

CÔNG TY CP ĐẦU TƯ VÀ PHÁT TRIỂN NHÀ SỐ 6 HÀ NỘI

FINANCIAL STATEMENT
Q3, 2025

HANOI HOUSING DEVELOPMENT AND INVESTMENT JOINT-STOCK COMPANY NO.6
Floor 6A , Building Diamond Flower, 48 Le Van Luong

INTERIM BALANCE SHEET
On September 30, 2025

Unit: VND

Items	Code	Description	30/09/2025 VND	01/01/2025 VND
ASSETS				
A Current assets (100=110+120+130+140+150)	100		158,211,852,971	174,966,664,437
I Cash and cash equivalents	110	V.01	5,012,090,868	4,746,193,319
1 Cash	111		5,012,090,868	4,746,193,319
III Short-term receivables	130		149,216,693,262	163,011,935,040
1 Short-term trade receivables customers	131	V.02	48,412,661,899	69,098,321,950
2 Prepayments to suppliers	132	V.03	13,159,036,516	7,821,911,135
3 Short-term loans receivables	135	V.04	32,160,139,954	32,160,139,954
4 Other current account receivables	136	V.05	64,103,035,486	64,271,156,914
5 Provision for short-term doubtful receivables (*)	137		(8,618,180,593)	(10,339,594,913)
IV Inventories	140		3,051,294,759	5,706,398,272
1 Inventories	141	V.06	3,051,294,759	5,706,398,272
V Other current assets	150		931,774,082	1,502,137,806
1 Deductible value added tax	152	V.07	272,633,707	455,769,636
2 Tax and other receivables from the State	153		659,140,375	1,046,368,170
B Non-current assets (200=210+220+230+240+250+26)	200		331,242,704,780	342,186,716,568
II Fixed assets	220	V.08	47,873,697,552	49,733,346,771
1 Tangible fixed assets	221		47,873,697,552	49,733,346,771
- Historical cost	222		75,280,102,754	75,280,102,754
- Accumulated depreciation (*)	223		(27,406,405,202)	(25,546,755,983)
III Investment properties	230		8,648,293,005	8,607,932,217
- Historical cost	231		8,969,582,205	8,929,221,417
- Accumulated depreciation (*)	232		(321,289,200)	(321,289,200)
IV Long-term fixed assets in progress	240		101,528,824,560	112,246,213,980
1 Long-term unfinished construction costs	242	V.09	101,528,824,560	112,246,213,980
V Long-term financial investments	250		171,599,223,600	171,599,223,600
1 Investments in subsidiaries	251	V.10	170,999,223,600	170,999,223,600
2 Investments in associated companies, joint ventures	252	V.11	600,000,000	600,000,000
VI Other non-current assets	260		1,592,666,063	0
1 Long-term prepaid expenses	261	V.13	1,592,666,063	0
Total assets (270=100+200)	270		489,454,557,751	517,153,381,005

Items	Code	Description	30/09/2025 VND	01/01/2025 VND
RESOURCES				
A Liabilities (300=310+330)	300		239,657,914,687	251,881,987,920
I Current liabilities	310		163,075,336,485	165,191,331,648
1 Short-term trade accounts payables	311	V.14	26,552,975,467	27,291,041,375
2 Advances from customers	312		6,108,758,456	411,581,512
3 Tax and other payables to the State	313	V.16	126,993,266	901,438,243
4 Payables to employees	314		-	1,864,892,437
5 Accrued expenses	315	V.17	4,493,692,668	4,049,263,753
6 Other short-term payables	318	V.18	49,216,151,915	32,428,349,615
7 Short-term borrowings and capital lease debts	319	V.15	71,700,000,000	93,200,000,000
8 Bonus and welfare funds	322		4,876,764,713	5,044,764,713
II Non-current liabilities	330		76,582,578,202	86,690,656,272
1 Long-term unearned revenue	336		6,153,393,789	12,838,729,668
2 Other long-term payables	337	V.19	60,329,815,932	63,752,558,123
3 Provision for long-term payables	342		10,099,368,481	10,099,368,481
B Owner's equity (400=410+430)	400		249,796,643,064	265,271,393,085
I Owner's equity	410		249,796,643,064	265,271,393,085
1 Contributed capital (400=410+430)	411		151,200,000,000	151,200,000,000
2 Share surplus	412		1,273,275,917	1,273,275,917
3 Development investment fund	418		19,147,384,211	19,147,384,211
4 Undistributed after-tax profits	421		78,175,982,936	92,227,556,669
5 Construction investment fund	422		0	1,423,176,288
Total resources (440=300+400)	440		489,454,557,751	517,153,381,005

