

No: 748/LSG-TCKT

Ho Chi Minh City, 19 October 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENT

To: Ha Noi Stock Exchange

In accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the disclosure of information on the stock market, Sai Gon Vi Na Land Joint Stock Company announces its financial statements (FS) for 3rd Quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Organization name:

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

2. Contents of disclosed information:

- Financial Statement of 3rd quarter of 2026

- ☒ *Separate Financial Statements (The listed company has no subsidiaries and the parent accounting entity has no subordinate units)*
- ☐ *Consolidated financial statements (the listed company has subsidiaries);*
- ☐ *Group Financial Statements (The listed company has subordinate accounting units with independent accounting systems).*

- Circumstances requiring explanation:

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

Yes ☐ No ☐

Explanation document provided, tick yes:

Yes ☐ No ☐

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

Yes ☐ No ☐

Explanation document provided, tick yes:

Yes ☐ No ☐



SAI GON VI NA LAND JOINT STOCK COMPANY

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

Tel: (028) 22418282 - 38382030

Website: www.landsaigon.vn

1/2

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

Yes ☒

No ☐

Explanation document provided, tick yes:

Yes ☒

No ☐

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

Yes ☒

No ☐

Explanation document provided, tick yes:

Yes ☒

No ☐

This information has been disclosed on the company website on 19/10/2026 at the following link: www.landsaigon.vn

Recipients:

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

Enclosed documents:

- FS of QIII/2026
- Explanation of the fluctuation in net profit after tax in QIII/2026 of 10% or more compared to the same period; Transition from Loss in the Same Period Last Year to Profit in This Period

**REPRESENTATIVE OF
THE ORGANIZATION**

(Legal Representative)



Trần Thị Minh Tâm

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

ASSET	Code	Inter-pretation	Closing balance	Opening balance
A – CURRENT ASSETS	100		477.260.604.957	717.136.485.017
I. Cash and cash equivalents	110	V.1	15.916.059.416	48.593.316.709
1. Cash	111		416.059.416	2.593.316.709
2. cash equivalents	112		15.500.000.000	46.000.000.000
II. Short-term financial investments	120	V.2	403.000.000.000	587.000.000.000
1. Current financial assets at amortised cost	123		403.000.000.000	587.000.000.000
III. Short-term receivables	130		13.835.184.008	38.176.474.182
1. Short-term trade receivables	131	V.3.1	1.171.500.000	1.728.300.000
2. Prepayments to suppliers	132	V.3.2	1.573.258.593	4.642.441.593
3. Other short-term receivables	135	V.3.3	11.090.425.415	31.805.732.589
IV. Inventories	140		867.754.971	-
1. Inventory	141	V.4	867.754.971	-
V. Short-term biological assets	150			
VI. Other current assets	160	V.5	43.641.606.562	43.366.694.126
1. Short-term prepaid expenses	161		138.493.912	-
2. Value-added tax deductible	162		43.503.112.650	43.366.694.126
3. Taxes and other receivables from State Budget	163		-	-
B – NON- CURRENT ASSETS	200		1.449.517.807.238	1.436.566.098.959
I. Long-term receivables	210		86.903.681.147	86.903.681.147
1. Internal receivables	214		-	-
2. Other receivables	215	V.6	86.903.681.147	86.903.681.147
II. Fixed assets	220		116.275.843	225.664.192
1. Tangible fixed assets	221	V.7	116.275.843	225.664.192
- The original price	222		1.475.570.951	1.475.570.951
- Accumulated depreciation (*)	223		(1.359.295.108)	(1.249.906.759)
2. Intangible fixed assets	227		-	-
- The original price	228		282.383.660	282.383.660
- Accumulated depreciation (*)	229		(282.383.660)	(282.383.660)
III. Non-current biological assets	230		-	-
IV. Investment property	240		-	-
V. Long-term work in progress	250		1.272.963.189.565	1.265.781.982.624
1. Long-term production in progress	251	V.8	1.161.532.330.759	1.157.174.278.980
2. Capital Construction in progress	252	V.8	111.430.858.806	108.607.703.644
VI. Long-term financial investment	260		-	-
1. Equity instruments of other entities	263		3.000.000.000	3.000.000.000
2. Allowance for impairment of long-term financial investments	264		(3.000.000.000)	(3.000.000.000)
VII. Other non-current assets	270	V.9	89.534.660.683	83.654.770.996
1. Long-term prepaid expenses	271		88.899.660.683	82.994.770.996
2. Deferred income tax assets	272		635.000.000	660.000.000
Total assets	280		1.926.778.412.195	2.153.702.583.976

STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 September 2026

Unit: VND

RESOURCE	Code	Inter-pretation	Closing balance	Opening balance
C – LIABILITIES	300		820.843.148.383	1.063.527.714.076
I. Current liabilities	310	V.10	556.603.148.383	1.010.287.714.076
1. Trade payables	311	V.10.1	165.048.949	244.291.585
2. Advances from customers	312		-	-
3. Dividends and profit payable	313	V.10.2	5.785.100.055	5.939.978.925
4. Taxes and other payables to the State	314	V.10.3	4.265.268.897	11.086.038.618
5. Payables to Employees	315		-	1.685.935.794
6. Short-term accrued expenses	316	V.10.4	175.000.000	30.648.410.959
7. Short-term deferred revenue	319		-	-
8. Other short-term payables	320	V.10.5	544.592.632.866	959.213.534.251
9. Short-term borrowings and financial leases	321		-	-
10. Short-term provisions	322		-	-
11. Bonus and welfare fund	323		1.620.097.616	1.469.523.944
II. Non-current liabilities	330		264.240.000.000	53.240.000.000
1. Other long-term payables	338	V.11	264.240.000.000	53.240.000.000
2. Long-term borrowings and financial leases liabilities	339		-	-
D – EQUITY	400		1.105.935.263.812	1.090.174.869.900
I. Equity	410	V.12.1	1.105.935.263.812	1.090.174.869.900
1. Contributed equity	411	V.12.2	900.000.000.000	900.000.000.000
- Ordinary shares with voting right	411A		900.000.000.000	900.000.000.000
2. Other equity	414		1.565.519.629	1.565.519.629
3. Retained earnings	420		204.369.744.183	188.609.350.271
- Accumulated retained earnings brought forward	420A		186.609.350.271	168.104.194.032
- Retained earnings for the current period	420B		17.760.393.912	20.505.156.239
II. Other fund	430			
Total resources	440		1.926.778.412.195	2.153.702.583.976

Ho Chi Minh City, 19 October 2026

Prepared by



Ngô Anh Tuấn

Chief Accountant



Trần Thành Nhơn

General Director



Trần Thị Minh Tâm

STATEMENT OF PROFIT OR LOSS
For 3rd Quarter 2026

Unit: VND

ITEMS	Co de	Inter-pretati on	Quarter III		Cumulative from the beginning of the year to the end of this quarter.	
			Year 2026	Year 2025	Year 2026	Year 2025
1. Revenue from sales of goods and provision of services	01	V.13	2.085.000.000	2.850.000.000	6.780.000.000	4.510.000.000
2. Sales deductions	02				-	-
3. Net revenue from sale of goods and provision of services	10		2.085.000.000	2.850.000.000	6.780.000.000	4.510.000.000
4. Cost of good sold	11	V.14	969.693.513	1.351.871.519	3.300.126.797	2.199.510.541
5. Gross profit from sales of goods and provision of services	20		1.115.306.487	1.498.128.481	3.479.873.203	2.310.489.459
6. Gain/(Loss) on Disposal of Investment Property	21					
7. Finance income	22	V.15	16.048.808.279	20.068.151.126	58.297.990.165	71.024.425.683
8. Finance expenses	23	V.16	14.085.890.412	35.600.847.025	77.007.027.397	113.256.631.086
- Of which: Interest Expense	24		14.085.890.412	35.600.847.025	77.007.027.397	113.256.631.086
9. Selling expenses	25					
10. General and administrative expenses	26	V.17	1.485.155.527	2.533.229.472	4.577.629.214	7.929.212.183
11. Net Operating (loss)	30		1.593.068.827	(16.567.796.890)	(19.806.793.243)	(47.850.928.127)
12. Other income	31	V.18	54.685.454	58.181.817	42.172.149.331	200.886.817
13. Other expenses	32	V.19	2.819.444	2.335.188	3.172.253	2.335.188
14. Other profit	40		51.866.010	55.846.629	42.168.977.078	198.551.629
15. Profit/ (Loss) before tax	50		1.644.934.837	(16.511.950.261)	22.362.183.835	(47.652.376.498)
16. Current income tax expense	51		328.986.967		4.576.789.923	-
17. Deferred income tax expense	52		-	-	25.000.000	21.000.000
18. Profit/ (Loss) after income tax	60		1.315.947.870	(16.511.950.261)	17.760.393.912	(47.673.376.498)
19. Basic earnings per share (EPS)	70				-	-
20. Diluted earning per share (*)	71				-	-

