currency to VND		
- Due to other reasons		

28. Off balance sheet items	End of period	Beginning of period
a) Outsourced assets: The total minimum lease payments in the future for operating lease contracts of non-cancellable assets according to the terms.		
- 1 year or less		
- Over 1 year to 5 years		
- Over 5 years		

b) Assets held in custody: The company must provide detailed explanations of the quantity, type, specifications, and quality of each type of asset as of the end of the period.

- Materials and goods held for processing: The company must provide detailed explanations of the quantity, type, specifications, and quality as of the end of the period.

- Goods held for sale on behalf of others, consignment goods, pledged or mortgaged goods: The company must provide detailed explanations of the quantity, type, specifications, and quality of each type of goods.

- c) Foreign currencies: The company must provide detailed explanations of the quantity of each type of foreign currency, calculated in the original currency. Precious metals must be presented in terms of weight in both domestic and international units (Ounce), with the value explained in USD.
- d) Precious metals and gemstones: The company must provide detailed explanations of the cost price, quantity (in international units), and type of precious metals and gemstones.
- đ) Doubtful debts that have been settled: The company must provide detailed explanations of the value (in the original currency) of doubtful debts that have been settled within 10 years from the date of settlement, broken down by debtor, and the reasons for the write-off of doubtful debts in accounting
- e) Other information regarding items outside the balance sheet.
- 29. Other information that the company voluntarily explains and clarifies.**

V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT (REPORT ON BUSINESS ACTIVITIES)

Unit: VND

	This time	Last time
01. Total Revenue from sale of goods and rendering of services (code 01).	159,005,846,242	189,380,043,910
+ Revenue from construction contracts	89,686,242,913	129,282,754,623
+ Revenue from real estate business	-	7,076,016,030
+ Revenue from sale of goods	12,954,303,250	585,968,874
+ Revenue from rendering of services	56,365,300,079	52,435,304,383
+ Revenue from other industries	-	-

	This time	Last time
02. Revenue deductions (Code 02).		
+ Trade discounts		
+ Sale discounts		
+ Sale returns		

	This time	Last time
03. Cost of goods sold (code 11)		
- Cost of construction contracts	87,159,209,582	125,035,428,743
- Cost of assignment of investment properties	-	6,416,288,553
- Cost of finished goods sold	12,954,303,250	555,498,493
- Cost of services rendered	14,649,076,749	13,063,418,550
- Expenses of sales of investment properties	-	-
- Normal loss of inventories	-	-
- Abnormal loss of inventories	-	-

- Other abnormal expenses included in cost of goods sold	-	-
- Provision for devaluation of inventories	-	-
- Cost of other industries	-	-
Total	114,762,589,581	145,070,634,339

04. Financial income (Code 21)	This time	Last time
- Interest income	397,993,893	87,029,768
- Gain from disposal of financial investments	-	-
- Dividends or profits received	-	-
- Realised exchange gain	-	-
- Interest from deferred payment sale or payment discount	-	-
- Other financial income	-	-
Total	397,993,893	87,029,768

05. Financial expenses (Code 22).	This time	Last time
- Interest expenses	13,524,526,196	13,440,594,292
- Payment discount or interests from deferred payment purchase	-	-
- Loss from disposal of financial investments	-	-
- Realised exchange loss	-	-
- Provision for diminution in value of trading securities and impairment loss from investment	-	-
- Other financial expenses	-	-
- Other decreases in financial expenses.	-	-
Total	13,524,526,196	13,440,594,292

06. Other Income	This time	Last time
- Gain from liquidation, disposal of fixed assets	-	-
- Gain from revaluation of assets	-	-
- Collected fines	-	-
- Deductible taxes	-	-
- Others	631,342,147	401,601,381
Total	631,342,147	401,601,381

07. Other expenses	This time	Last time
- Loss from liquidation, disposal of fixed assets	-	-
- Loss from revaluation of assets	-	-
- Fines	-	-
- Others	22,795,075	2,496,315
Total	22,795,075	2,496,315

08. Selling expenses and business management expenses	This time	Last time
a) Operating Expenses Incurred During the Period	15,034,788,594	12,724,191,345
- Details of expenses accounting for 10% or more of total operating expenses		
- Other operating expenses		
b) Selling Expenses Incurred During the Period	825,633,333	229,495,514
- Details of expenses accounting for 10% or more of total selling expenses		
- Other selling expenses		

09. Production and business costs by factor	This time	Last time
- Raw materials	143,785,625,737	148,791,055,544
- Labour expenses	15,183,797,726	21,119,660,583
- Machinery expenses	9,492,793,961	21,391,419,510
- Expenses of outsourcing services	33,795,210,293	28,429,024,390
- Other expenses in cash	4,283,665,824	1,223,102,243
Total	206,541,093,541	220,954,262,270

10. Current corporate income tax expense (Code 51).	This time	Last time
- Adjustment of tax expenses from previous years to current year		
- Total current corporate income tax expense	135,796,323	247,855,588

11. Deferred income tax (Code 52).	This time	Last time
- Deferred CIT expense relating to taxable temporary difference		
- Deferred CIT expense relating to reversal of Deferred income tax assets		
- Deferred CIT income arising from deductible temporary difference		
- Deferred CIT income arising from unused tax loss and tax credits		

- Deferred CIT income arising from reversal of deferred income tax liabilities		
- Total deferred corporate income tax expense.	(135,513,322)	10,488,535

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT

1. Non-cash transactions affecting the cash flow statement and cash held by the enterprise but not used.

- a) Acquisition of assets through the assumption of related debts or through financial lease transactions.
- Acquisition of a business through the issuance of shares.
- Conversion of debt into equity.
- b) Acquisition and disposal of subsidiaries or other business units during the reporting period.
- Total value of acquisition or disposal.
- The portion of the acquisition or disposal value paid in cash and cash equivalents.
- The amount of cash and cash equivalents actually held in the acquired or disposed subsidiary or business unit.
- The portion of non-cash assets and liabilities in the acquired or disposed subsidiary or business unit during the period.
- c) Presentation of the value and reasons for large amounts of cash and cash equivalents held by the enterprise but not used due to legal restrictions or other binding commitments the enterprise must comply with.

VII. OTHER INFORMATION

1. Contingent liabilities, commitments, and other financial information.

2. Events occurring after the end of the financial year.

3. Information on related parties.

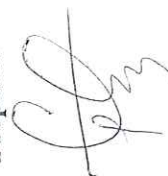
4. Presentation of assets, revenues, and business results by segment (by business area or geographical area) as per Accounting Standard No. 28.

5. Comparative information.

6. Information about going concern.

7. Other information.

Preparer



Pham Thanh Lam

Chief Accountant



Nguyen Tuan Anh

Approval date: day 28 month 04 year 2026

