



## **CENTURY 21 JOINT STOCK COMPANY**

41 Nguyen Thi Minh Khai Str, Sai Gon Ward, Ho Chi Minh city

Website: C21.com.vn - Tax code : 0300978657

# **CONSOLIDATED FINACIAL STATEMENTS**

## **QUATER 1/2026**



**CONSOLIDATED STATEMENT OF FINANCIAL POSITIO**

(Attached to Circular No. 43/2026/TT-BTC dated April 20, 2026, of the Minister of Finance)

As at March 31, 2026

	Code	Notes	31/03/2026 VND	01/01/2026 VND
<b>ASSETS</b>				
<b>A - CURRENT ASSETS</b>	<b>100</b>		<b>252,038,113,525</b>	<b>246,537,011,409</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>VI.1</b>	<b>36,450,375,232</b>	<b>34,058,454,989</b>
1. Cash	111		11,885,976,431	10,498,811,520
2. Cash equivalents	112		24,564,398,801	23,559,643,469
<b>II. Short-term financial investment</b>	<b>120</b>		<b>39,551,248,020</b>	<b>37,727,593,020</b>
1. Trading securities	121	VI.2a	55,989,200,000	55,989,200,000
2. Provision for devaluation of trading securities (*)	122		(41,343,125,000)	(43,166,780,000)
3. Held to maturity investment	123	VI.2b	24,905,173,020	24,905,173,020
4. Provision for diminution in value of short-term held-to-maturity investments (*)	124		-	-
5. Other short-term investments	125		-	-
6. Provision for losses on other short-term investments (*)	126		-	-
<b>III. Current accounts receivables</b>	<b>130</b>		<b>173,112,927,546</b>	<b>172,256,467,663</b>
1. Short-term trade receivables	131	VI.3	573,703,530	1,068,356,213
2. Short-term advances to suppliers	132	VI.3	114,365,259,270	114,381,588,656
3. Intercompany receivables	133		-	-
4. Receivables according to the Progress of Construction Contract Plans	134		-	-
5. Other short-term receivables	135	VI.4	64,541,444,295	63,174,002,343
6. Provision for doubtful debts (*)	136	VI.5	(6,367,479,549)	(6,367,479,549)
7. Pending asset shortages for resolution	137		-	-
<b>IV. Inventory</b>	<b>140</b>		<b>912,855,632</b>	<b>820,358,637</b>
1. Inventories	141	VI.6	912,855,632	820,358,637
2. Provision for inventory devaluation (*)	142		-	-
<b>V. Short-term biological assets</b>	<b>150</b>		<b>-</b>	<b>-</b>
1. Short-term bearer livestock	151		-	-
2. Short-term bearer plants	152		-	-
3. Provision for losses on short-term biological assets (*)	153		-	-
<b>VI. Other current assets</b>	<b>160</b>		<b>2,010,707,095</b>	<b>1,674,137,100</b>
1. Short-term prepaid expenses	161	VI.11	139,158,316	196,682,080
2. Value-added tax deductible	162		684,847,513	680,218,111
3. Taxes and other receivables from the State	163		1,186,701,266	797,236,909
4. Government Bond Repurchase Transactions	164		-	-
5. Other Current assets	165		-	-



**CONSOLIDATED STATEMENT OF FINANCIAL POSITIO**

As at March 31, 2026

Form No. B 01 – DN /HN

(Attached to Circular No. 43/2026/TT-BTC dated April 20, 2026, of the Minister of Finance)

	Code	Notes	31/03/2026 VND	01/01/2026 VND
<b>B - NON CURRENT ASSETS</b>	<b>200</b>		<b>730,420,502,611</b>	<b>730,651,928,696</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>139,504,846,196</b>	<b>139,464,633,545</b>
1. Long-term receivables from customers	211	VI.3	36,166,093,916	36,166,093,916
2. Long-term prepaid to suppliers	212		-	-
3. Other long-term receivables	215	VI.4	103,338,752,280	103,298,539,629
4. Provision for doubtful debts (*)	216		-	-
<b>II. Fixed assets</b>	<b>220</b>		<b>38,320,289,793</b>	<b>37,953,335,405</b>
1. Tangible fixed assets	221	VI.8	29,252,206,392	28,718,513,228
Cost	222		187,874,143,633	185,886,298,249
Accumulated depreciation (*)	223		(158,621,937,241)	(157,167,785,021)
2. Finance lease assets	224		-	-
Cost	225		-	-
Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	VI.9	9,068,083,401	9,234,822,177
Cost	228		19,815,778,679	19,815,778,679
Accumulated depreciation (*)	229		(10,747,695,278)	(10,580,956,502)
<b>III. Long-term biological assets</b>	<b>230</b>		<b>-</b>	<b>-</b>
1. Bearer livestock for periodic products	231		-	-
a) Immature bearer livestock for periodic products	232		-	-
b) Mature bearer livestock for periodic products	233		-	-
- Historical costs	234		-	-
- Accumulated depreciation (*)	235		-	-
2. Long-term consumable biological assets - livestock	236		-	-
3. Long-term bearer plants	237		-	-
4. Provision for losses on long-term biological assets (*)	238		-	-
<b>IV. Investment properties</b>	<b>240</b>	VI.10	<b>4,401,114,230</b>	<b>4,497,779,255</b>
Cost	241		38,102,379,801	38,102,379,801
Accumulated depreciation (*)	242		(33,701,265,571)	(33,604,600,546)
<b>V. Long-term assets in progress</b>	<b>250</b>	VI.7	<b>159,383,689,136</b>	<b>159,156,335,659</b>
1. Construction in progress	251		156,484,902,214	155,995,953,400
2. Capital construction in progress	252		2,898,786,922	3,160,382,259
<b>VI. Long-term investment</b>	<b>260</b>	VI.2c	<b>364,675,649,793</b>	<b>364,786,563,974</b>
1. Investments in subsidiaries	261		-	-
2. Investment in jointly controlled entities and associate	262		150,286,992,379	150,351,761,397
3. Investment in other units	263		227,397,500,000	227,397,500,000
4. Provision for losses on long-term investments in other entities (*)	264		(13,008,842,586)	(12,962,697,423)
5. Long-term held-to-maturity investments	265		-	-
6. Provision for diminution in value of long-term held-to-maturity investments (*)	266		-	-
<b>VI. Other long-term assets</b>	<b>270</b>		<b>24,134,913,463</b>	<b>24,793,280,858</b>
1. Long-term prepaid expenses	271	VI.11	11,432,422,102	11,628,670,575
2. Deferred tax assets	272	VI.16	5,770,707,527	5,770,707,527
3. Equipment, materials, spare parts	273		-	-
4. Other long-term assets	274		-	-
4. Goodwills	279		6,931,783,834	7,393,902,756
<b>TOTAL ASSETS (280=100+200)</b>	<b>280</b>		<b>982,458,616,136</b>	<b>977,188,940,105</b>



**CONSOLIDATED STATEMENT OF FINANCIAL POSITIO**

(Attached to Circular No. 43/2026/TT-BTC dated April 20, 2026, of the Minister of Finance)