Ho Chi Minh City, 19 October 2026

Prepared by



Ngô Anh Tuấn

Chief Accountant



Trần Thành Nhơn

General Director



Trần Thị Minh Tâm

STATEMENT OF CASH FLOWS
(Direct method)
For 3rd Quarter 2026

Unit: Dong

Indicator	Co de	Inter-pretation	Cumulative from the beginning of the year to the end of this quarter.	
			Year 2026	Year 2025
I. Cash flow from operating activities			-	-
1. Cash received from sales of goods, services and other revenues	01		8.080.800.000	8.663.400.000
2. Cash paid to suppliers of goods and services	02		(7.865.812.406)	(8.618.998.843)
3. Cash paid to employees	03		(12.298.253.929)	(11.729.694.474)
4. Interest paid	04		(112.538.630.141)	(140.954.766.745)
5. Income taxes paid	05		(11.445.876.672)	(2.384.113.367)
6. Other cash received from operating activities	06		43.017.960.203	88.041.065.275
7. Other cash paid for operating activities	07		(4.197.247.087)	(5.786.346.993)
Net cash flows from operating activities	20		(97.247.060.032)	(72.769.455.147)
II. Cash flows from investing activities			-	-
1. Cash paid for purchases/construction of fixed assets and other long-term assets	21		-	-
2. Cash paid for lending and purchasing debt instruments of other entities	23		(403.000.000.000)	(15.000.000.000)
3. Cash received from repayment of loans and resale of debt instruments of other entities	24		587.000.000.000	189.000.000.000
4. Cash paid for investments in other entities	25		-	-
5. Cash received from investments in other entities	26		-	-
6. Interest received, dividends, and profit shares	27		78.569.802.739	139.948.641.921
Net cash flows from investing activities	30		262.569.802.739	313.948.641.921
III. Cash flows from financing activities			-	-
1. Cash paid for capital contributions to owners or repurchase of issued shares	32		-	-
2. Cash received from borrowings	33		746.000.000.000	53.000.000.000
3. Cash paid for principal repayment of borrowings	34		(944.000.000.000)	(318.000.000.000)
4. Dividends and profits paid to owners	36		-	-
Net cash flows from financing activities	40		(198.000.000.000)	(265.000.000.000)
Net cash flows during the period	50		(32.677.257.293)	(23.820.813.226)
Cash and cash equivalents at the beginning of the period	60		48.593.316.709	72.414.129.935
Effect of exchange rate changes on foreign currency conversions	61		-	-
Cash and cash equivalents at the end of the period	70	V.I	15.916.059.416	48.593.316.709

Ho Chi Minh City, 19 October 2026

Prepared by



Ngô Anh Tuấn

Chief Accountant



Trần Thành Nhơn

General Director



Trần Thị Minh Tâm

FINANCIAL STATEMENT FOOTNOTES

Quarter III/2026

I. CHARACTERISTICS OF BUSINESS OPERATIONS

1. Form of capital ownership

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

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

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

As of September 30th 2026, the Company has total 27 employees.

2. Business Activities and main operations

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

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

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

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

2. Accounting Currency

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

III. APPLIED ACCOUNTING STANDARDS AND POLICIES

1. Applied Accounting Regime

The Company applies the corporate accounting regime issued under Circular 99/2025/TT-BTC dated October 27, 2025, by the Ministry of Finance.

2. Compliance with Accounting Standards and Regime

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

3. Applied Accounting Method

The Company uses a computerized accounting method.

IV. KEY ACCOUNTING POLICIES

1. Basis for Preparing Financial Statements

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

2. Accounting Estimates

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

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

3. Cash and Cash Equivalents

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

4. Securities Investments

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

Subsequently, they are stated at original price less impairment.

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

5. Inventories

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

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

6. Fixed Assets and Depreciation

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

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

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

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

7. Prepaid Expenses

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

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

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

8. Accrued Expenses

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

9. Provisions

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

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

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

10. Owner's Equity

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

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

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

11. Foreign Currency Transactions

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

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

12. Revenue Recognition***Sale Revenue***

Sales revenue is recognized when the following conditions are met:

- Most of the risks and rewards associated with ownership of the product or goods have been transferred to the buyer;
- The company no longer retains control over the goods,
- Revenue is reasonably certain;

- The company has received or will receive economic benefits from the sales transaction;
- The costs related to the sales transaction can be identified.

Service Revenue

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

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

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

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

Income from financial activities

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

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

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

13. Taxes

Current Tax

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

Deferred Tax

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

Value Added Tax (VAT)

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

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

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

14. Profit Distribution and Allocation to Funds

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

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

15. Earning per Share

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

V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

1. Cash and Cash Equivalents

	End of Quarter	Beginning of Year
Cash	36.987.354	46.404.912
Bank Deposits	379.072.062	2.546.911.797
Cash Equivalents	15.500.000.000	46.000.000.000
Total	15.916.059.416	48.593.316.709

2. Current financial assets at amortised cost

	End of Quarter	Beginning of Year
Short-term loans receivable :		
Song Hung Investment Construction Trading Co., Ltd.	403.000.000.000	-
Trang An Construction Investment JSC	-	101.000.000.000
Dynamic & Development JSC	-	231.000.000.000
Flexibility Investment Co., Ltd.	-	154.000.000.000
Viet Phu Capital Financial Investment Co., Ltd.	-	86.000.000.000
Other loans	-	15.000.000.000
Total	403.000.000.000	587.000.000.000

3. Short-term account receivables

3.1. Short-term trade receivables from customers

	End of Quarter	Beginning of Year
Short-term trade Receivables	1.171.500.000	1.728.300.000
Total	1.171.500.000	1.728.300.000

3.2. Short-term advances to suppliers

	End of Quarter	Beginning of Year
Indochina Management Consulting Joint Stock Company	1.361.758.593	4.473.313.593
RSM Vietnam Auditing and Consulting Co., Ltd. – Hanoi Branch	189.000.000	162.000.000
Tavico Digital JSC	22.500.000	
Other Suppliers	-	7.128.000
Total	1.573.258.593	4.642.441.593

3.3. Other short-term receivables

	End of Quarter	Beginning of Year
Interest receivable from bank deposits	-	67.142.466
Interest receivable from loans	6.372.920.548	29.694.276.720
Employee advances	82.634.200	71.787.997
HD Securities Corporation	250.000.000	
Interest receivable from escrow deposits	4.384.870.667	1.972.525.406
Total	11.090.425.415	31.805.732.589

3.4. Provision

	End of Quarter	Beginning of Year
Investment in shares of Vietnam Electrical Construction and Investment Joint Stock Company	3.000.000.000	3.000.000.000
Total	3.000.000.000	3.000.000.000

4. Inventories

	End of Quarter	Beginning of Year
Inventories	867.754.971	
Total	867.754.971	

5. Other current assets

	End of Quarter	Beginning of Year
Short-term Prepaid Expenses	138.493.912	-
Value-added Tax to be deducted	43.503.112.650	43.366.694.126
Taxes and other receivables from State Budget	-	-
Total	43.641.606.562	43.366.694.126

6. Other receivables

	End of Quarter	Beginning of Year
Deposit to guarantee the implementation of Dragon Riverside City 628 - 630 Võ Văn Kiệt Complex Project	86.869.181.147	86.869.181.147
Other long-term deposits and guarantees	34.500.000	34.500.000
Total	86.903.681.147	86.903.681.147

7. Tangible fixed assets

	Means of transport, transmission	Machinery, equipment	Management equipment, tools	Total
ORIGINAL COST				
Beginning of the Period(as of 1 July 2026)	1.166.809.091	218.872.987	89.888.873	1.475.570.951
Increase during the period	-	-	-	-
Decrease during the period	-	-	-	-
End of the Period(as of 30 Sep 2026)	1.166.809.091	218.872.987	89.888.873	1.475.570.951
ACCUMULATED DEPRECIATION				
Beginning of the Period(as of 1 July 2026)	1.014.070.465	218.872.987	89.888.873	1.322.832.325
Increase during the period	36.462.783	-	-	36.462.783
Decrease during the period	-	-	-	-
End of the Period(as of 30 Sep 2026)	1.050.533.248	218.872.987	89.888.873	1.359.295.108
CARRYING AMOUNT				
Beginning of the Period (as of 1 July 2026)	152.738.626	-	-	152.738.626
End of the Period(as of 30 Sep 2026)	116.275.843	-	-	116.275.843

8. Long-term work in progress

	End of Quarter	Beginning of Year
Investment cost for Dragon Riverside City project, including:		
- Dragon Hill Premier Project	1.161.532.330.759	1.157.174.278.980
- Dragon Mall Project	34.244.291.429	33.342.534.556
- Dragon Tower Project	77.186.567.377	75.265.169.088
Total	1.272.963.189.565	1.265.781.982.624

9. Other non-current assets

	End of Quarter	Beginning of Year
Long-term prepaid expenses	88.899.660.683	82.994.770.996
Deferred income tax Assets	635.000.000	660.000.000
Total	89.534.660.683	83.654.770.996