As at March 31, 2026

	Code	Notes	31/03/2026 VND	01/01/2026 VND
<b>RESOURCES</b>				
<b>C.LIABILITIES</b>	<b>300</b>		<b>123,577,800,868</b>	<b>122,696,121,676</b>
<b>I.Current liabilities</b>	<b>310</b>		<b>94,336,224,860</b>	<b>95,021,720,326</b>
1.Short-term trade payables	311	VI.12	5,819,336,084	5,754,771,569
2.Short-term advances from customers	312		241,180,404	58,369,881
3. Dividends and profit payable	313		-	-
4. Short-term taxes and amounts payable to state budget	314	VI.13	1,816,952,867	4,307,420,490
5.Payables to employees	315		1,891,305,473	1,882,069,186
6.Short-term accrued expenses	316	VI.14	11,483,012,808	11,467,114,397
7.Payables according to the progress of construction contracts	318		-	-
8.Short-term unearned revenues	319		14,163,578,182	14,365,977,428
9.Other short-term payables	320	VI.15	54,065,946,609	51,730,376,261
10.Short-term borrowings and financial lease	321		-	-
11.Short-term provisions	322		-	-
12.Bonus and welfare fund	323		4,854,912,433	5,455,621,114
13.Price stabilization fund	324		-	-
14.Government bond repurchase transactions	325		-	-
<b>II.Non Current liabilities</b>	<b>330</b>		<b>29,241,576,008</b>	<b>27,674,401,350</b>
1.Lond- term trade payables	331		-	-
2.Lond- term Advances from customers	332		-	-
3. Long-term taxes and amounts payable to state budget	333		-	-
4.Long-term accrued expenses	334		24,174,658	-
5. Long-term unearned revenue	337		-	-
6.Long-term provisions	338	VI.15	26,867,401,350	27,074,401,350
7.Long -term borrowings and financail lease liabilities	339		2,350,000,000	600,000,000
9.Convertible bond	340		-	-
10.Preference shares	341		-	-
11.Deferred income tax liabilitie	342		-	-
12.Provision for long-term liabilities (*)	343		-	-
13.Fund for science and technology development	344		-	-

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**CONSOLIDATED STATEMENT OF FINANCIAL POSITIO**

(Attached to Circular No. 43/2026/TT-BTC dated April 20, 2026, of the Minister of Finance)

As at March 31, 2026

	Code	Notes	31/03/2026 VND	01/01/2026 VND
<b>D. OWNERS' EQUITY</b>	<b>400</b>		<b>858,880,815,268</b>	<b>854,492,818,429</b>
1.Share capital	411		193,363,710,000	193,363,710,000
Shares with voting rights	411a		193,363,710,000	193,363,710,000
Preferred shares	411b		-	-
2. Share premium	412		155,800,315,462	155,800,315,462
3.Bond conversion option	413		-	-
4.Owner's other capital	414		32,470,000,000	32,470,000,000
5. Treasury shares (*)	415		(25,666,224,588)	(25,666,224,588)
6.Difference upon asset revaluation	416		-	-
7.Foreign exchange differences	417		-	-
8.Investment and development fund	418		34,970,361,447	34,970,361,447
9.Other funds	419		-	-
10. Undistributed earnings after tax	420		494,089,717,754	491,019,754,678
Undistributed earnings up to prior year-old	420a		491,019,754,678	479,072,040,506
Undistributed earnings up of current year	420a		3,069,963,076	11,947,714,172
11.Non - controlling interest	429		(26,147,064,807)	(27,465,098,570)
<b>TOTAL LIABILITIES AND OWNERS'EQUITY (440=300+400)</b>	<b>440</b>		<b>982,458,616,136</b>	<b>977,188,940,105</b>



**NGUYỄN THANH VY**  
Preparer / Accountant



**ĐỖ THỊ KIM OANH**  
GENERAL DIRECTOR  
Ho Chi Minh City, April 29, 2026



**CONSOLIDATED INCOME STATEMENT**(Attached to Circular No. 43/2026/TT-BTC dated  
April 20, 2026, of the Minister of Finance)

For the period from 01/01/2026 to 31/03/2026

Đơn vị tính: đồng

	Code	TM	Quarter 1/2026	Quarter 1/2025	From 01/01/2026 To 31/03/2026	From 01/01/2025 To 31/03/2025
1. Revenue from sales of goods and rendering of services	01	VII.1	20,309,298,095	20,304,360,044	20,309,298,095	20,304,360,044
2. Revenue deductions	02	VII.2	32,285,432	-	32,285,432	-
3. Net revenue (10 = 01 - 02)	10		20,277,012,663	20,304,360,044	20,277,012,663	20,304,360,044
4. Costs of goods and rendering of services	11	VII.3	7,832,786,626	8,087,490,798	7,832,786,626	8,087,490,798
5. Gross profit (20 = 10 - 11)	20		12,444,226,037	12,216,869,246	12,444,226,037	12,216,869,246
6. Gain/loss from sale and disposal of investment property	21					
7. Financial income	22	VII.4	693,495,185	730,067,720	693,495,185	730,067,720
8. Finance expenses	23	VII.5	543,798,841	(169,661,088)	543,798,841	(169,661,088)
<i>In which: Interest expenses</i>	24		-	-	-	-
9. Selling expenses	25	VII.8	1,485,751,842	1,162,750,416	1,485,751,842	1,162,750,416
10. General and administrative	26	VII.8	4,130,728,358	4,512,264,384	4,130,728,358	4,512,264,384
11. Gains/losses in associates, Joint-ventures	27		(64,769,018)	(1,224,950)	(64,769,018)	(1,224,950)
12. Operating profit (30 = 20+21+(22-23)-(25+26)+27)	30		6,912,673,163	7,440,358,304	6,912,673,163	7,440,358,304
13. Other income	31	VII.6	137,694,599	502,268,185	137,694,599	502,268,185
14. Other expenses	32	VII.7	445,891,944	247,901,396	445,891,944	247,901,396
15. Other profit (40= 31-32)	40		(308,197,345)	254,366,789	(308,197,345)	254,366,789
16. Accounting profit before tax (50=30+40)	50		6,604,475,818	7,694,725,093	6,604,475,818	7,694,725,093
17. Current corporate income tax expense	51	VII.9	1,861,986,216	1,064,384,007	1,861,986,216	1,064,384,007
18. Deferred tax (expense) income	52	VII.10	-	-	-	-
19. Net profit after tax (60 = 50-51-52)	60		4,742,489,602	6,630,341,086	4,742,489,602	6,630,341,086
20. Equity holders of the Company	61		3,396,384,643	5,101,522,004	3,396,384,643	5,101,522,004
21. Non-controlling shareholders			1,346,104,959	1,528,819,082	1,346,104,959	1,528,819,082
22. Earning per share	70	VII.11	169	271	169	271
23. Diluted earnings per share	71		169	271	169	271



NGUYỄN THANH VY  
Preparer / Accountant



ĐỖ THỊ KIM OANH  
GENERAL DIRECTOR  
Ho Chi Minh City, Apr. 29, 2026



**CONSOLIDATED CASH FLOW STATEMENT**

(Under indirect method)

For the period from 01/01/2026 to 31/03/2026

	Code	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
1. Profit before tax	01	6,604,475,818	7,694,725,093
2. Adjustments for			
- Depreciation and amortisation	02	1,717,556,021	2,086,990,416
- Provisions	03	(1,250,621,897)	(403,451,235)
- Exchange losses/(gains) arising from revaluation of monetary items denominated in foreign currencies	04	-	-
- (gains)/losses from disposals of investments	05	(637,804,961)	(239,191,685)
- Borrowing Costs	06	-	55,068,493
- Other adjustments	07	-	53,431,126,342
<b>3. Operating profit (loss) before changes in working capital</b>	<b>08</b>	<b>6,433,604,981</b>	<b>62,625,267,424</b>
- Increase (decrease) in receivables	09	(2,589,829,554)	(50,611,867,928)
- Increase (decrease) in inventories	10	(599,362,880)	751,070,597
- Increase/Decrease of payables (interest and payable CIT excluded)	11	1,336,568,032	(2,615,899,541)
- Increase (decrease) in prepaid expenses	12	253,651,537	292,659,620
- Increase (decrease) in trading securities	13	-	-
- Paid Borrowing Costs	14	-	-
- Corporate income tax paid	15	(4,830,516,834)	(2,149,674,411)
- Other receipts from operating activities	16	-	-
- Other cash outflows from operating activities	17	-	-
<b>Net cash flows from (used in) operating activities</b>	<b>20</b>	<b>4,115,282</b>	<b>8,291,555,761</b>
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
1. Purchases of fixed assets	21	-	-
2. Proceeds from disposals of fixed assets and other long-term assets	22	-	-
3. Payments for loans	23	1,750,000,000	(2,400,000,000)
4. Collections from loans	24	-	2,000,000,000
5. Payments for investments in other entities	25	-	-
6. Proceeds from sale of investments in other entities	26	-	-
7. Interest and dividends received	27	637,804,961	239,191,685
<b>Net cash flows used in investing activities</b>	<b>30</b>	<b>2,387,804,961</b>	<b>(160,808,315)</b>
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
1. Receipts from issuing shares, contribution of owners	31	-	-
2. Payments for returning owner's equity, buying Treasury share	32	-	-
3. Receipts from borrowings	33	-	3,000,000,000
4. Repayments of borrowings	34	-	-
5. Payments for finance lease liabilities	35	-	-
6. Dividends paid	36	-	(2,000,000,000)
<b>Net cash flows from financing activities</b>	<b>40</b>	<b>-</b>	<b>1,000,000,000</b>
<b>Net increase (decrease) in cash and cash equivalents for the period</b>	<b>50</b>	<b>2,391,920,243</b>	<b>9,130,747,446</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>60</b>	<b>34,058,454,989</b>	<b>24,518,286,563</b>
Effect of foreign exchange differences	61	-	-
<b>Cash and cash equivalents at end of period</b>	<b>70</b>	<b>36,450,376,232</b>	<b>33,649,034,009</b>

NGUYỄN THANH VY  
Preparer / Accountant

ĐỖ THỊ KIM OANH  
GENERAL DIRECTOR

Ho Chi Minh City, Apr. 29., 2026



This Notes to the Financial Statements is an integral part of and should be read in conjunction with the accompanying financial statements.

**I. Business Activities of the Company**

1. **Form of Ownership:** Century 21 Joint Stock Company ("Company") is a joint stock company established under business registration certificate No. 0300978657 initially issued on October 10, 1997 and and subsequently amended by the Department of Planning and Investment of Ho Chi Minh City
2. **Business Scope**  
Real estate business, real estate services, hotel and resort operations, restaurant and catering services, and entertainment complexes....
3. **Business Activities**  
Industrial and civil construction;  
Repair and interior decoration;  
Manufacturing construction materials, road and bridge construction, land leveling, and housing business (construction of houses for sale or lease);  
Trading in construction materials and interior decoration goods;  
Commercial services;  
Exploiting and trading non-metallic minerals;  
Operation of guest houses, lodges, tourism accommodations, camping sites, tourism villages, and restaurants (excluding operations in Ho Chi Minh City)  
Real estate business;  
Real estate services;  
Transporting passengers by car;  
Operation of tourist accommodations: hotels (must meet star rating standards and are not operated at the registered headquarters);  
Preschool education - Primary education;  
Sports and recreational education: fishing, water-based games;  
Operation of care and rehabilitation facilities (excluding medical examination and treatment services);  
Manufacturing building materials from clay;  
Farming and Animal husbandry.  
Afforestation and forest care (excluding operations at the registered headquarters).
4. **Normal Business Cycle:** The Company's normal business cycle spans 12 months, following the standard fiscal year from January 1 to December 31
5. **Business Operations:**  
The Company's headquarters is located at Tuoi Tre Building, No. 41 Nguyen Thi Minh Khai Street, Sài Gòn Ward, Ho Chi Minh City.  
The Company primarily operates in the real estate business, including the management and commercial exploitation of Tuoi Tre Office Building (Yoco Building) at No. 41 Nguyen Thi Minh Khai Street, Sài Gòn Ward, Ho Chi Minh City, as well as lodging and tourism services  
  
Currently, the Company is directly investing in projects such as :
  - A residential project about 6.5 hectares in Phuoc Long , Ho Chi Minh city;
  - A residential project about 6 ha at lot 9B7 - Saigon South Urban Area ("Camellia Garden Project"), Ho Chi Minh City
  - Mui da tourism project, Lam Dong province.



**6. Corporate Structure :**

**+ Investments in subsidiaries**

Tên công ty	Investment interest	Tỷ lệ sở hữu (%)
1. Sao Mai The Ky 21 Co., Ltd	46.710.674.378	80,00%
2. Ham Tan The Ky 21 Co., Ltd	198.100.000.000	100,00%
3. An Viet The Ky 21 Co., Ltd.	42.465.850.000	99,56%
4. Schengen Invest Joint Stock Company	382.639.500.000	60,02%
<b>Cộng</b>	<b>669.916.024.378</b>	

- Sao Mai The Ky 21 Co., Ltd:
  - Main business activities: Exploiting mineral water and mud for resort and commercial purposes.
- Ham Tan The Ky 21 Co., Ltd:
  - Main business activities: Operating restaurants, guesthouses, hotels, and other tourism-related services at Mom Da Chim resort & Spa.
- An Viet The Ky 21 Co., Ltd:
  - Main business activities: Forest management combined with agricultural production.
- Schengen Invest Joint Stock Company
  - Main business activities: Real estate business, including ownership, use, or leasing of land use rights

**+ Investments in jointly entities and associate**

Company	Investment interest	Ownership (%)
1. Tan Uyen Co., Ltd	15.000.000.000	41,00%
2. Nhon Trach The Ky 21 Investment Co., Ltd	800.000.000	40,00%
<b>Total</b>	<b>15.800.000.000</b>	

- Nhon Trach The Ky 21 Investment Co., Ltd
  - Main business activities: Developing an eco-tourism area.