10. Liabilities

10.1. Short-term trade payables

	End of Quarter	Beginning of Year
BK Vietnam Company Limited	118.110.000	118.110.000
Other suppliers	46.938.949	126.181.585
Total	165.048.949	244.291.585

10.2 Dividends and profits payable

	End of Quarter	Beginning of Year
Dividends and profits payable	5.785.100.055	5.939.978.925
Total	5.785.100.055	5.939.978.925

10.3. Taxes and other payables to the State

	Beginning Balance	Amount Payable during the period	Amount Paid/Refunded in the previous perious	Remaining amount payable at the end of period
Value added tax	-	221.196.244	221.196.244	-
Corporate income tax	4.247.802.956	328.986.967	500.000.000	4.076.789.923
Personal income tax	121.857.509	187.724.634	121.857.509	187.724.634
Personal income tax(Dividends)	567.257	2.341.177	2.154.094	754.340
Total	4.370.227.722	740.249.022	845.207.847	4.265.268.897

10.4. Short-term accrued expenses

	End of Quarter	Beginning of Year
Interest expense	-	30.348.410.959
Other payables	175.000.000	300.000.000
Total	175.000.000	30.648.410.959

10.5. Other short-term payables

	End of Quarter	Beginning of Year
Interest payable on business cooperation arrangements	1.590.342.466	6.773.534.251
Other payables	12.290.400	
Deposit for Purchasing Dragon Hill Premier Apartment	7.990.000.000	8.440.000.000
Business cooperation capital contributions received	535.000.000.000	944.000.000.000
Phat Loc Trading and Services Co., Ltd	-	514.000.000.000
Trang Lam Trading and Services Co., Ltd.	-	430.000.000.000
Kim Huy Investment Trading and Services Co., Ltd.	272.000.000.000	-
Thanh Le Trading Services and Investment Co., Ltd	263.000.000.000	-
Total	544.592.632.866	959.213.534.251

11. Other long-term payables

	End of Quarter	Beginning of Year
Long-term deposits received	240.000.000	240.000.000
Phuong Nam Global Investment and Development Co., Ltd	264.000.000.000	53.000.000.000
Total	264.240.000.000	53.240.000.000

12. Equity

12.1 Equity

	Paid-in capital	Other capital	Undistributed earnings	Total
Beginning of the Period (as of July 2026)	900.000.000.000	1.565.519.629	203.053.796.313	1.104.619.315.942
Profit during the period			(5.170.818.587)	(5.170.818.587)
Bonus and welfare fund			-	-
End of the Period (as of Sep 30 2026)	900.000.000.000	1.565.519.629	197.882.977.726	1.099.448.497.355

12.2 Owner's investment capital

	Total shares as of Sep 30 2026	Total shares contributed as of Sep 30 2026	Ownership percentage (%)
<i>I. Major shareholders</i>			
<i>II. Other shareholders</i>	90.000.000	900.000.000.000	100%
Total	90.000.000	900.000.000.000	100%

13. Sale and service revenue

	Current period	Prior period
Other revenue	6.780.000.000	4.510.000.000
Total	6.780.000.000	4.510.000.000

14. Cost of goods sold

	Current period	Prior period
Other cost of sales	3.300.126.797	2.199.510.541
Total	3.300.126.797	2.199.510.541

15. Revenue from financial activities

	Current period	Prior period
Bank deposit interest	3.049.543.598	1.048.772.802
Loan interest	55.248.446.567	69.975.652.881
Total	58.297.990.165	71.024.425.683

16. Financial expenses

	Current period	Prior period
Interest expenses	77.007.027.397	113.256.631.086
Total	77.007.027.397	113.256.631.086

17. General and administrative expenses

	Current period	Prior period
Labour expenses	3.030.884.556	4.353.839.199
Stationery expenses	64.799.384	198.054.708
Tools and Supplies	33.784.887	89.640.998
Fixed asset depreciation	43.755.337	109.388.349
Taxes, fees, charges	165.707	4.456.097
Outsourced service expenses	207.095.922	441.793.130
Others	1.197.143.421	2.732.039.702
Total	4.577.629.214	7.929.212.183

18. Other incomes

	Current period	Prior period
Liquidation of fixed assets	-	22.705.000
Other incomes	42.172.149.331	178.181.817
Total	42.172.149.331	200.886.817

19. Other expenses

	<u>Current period</u>	<u>Prior period</u>
Penalty expenses	352.809	2.335.188
Other expenses	2.819.444	-
Total	3.172.253	2.335.188

Ho Chi Minh City, 19 October 2026

Prepared by



Ngô Anh Tuấn

Chief Accountant



Trần Thành Nhơn

General Director



Trần Thị Minh Tâm