**II. Accounting period, currency used in**

1. **Fiscal year:** he Company's fiscal year follows the calendar year, commencing on January 1 and ending on December 31 annually
2. **Accounting curent:** The financial statements are prepared and presented in Vietnamese Dong (VND)

**III. Applied Accounting Standards and Regime**

1. **The applied accounting regime:** The applied accounting regime: The Company adopts the Vietnamese Accounting System in accordance with the guidance under Circular No. 99/2025/TT-BTC, issued by the Ministry of Finance of Vietnam on October 27, 2025, along with subsequent amendments, supplements, and other relevant legal regulations
2. **Statement of Compliance with Accounting Standards and Accounting Regime**  
The Company has prepared and presented its financial statements in accordance with the Vietnamese Accounting Standards and relevant legal regulations. The financial statements fairly and honestly present the Company's financial position, business performance, and cash flows.

The selection of figures and information disclosed in the Notes to the Financial Statements is based on the materiality principle and follows the guidance in Vietnamese Accounting Standard No. 21 – "Presentation of Financial Statements."



**IV. Applied Accounting Standards and Regime**

**1. Recognition Principles for Cash and Cash Equivalents**

Cash includes cash on hand and demand deposits at banks. Cash equivalents are short-term investments with a maturity of no more than three months from the date of investment, which are easily convertible into a known amount of cash with an insignificant risk of changes in value at the reporting date.

**2. Foreign Currency Transactions**

Transactions in currencies other than VND are translated into VND at the actual exchange rate at the transaction date. Monetary assets and liabilities denominated in foreign currencies as of the reporting date are revalued at the exchange rates announced by the bank at the consolidated statement of financial position date.

All foreign exchange differences arising during the year and from year-end revaluations are recognized in financial income or expenses for the year.

**3. Accounting for Financial Investments**

a) Held to maturity investment:

- Recorded at historical cost.
- Basis for determining impairment losses: assessed recoverability:

b) Loans

- Recorded at historical cost.
- Basis for making provision for doubtful debts: assessment of uncollectible receivables

c) Investments in Subsidiaries, Joint Ventures, and Associates

- Subsidiaries, joint ventures, and associates are determined based on the ownership percentage
- Investments in these entities are recorded at historical cost
- Basis for recognizing impairment losses: financial statements of subsidiaries, joint ventures, and associates

d) Investments in Equity Instruments of Other Entities:

- Recorded at historical cost.
- Basis for recognizing impairment losses: financial statements of the invested entities

**4. Accounting for Receivables**

- Receivables are presented in the financial statements at their carrying amounts, which include trade receivables and other receivables, net of provisions for doubtful debts
- The provision for doubtful debts represents the portion of receivables that the Company expects to be uncollectible at the reporting date. Any increase or decrease in the provision balance is recorded as an expense in the administrative expenses section of the income statement

**5. Principles of accounting for inventories:**

Principles of Inventory Recognition

Inventory is recognized at cost (-) net of provision for devaluation and provision for obsolete or impaired inventory

Determination of Inventory Cost:

- Real estate inventory as land use rights: Includes purchase costs and other directly related expenses incurred to bring the inventory to its current location and condition
- Work-in-progress costs of projects: Includes infrastructure investment costs, land clearance and compensation costs, and land use rights costs incurred during project implementation

Provision for Inventory Devaluation

A provision for inventory devaluation is recognized when the net realizable value of inventory is lower than its cost. Net realizable value is determined as the estimated selling price minus the estimated costs of completion and the estimated selling expenses. The amount of inventory devaluation provision is the difference between the cost of inventory and its lower net realizable value. This provision is established for each inventory item where the cost exceeds the net realizable value.



**6. Principles of Recognition and Depreciation of Fixed Assets, Finance Leases, and Investment Properties**

**a) Accounting Principles for Tangible and Intangible Fixed Assets**

- Tangible and intangible fixed assets are recorded at historical cost less accumulated depreciation
- The historical cost of fixed assets includes the purchase price and directly attributable costs necessary to bring the asset into use.
- Expenditures on acquisitions, upgrades, and improvements of fixed assets are capitalized as an increase in the historical cost of the asset, whereas maintenance and repair costs are recorded as expenses in the current year.
- When an asset is sold or disposed of, its historical cost and accumulated depreciation are written off, and any resulting gains or losses from disposal are recognized in the business results.
- Fixed asset depreciation is calculated using the straight-line method over the estimated useful life as follows:

*Tangible Fixed Assets*

Machinery & Equipment	2 – 7 years
Vehicles	3-8 years
Management Tools	3 – 6 years
Perennial Plantations	10 - 15 years
Other Fixed Assets	5 - 18 years

*Intangible Assets:*

Compensation and Site Clearance Costs	20 – 23 years
Costs for Mining Permit Application	Based on the licensed exploitation period
Mineral Water Mining Rights	16 years
Accounting Software	3 years
Land Use Rights with Definite Term	Based on the term stated in the Land Use Right Certificate
Land Use Rights with Indefinite Term	Not subject to amortization

**b) Accounting Principles for Investment Properties**

- **Recognition Principle:** Investment properties are recorded at historical cost less accumulated depreciation. The historical cost of investment properties includes all cash or cash-equivalent expenditures incurred or the fair value of exchanged assets to acquire the investment property up to the point of purchase or completion of construction
- **Cost of Acquired Investment Properties:** Includes the purchase price and directly related costs, such as legal advisory service fees, registration taxes, and other related expenses
- **Subsequent Expenditures:** Costs incurred after initial recognition of investment properties are recognized as expenses in the period incurred unless these costs are expected to generate additional future economic benefits beyond the initially assessed level, in which case they are capitalized as an increase in the historical cost of the investment property.
- **Disposal of Investment Properties:** When an investment property is sold, its historical cost and accumulated depreciation are written off, and any resulting gains or losses are recognized in the income statement for the period.





- **Depreciation Method:** Investment properties are depreciated using the straight-line method based on their estimated useful life.

- **Estimated Useful Life of Investment Properties :**

Buildings & Structures	6 – 25 years
Land Use Rights (long-term, stable)	Not depreciated

**7. Business Cooperation Contracts**

The Company is engaged in the business operation of the Tuổi Trẻ Office Building (Yoco Building) located at 41 Nguyễn Thị Minh Khai, District 1, Ho Chi Minh City. This building was jointly invested in and developed by the Company and Tuổi Trẻ Newspaper, under the Company's management and operation, with each party contributing 50% of the capital

The Company also cooperates with Nam Long Investment Corporation in the Camellia residential project, with respective capital contributions of 40% and 60%. As per the agreement, this project is under the Company's control and management, and after-tax profits will be distributed based on the capital contribution ratios.

Accounting Treatment for Business Cooperation Contracts under the Company's Control and Management :

- Capital contributions received from partners are recorded under "Other Long-term Payables" in the Consolidated statement of financial position. If the capital contribution is due for repayment within the next 12 months, it is classified as "Other Short-term Payables."
- All revenue and expenses related to the business cooperation activities are recognized in the Company's Income Statement.
- Profit shares allocated to partners under these contracts are recorded as a Financial Expense in the Company's Income Statement

**8. Appropriation of Funds**

As stipulated in the Company's Charter, post-tax profits are allocated to various funds, including the Reward and Welfare Fund, which is appropriated at a rate of 5% of net profit.

**9. Principles of Deferred Corporate Income Tax Accounting**

**a) Principles for Accounting for Deferred Tax Assets**

- The carrying amount of deferred corporate income tax assets is reviewed at the end of the financial year. It must be reduced to the extent that sufficient taxable profit is not expected to be available to allow the realization of part or all of the deferred tax assets. Previously unrecognized deferred tax assets are reassessed at the end of the financial reporting period and recognized if there is sufficient taxable profit to utilize these deferred tax assets.
- Deferred tax assets and deferred tax liabilities are determined based on the tax rates expected to apply in the period when the asset is recovered or the liability is settled, using the tax rates and tax laws in effect at the end of the financial year
- The Company offsets deferred tax assets and deferred tax liabilities only when the taxable entities have a legally enforceable right to offset current tax assets against current tax liabilities, and when the deferred tax assets and deferred tax liabilities relate to the corporate income tax of the same taxable entity and are administered by the same tax authority.

**b) Principles for Accounting for Deferred Tax Liabilities**

- Deferred corporate income tax is determined for temporary differences at the financial year-end between the taxable base of assets and liabilities and their carrying amounts in the financial statements
- Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized for all deductible temporary differences, tax loss carryforwards, and unused tax incentives when it is probable that sufficient taxable profit will be available in the future to utilize these deductible temporary differences, tax losses, and unused tax incentives



- Deferred corporate income tax is recognized in the income statement unless it relates to an item recorded directly in equity, in which case, the deferred tax is also recognized directly in equity.

**10. Principles of Prepaid Expense Accounting**

- Prepaid expenses at the Company include actual expenses incurred that relate to the business performance of multiple accounting periods
- **Method of Amortization:** Prepaid expenses are allocated to operating expenses on a straight-line basis over the relevant periods. The allocation period is determined based on the nature and extent of each type of expense:
  - o **Short-term prepaid expenses:** Amortized within 12 months.
  - o **Long-term prepaid expenses:** Amortized over a period from 12 to 36 months

**11. Principles of Accounting for Liabilities**

- Liabilities are recognized at their original cost and not lower than the obligation to be settled.
- The Company classifies liabilities into accounts payable to suppliers, internal payables, and other payables based on the nature of the transaction or the relationship between the Company and the creditor
- Liabilities are tracked in detail based on payment terms, creditors, and other relevant factors as required for the Company's management
- At the financial reporting date, the Company recognizes a payable immediately when there is sufficient evidence indicating that a loss is likely to occur, in accordance with the principle of prudence.

**12. Principles of Accrued Expense Recognition**

Accrued expenses include project costs incurred during the reporting period but not yet paid. These expenses are recognized based on reasonable estimates of the amounts payable according to contracts and agreements

**13. Principles of Equity Recognition**

- **Owner's contributed capital** is recorded based on the actual contributed amount
- **Share premium** is recorded as the difference between the issuance price and the par value of issued shares
- **Profit distribution and dividend policy** are determined in accordance with the resolutions approved at the Annual General Meeting of Shareholders (AGM)

**14. Principles and Methods for Revenue and Other Income Recognition**

- **Principles and Methods for Recognizing Service Revenue**
  - + Revenue from service transactions is recognized when the outcome of the transaction can be reliably estimated. If the service transaction spans multiple periods, revenue is recognized based on the portion of work completed as of the consolidated statement of financial position date.
  - + Service revenue is recognized when all four (4) of the following conditions are met:
    1. Revenue is reasonably certain. If a contract allows the buyer to return the purchased service under specific conditions, revenue is only recognized when those conditions no longer exist and the buyer is no longer entitled to return the service.
    2. The Company has received or will receive economic benefits from the service transaction.
    3. The portion of work completed as of the consolidated statement of financial position date can be determined.
    4. The costs incurred and the costs required to complete the service transaction can be measured reliably.





+ If the contract outcome cannot be reliably determined, revenue is recognized only to the extent that the recognized costs are recoverable.

- **Principles and Methods for Recognizing Financial Revenue**

+ Financial revenue includes interest income, dividends, profit-sharing, and other financial activities.

+ **Interest income** is recognized on an accrual basis using the effective interest rate for each period.

+ **Dividends and profit-sharing** are recognized when the shareholder has the right to receive dividends, or the capital-contributing party has the right to receive profit distribution.

+ If a previously recognized revenue amount becomes uncollectible or uncertain, the uncollectible portion must be recorded as an expense in the current period rather than as a reduction of revenue.

**15. Principles of Cost of Goods Sold (COGS) Accounting**

- COGS reflects the cost value of products, goods, services, and investment properties sold during the period, as well as related costs of real estate business activities and other expenses recognized as COGS or as a reduction of COGS in the reporting period.
- COGS is recognized at the time of the transaction or when there is a reasonably certain likelihood of incurring the cost in the future, regardless of whether payment has been made.
- COGS and revenue are recognized simultaneously, following the matching principle.
- Any abnormal cost overruns beyond normal consumption levels are immediately recognized as COGS under the principle of prudence

**16. Principles of Financial Expense Accounting**

- Financial expenses include: Profit-sharing expenses in joint ventures; provision for impairment of financial investments, other financial expenses.
- Financial expenses are recognized based on the actual incurred amount in the period and when they can be reliably determined with sufficient supporting evidence

**17. Principles and Methods of Recognizing Current and Deferred Income Tax Expenses**

- Current and Deferred Income Tax Expenses are determined based on taxable income and the applicable corporate income tax rate for the current year
- Deferred Income Tax Expenses are determined based on deductible temporary differences, taxable temporary differences, and the applicable corporate income tax rate
- No offsetting is made between current Deferred Income Tax Expenses expenses and deferred Deferred Income Tax Expenses expenses.

**18. Earnings per Share**

Basic earnings per share is the profit after corporate income tax attributable to ordinary shareholders of the parent company (after adjustments for the allocation to the bonus and welfare fund), divided by the weighted average number of ordinary shares outstanding during the period

Diluted earnings per share takes into account the impact of potential future instruments that could be converted into shares, thereby diluting the share value. It is calculated by taking the profit after corporate income tax attributable to ordinary shareholders of the parent company (after adjustments for the allocation to the bonus and welfare fund) and other adjustments (if any), divided by the weighted average number of ordinary shares outstanding during the period plus the number of additional ordinary shares expected to be issued.



**19. Segment Reporting**

A segment is a separately identifiable component of the Company and its subsidiaries that engages in providing related products or services (business segment) or supplying products or services within a specific economic environment (geographical segment), where each segment is subject to risks and derives returns that are different from those of other segments.

The primary segment reporting format of the Company and its subsidiaries is based on business segments.

**V. Other Information:**

**VI. Additional Information on Items Presented in the Consolidated statement of financial position**

**1. Cash and Cash Equivalents**

	31/03/2026	01/01/2026
	VND	VND
Cash on hand	2.089.966.181	55.341.049
Demand deposits at banks	9.796.010.250	10.443.470.471
Term deposits at banks with a maturity of no more than 3 months	24.546.398.801	23.554.909.383
	<b>36.450.375.232</b>	<b>34.058.454.989</b>

Details of Cash and Cash Equivalents by Currency:

	31/03/2026		01/01/2026	
	Currency	Equivalent in VND	Currency	Equivalent in VND
VND	36.450.375.232	36.450.375.232	34.058.454.989	34.058.454.989
USD				
		<u>36.450.375.232</u>		<u>34.058.454.989</u>

**2. Financial Investments**

**(a) Trading Securities**

	31/03/2026	01/01/2026
	VND	VND
Trading Securities	55.989.200.000	55.989.200.000
	<b>55.989.200.000</b>	<b>55.989.200.000</b>
<b>Provision:</b>		
Trading Securities	(41.353.125.000)	(46.166.780.000)
	<b>(41.343.175.020)</b>	<b>(43.166.780.000)</b>
	<b>14.646.026.980</b>	<b>12.822.420.000</b>

**(b) Held-to-Maturity Investments**

	31/03/2026	01/01/2026
	VND	VND
<b>Short-term</b>		
Term deposits at banks	24.905.173.020	24.905.173.020
	<b>24.905.173.020</b>	<b>24.905.173.020</b>



**(c) Financial Investments and Equity Contributions to Other Entities**

	31/03/2026	01/01/2026
	VND	VND
Investment in joint ventures	150.286.992.379	150.351.761.397
Investment in other entitie	227.397.500.000	227.397.500.000
	<b>377.684.492.379</b>	<b>377.749.261.397</b>
<i>Provision:</i>		
Other Long-term Investments	(13.008.842.586)	(12.962.697.423)
	<b>(13.008.842.586)</b>	<b>(12.962.697.423)</b>
	<b>364.675.649.793</b>	<b>364.786.563.974</b>

**3. Trade Receivables**

	31/03/2026	01/01/2026
	VND	VND
<b>Short-term</b>		
Receivables from office rental	440.389.480	835.483.413
Receivables from mineral bath services	125.775.050	225.333.800
Receivables from room and restaurant services		
Receivables from agricultural product sales	7.539.000	7.539.000
	<b>573.703.530</b>	<b>1.068.356.213</b>
<b>Long-term</b>		
Receivables from customers of the Camellia Garden project	36.166.093.916	36.166.093.916
	<b>36.166.093.916</b>	<b>36.166.093.916</b>
<b>Prepayments to Suppliers</b>		
Receivable arising from land transfer	112.800.000.000	112.800.000.000
Other prepayments	1.565.259.270	1.581.588.656
	<b>114.365.259.270</b>	<b>114.381.588.656</b>

**4. Other Receivables**

	31/03/2026	01/01/2026
	VND	VND
<b>Short-term Receivables</b>		
Employee receivables	261.430.000	261.430.000
Advance Receivables	6.062.904.950	6.096.288.285
Mr Đỗ Đình Dũng (a)	664.941.000	664.941.000
Other receivables	57.552.168.345	56.151.343.058
	<b>64.541.444.295</b>	<b>63.174.002.343</b>
<b>Long-term Receivables</b>		
Environmental Restoration Deposit	582.177.560	541.964.909
Investment cooperation with Mr. Lâm Sơn Hoàng (b)	829.080.000	829.080.000
Investment Cooperation Receivables – Nhơn Trạch Project (c)	68.688.855.000	68.688.855.000
Deposit Receivables (d)	26.460.000.000	26.460.000.000
Long-term Deposits	18.500.000	18.500.000
Loans Receivable (e)	5.924.739.720	5.924.739.720
Other receivables	835.400.000	835.400.000
	<b>103.338.752.280</b>	<b>103.298.539.629</b>



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- (a) This is the receivable from Mr. Dũng related to the compensation for the loss of forest resource value at An Việt Thế Kỷ 21 Company.  
(b) This represents an entrusted investment and cooperation agreement with Mr. Lâm Sơn Hoàng for land development to implement a garden house and eco-tourism project in Nhơn Trạch District.  
(c) This represents an investment cooperation to develop land and projects in Nhơn Trạch.  
(d) This is the deposit for leasing land at Long Hậu Industrial Park  
(e) In there :  
+ VND 4,074,739,720 represents a loan granted to Minh Tran Agricultural Science Joint Stock Company.  
+ VND 1,850,000,000 represents a loan granted to Dao Ngoc The Ky 21 One Member Limited Liability Company

**5. Overdue Receivables and Provision for Doubtful Debts**

	31/03/2026		01/01/2026	
	Overdue balance	Provision made	Overdue balance	Provision made
	VND	VND	VND	VND
<b>Short-term</b>	<b>6.367.479.549</b>	<b>(6.367.479.549)</b>	<b>6.367.479.549</b>	<b>(6.367.479.549)</b>
- Trade Receivables	226.909.274	(226.909.274)	226.909.274	(226.909.274)
- Prepayments to suppliers	410.241.044	(410.241.044)	410.241.044	(410.241.044)
- Other receivables	4.700.000.000	(4.700.000.000)	4.700.000.000	(4.700.000.000)
- Advance Receivables:	1.030.329.231	(1.030.329.231)	1.030.329.231	(1.030.329.231)
<b>Long-term</b>	-	-	-	-
- Loans receivable	-	-	-	-
- Other receivables	-	-	-	-
	<b>6.367.479.549</b>	<b>(6.367.479.549)</b>	<b>6.367.497.549</b>	<b>(6.367.479.549)</b>

Movements in Provision for Doubtful Debts:

	31/03/2026	01/01/2026
	VND	VND
Beginning balance	6.367.479.549	6.368.249.066
Reversal of provision	-	(769.517)
Additional provision	-	-
Ending balance	<b>6.367.479.549</b>	<b>6.367.479.549</b>

**6. Inventories**

	31/03/2026	01/01/2026
	VND	VND
Raw Materials	550.730.001	499.742.237
Tools and Equipment	217.852.128	227.495.193
Merchandise	144.273.503	93.121.207
	<b>912.855.632</b>	<b>820.358.637</b>

**7. Long-term Work-in-Progress Assets**

	31/03/2026	01/01/2026
	VND	VND
Long-term unfinished business and production costs	156.484.902.214	155.995.953.400
Construction in Progress	2.898.786.922	3.160.382.259
	<b>159.383.689.136</b>	<b>159.156.335.659</b>



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8. Changes in Tangible Fixed Assets

Category	Buildings & Structures	Machinery & Equipment	Vehicles	Management Tools	Perennial Plantations	Other Assets	Total
<b>Original Cost</b>							
Beginning Balance	134.751.766.534	14.529.949.216	6.165.553.357	1.020.744.390	11.988.962.752	17.429.322.000	185.886.298.249
- Purchased during the year	1.789.524.293	198.321.091					1.987.845.384
- Disposal, Sale							
Ending Balance	<b>136.541.290.827</b>	<b>14.728.720.307</b>	<b>6.165.553.357</b>	<b>1.020.744.390</b>	<b>11.988.962.752</b>	<b>17.429.322.000</b>	<b>187.874.143.633</b>
<b>Accumulated Depreciation</b>							
Beginning Balance	111.712.073.426	11.588.519.065	6.165.553.357	882.472.750	11.988.962.752	14.830.203.671	157.167.785.021
- Purchased during the year	1.009.140.277	133.050.835		19.710.545		292.250.563	1.454.152.220
- Disposal, Sale							
Ending Balance	<b>112.721.213.703</b>	<b>11.721.569.900</b>	<b>6.165.553.357</b>	<b>902.183.295</b>	<b>11.988.962.752</b>	<b>15.122.454.234</b>	<b>158.621.937.241</b>
<b>Net Book Value</b>							
- Beginning of the year	23.039.639.108	2.941.430.151	-	138.271.640	-	2.599.118.329	28.718.513.228
- End of the year	<b>23.820.077.124</b>	<b>3.006.700.407</b>	-	<b>118.561.095</b>	-	<b>2.306.867.766</b>	<b>29.252.206.392</b>





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9. Changes in Intangible Fixed Assets

Category	Accounting Software	Compensation and Site Clearance Costs	Land Use Rights	Mining Permit Fees	Mineral Water Mining Rights	Total
<b>Original Cost</b>						
Beginning Balance	251.942.840	5.577.364.102	10.207.370.600	3.379.101.137	400.000.000	19.815.778.679
Ending Balance	251.942.840	5.577.364.102	10.207.370.600	3.379.101.137	400.000.000	19.815.778.679
<b>Accumulated Amortization</b>						
Beginning Balance	251.942.840	5.577.364.102	3.258.729.793	1.092.919.767	400.000.000	10.580.956.502
- Amortization for the Period		-	135.780.408	30.958.368		166.738.776
Ending Balance	251.942.840	5.577.364.102	3.394.510.201	1.123.878.135	400.000.000	10.747.695.278
<b>Net Book Value</b>						
- At the Beginning of the Year	-	-	6.948.640.807	2.286.181.370	-	9.234.822.177
- At the End of the Year	-	-	6.812.860.399	2.255.223.002	-	9.068.083.401





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10. **Changes in Investment Properties:**

Category	Land Use Rights (Yoco Building)	Buildings & Structures (Yoco Building)	Ung Văn Khiêm Apartment	Total
<b>Original Cost</b>				
Beginning Balance	2.933.909.250	27.863.832.717	7.304.637.834	38.102.379.801
Ending Balance	2.933.909.250	27.863.832.717	7.304.637.834	38.102.379.801
<b>Accumulated Amortization</b>				
Beginning Balance	782.375.799	27.368.095.127	5.454.129.620	33.604.600.546
- Amortization for the Period	-	23.618.646	73.046.379	96.665.025
Ending Balance	782.375.799	27.391.713.773	5.527.175.999	33.701.265.751
<b>Net Book Value</b>				
- At the Beginning of the Year	2.151.533.451	495.737.590	1.850.508.214	4.497.779.255
- At the End of the Year	2.151.533.451	472.118.944	1.777.461.835	4.401.114.230

11. **Prepaid Expenses**

	31/03/2026 VND	01/01/2026 VND
<b>Short-term</b>		
Other Prepaid Expenses	139.158.316	196.682.080
	<b>139.158.316</b>	<b>196.682.080</b>
<b>Long-term</b>		
Mineral Extraction License Fee	924.341.838	937.361.328
Land Use Fees (*)	8.558.639.991	8.615.824.668
Tools, Equipment, and Other Expenses	1.949.440.273	2.075.484.579
Goodwills	6.931.783.834	7.393.902.756
	<b>18.364.205.936</b>	<b>19.022.573.331</b>

12. **Trade Payables**

	31/03/2026 VND	01/01/2026 VND
Other Short-term Payables		
- Công Ân Trading and Service Co., Ltd	4.700.000.000	4.700.000.000
- Other Customers	1.819.336.084	1.054.771.569
	<b>5.819.336.084</b>	<b>5.754.771.569</b>

13. **Taxes and Payables to the State**

Category	Beginning Balance	Amount Payable in the Year	Amount Paid in the Year	Ending Balance
Value-Added Tax (VAT)	293.113.773	1.803.910.057	(1.713.018.158)	384.005.672
Corporate Income Tax	2.847.248.606	1.861.986.216	(4.830.516.834)	(121.282.012)
Personal Income Tax	62.674.787	200.387.486	(202.680.747)	60.381.526
Resource Tax	43.400.000	126.000.000	(126.000.000)	43.400.000
Other Payables	263.746.415	189.000.000	(189.000.000)	263.746.415
Total	3.510.183.581	4.181.283.759	(7.061.215.739)	630.251.601
including				
Receivables	(797.236.909)			(1.186.701.266)
Payable	4.307.420.490			1.816.952.867



**14. Accrued Expenses**

	31/03/2026 VND	01/01/2026 VND
<b>Short-term</b>		
Provision for Cost of Goods Sold and Other		
Accrued Expenses	11.483.012.808	11.467.114.397
	<u>11.483.012.808</u>	<u>11.467.114.397</u>

**15. Other Payables**

	31/03/2026 VND	01/01/2026 VND
<b>Short-term</b>		
Payable Profit from Business Cooperation	2.296.875.000	-
Customer Deposits for Investment Contracts		
under Camellia Garden Project	40.154.923.500	40.154.923.500
Maintenance Fees Collected on Behalf – (a)		
Camellia Garden Project	7.263.377.944	7.263.377.944
Dividends Payable	1.148.701.680	1.166.182.005
Trade Union Funds and Social Insurance	86.134.852	46.296.602
Payable to Mr. Đỗ Đình Dũng	2.689.732.550	2.689.732.550
Other Payables	426.201.083	409.863.660
	<u>54.065.946.609</u>	<u>51.730.376.261</u>
<b>Long-term</b>		
Customer Deposits	8.239.070.954	8.446.070.954
Capital Contributions for Yoco Building Joint		
Venture from Tuổi Trẻ Newspaper	14.334.529.046	14.334.529.046
Investment Cooperation Funds Received		
from Nam Long Company for 9B7 Project in		
Nam Sài Gòn Urban Area	4.293.801.350	4.293.801.350
	<u>26.867.401.350</u>	<u>27.074.401.350</u>

(a) The maintenance fees for the Camellia Garden project are collected from customers upon property handover and will be transferred to the residential management board in the future. Currently, these collected amounts are maintained in the Company's bank deposit account

**16. Deferred Income Tax Assets and Liabilities**

	31/03/2026 VND	01/01/2026 VND
Deferred income tax assets/(liabilities) arising from deductible/(taxable) temporary differences:		
- Accrued expenses	2.281.826.701	2.281.826.701
- Unearned Revenue	3.488.880.826	3.488.880.826
	<u>5.770.707.527</u>	<u>5.770.707.527</u>

The corporate income tax rate used to determine the value of deferred income tax is 20%.  
Deferred Income Tax Movements:

	31/03/2026 VND	01/01/2026 VND
Beginning balance	5.770.707.527	5.770.707.527
Recognized deferred income tax (expense)/income		
Reversal		
Ending balance	<u>5.770.707.527</u>	<u>5.770.707.527</u>



**CENTURY 21 JOINT STOCK COMPANY AND ITS SUBSIDIARIES**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
as at 31 March 2026 and for the year ended

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(Attached to Circular No. 43/2026/TT-BTC dated  
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**17. Equity**

**a) Statement of Changes in Equity**

Category	Share Capital	Share Premium	Other Capital	Treasury Shares	Development Investment Fund	Undistributed Profits	Non-controlling Interests	Total
<b>Beginning balance of the previous year</b>	193.363.710.000	155.800.315.462	32.470.000.000	(25.666.224.588)	34.970.361.447	259.591.563.324	2.760.413.647	653.290.139.292
- Profit/loss for the previous year	-	-	-	-	-	12.811.965.070	2.114.300.073	14.926.265.143
- Allocation to welfare & bonus fund	-	-	-	-	-	(864.250.898)	(96.249.773)	(960.500.671)
- Dividend & Board of Directors' bonus distribution	-	-	-	-	-	219.480.477.182	(32.243.562.517)	187.236.914.665
<b>Beginning balance of the current year</b>	193.363.710.000	155.800.315.462	32.470.000.000	(25.666.224.588)	34.970.361.447	491.019.754.678	(27.465.098.570)	854.492.818.429
- Profit/loss for the current year	-	-	-	-	-	3.396.384.643	1.346.104.959	4.742.489.602
- Allocation to welfare & bonus fund	-	-	-	-	-	(326.421.567)	(28.071.196)	(354.492.763)
<b>Ending balance of the current year</b>	193.363.710.000	155.800.315.462	32.470.000.000	(25.666.224.588)	34.970.361.447	494.089.717.754	(26.147.064.807)	858.880.815.268





**b) Capital Transactions with Owners and Distribution of Dividends and Profits**

	2026 VND	2025 VND
<b>Owner's Contributed Capital</b>	<b>193.363.710.000</b>	<b>193.363.710.000</b>
Beginning Balance of Contributed Capital	193.363.710.000	193.363.710.000
Increase in Contributed Capital During the Year		
Decrease in Contributed Capital During the Year		
Ending Balance of Contributed Capital		
Dividends and Distributed Profits		(9.069.323.500)

**c) Shares**

	31/03/2026	01/01/2026
- Common shares		
Authorized shares	19.336.371	19.336.371
Issued shares	19.336.371	19.336.371
Treasury shares	(1.197.724)	(1.197.724)
Outstanding shares	18.138.647	18.138.647
Par value per share	10.000 VND	10.000 VND
- Preferred Shares: None		

**d) Company Funds**

	31/03/2026 VND	01/01/2026 VND
Development Investment Fund	34.970.361.447	34.970.361.447

**VII. Additional Information on Items Presented in the Income Statement**

**1. Total Revenue from Sales and Services**

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
Revenue from real estate business	8.845.393.856	8.795.894.340
Revenue from Services	11.463.904.239	10.665.908.204
Other Revenue	-	842.557.500
	<b>20.309.298.095</b>	<b>20.304.360.044</b>

**2. Revenue Deductions**

	(32.285.432)	-
Revenue Deductions	<b>20.277.012.663</b>	<b>20.304.360.044</b>

**3. Cost of Goods Sold**

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
Cost of real estate business	2.046.532.366	2.237.472.810
Cost of Services	5.786.254.260	5.081.938.988
Other Cost	-	768.079.000
	<b>7.832.786.626</b>	<b>8.087.490.798</b>



CENTURY 21 JOINT STOCK COMPANY AND ITS SUBSIDIARIES  
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**4. Income**

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
Interest Income from Bank Deposits and Loans	693.495.185	730.067.720
	<u>693.495.185</u>	<u>730.067.720</u>

**5. Financial Expenses**

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
Profit Sharing for Business Cooperation	2.296.875.000	2.296.875.000
Other Financial Expenses	(1.688.307.141)	(2.465.311.138)
	<u>608.567.859</u>	<u>(168.436.138)</u>

**6. Other Income**

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
Other Income	137.694.599	502.268.185
	<u>137.694.599</u>	<u>502.268.185</u>

**7. Other Expenses**

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
Other Expenses	445.891.944	247.901.396
	<u>445.891.944</u>	<u>247.901.396</u>

**8. Selling Expenses and General & Administrative Expenses**

**a) Selling Expenses**

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
Employee Expenses	1.016.220.704	317.006.095
Depreciation of Fixed Assets	249.506.433	372.933.471
Other Expenses	220.024.705	472.810.850
	<u>1.485.751.842</u>	<u>1.162.750.416</u>

**b) General & Administrative Expenses**

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
Employee Expenses	2.693.064.487	2.472.440.512
Depreciation of Fixed Assets	298.392.284	569.062.559
Taxes and Fees	324.913.186	338.055.496
Other Expenses	352.239.479	670.586.895
Goodwills	462.118.922	462.118.922
	<u>4.310.728.358</u>	<u>4.512.264.384</u>



CENTURY 21 JOINT STOCK COMPANY AND ITS SUBSIDIARIES  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
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<b>9. Current Corporate Income Tax Expense</b>	<b>From 01/01/2026 to 31/03/2026 VND</b>	<b>From 01/01/2025 to 31/03/2025 VND</b>
Corporate income tax expense based on taxable income for the current year	1.861.986.216	1.064.384.007
	<u>1.861.986.216</u>	<u>1.064.384.007</u>
<b>10. Deferred tax (expense) income</b>	<b>From 01/01/2026 to 31/03/2026 VND</b>	<b>From 01/01/2025 to 31/03/2025 VND</b>
Deferred tax (expense) income	-	-
	<u>-</u>	<u>-</u>
<b>11. Earnings per Share</b>	<b>From 01/01/2026 to 31/03/2026</b>	<b>From 01/01/2025 to 31/03/2025</b>
Profit attributable to ordinary shareholders of the parent company (VND)	3.396.384.643	5.101.552.004
Less: Bonus and Welfare Fund (VND)	(326.421.567)	(187.808.527)
Weighted Average Number of Ordinary Shares Outstanding	18.138.647	18.138.647
Diluted Earnings per Share	169	271

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**VIII. Other Information**

**1. Contingent Liabilities, Commitments, and Other Financial Information:**

There are no contingent liabilities, commitments, or other financial information that require adjustments or disclosures in the financial statements

**2. Related Party Transactions**

**The Company has engaged in transactions with related parties as follows :**

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
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**Related Party Receivables:**

Related Party/Balance Description	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
<b>Schengen Invest JSC</b>		
Deposit received for business cooperation	36.500.000.000	36.500.000.000
Business cooperation receipts	48.500.000.000	48.500.000.000

**3. Subsequent Events:**

There were no significant events occurring after the end of the financial year that require adjustments or disclosures in the financial statements



**NGUYỄN THANH VY**  
Preparer / Accountant



**ĐỖ THỊ KIM OANH**  
General Director

Ho Chi Minh City, Apr 29, 2026