Ha Noi, September 30, 2025

Prepared by



Bui Thu Hang

Chief Accountant



Duong Thi Thai Huong

General Director



Be Ngoc Long

HANOI HOUSING DEVELOPMENT AND INVESTMENT JOINT-STOCK COMPANY NO.6

INTERIM INCOME STATEMENT
Q3, 2025

Items	Code	Description	Quarter 3		Accumulated from the beginning of the year to this quarter	
			Current year	Previous year	Current year	Previous year
1 Revenues from sales of goods and rendering of services	01	VI.25	7,012,429,762	31,562,904,082	32,662,686,733	39,821,750,253
2 Revenue deductions	02					
3 Net revenue from sales of goods and rendering of services (10=01-02)	10		7,012,429,762	31,562,904,082	32,662,686,733	39,821,750,253
4 Cost of goods sold and services rendered	11	VI.27	4,251,876,280	29,244,706,484	24,878,093,997	34,906,145,534
5 Gross profit from sales of goods and rendering of services (20=10-11)	20		2,760,553,482	2,318,197,598	7,784,592,736	4,915,604,719
6 Financial income	21	VI.26	1,623,737	53,745,269	13,729,238	3,580,295,800
7 Financial expenses	22	VI.28	-	12,465,753	1,844,726,850	76,098,149
-in which: loan interest expenses	23		-	12,465,753	1,844,726,850	76,098,149
8 Selling expenses	24		-	-	-	-
9 General and administrative expenses	25		2,747,286,413	3,303,938,539	6,602,029,492	11,097,339,811
10 Net operating profit (30=20+(21-22)-(24+25))	30		14,890,806	(944,461,425)	(648,434,368)	(2,677,537,441)
11 Other income	31		817,067,448	1,967,004,756	2,152,214,634	5,881,044,761
12 Other expenses	32		357,327,441	735,188,224	435,353,999	2,488,895,570
13 Other profits (40=31-32)	40		459,740,007	1,231,816,532	1,716,860,635	3,392,149,191
14 Profit before tax (50=30+40)	50		474,630,813	287,355,107	1,068,426,267	714,611,750
15 Current corporate income tax expenses	51	VI30	-	-	146,964,402	-
16 Deferred corporate income tax expense	52	VI30				
17 Profit after corporate income tax (60=50-51-52)	60		474,630,813	287,355,107	921,461,865	714,611,750
- Minority interest						
- Profit after tax of the parent company						

Ha Noi, September 30, 2025

Prepared by



Bui Thu Hang

Chief Accountant



Duong Thi Thai Huong

General Director



Be Ngoc Long

INTERIM CASH FLOW STATEMENT

(According to the direct method)

Q3, 2025

Items	Code	Description	Accumulated from the beginning of the year to the end this quarter	
			Current year	Previous year
1	2			
I. Cash flow from operation activities.				
1. Revenues from sales of goods, rendering of services and other revenues	01		34,558,381,641	13,230,642,247
2. Payment to suppliers	02		(20,505,101,780)	(12,967,050,971)
3. Payment to employees	03		(6,641,230,606)	(6,886,580,101)
4. Interest paid	04		(1,227,232,877)	(46,515,683)
5. Corporate income tax paid	05		-	(130,105,668)
6. Other receipt from operating activities	06		2,680,094,332	646,975,000
7. Other payments for operating activities	07		(5,599,013,161)	(15,430,921,363)
Net cash flows from operating activities (20=01+02+03+04+05+06+07)	20		3,265,897,549	(21,583,556,539)
II. Cash flow from investment activities.				
1. Payments for acquisitions, constructions of fixed assets and long-term assets	21		-	-
2. Proceeds from disposal and liquidation of fixed assets and other long-term assets	22		-	-
3. Payment for loans and purchases of debt instruments of other entities	23		-	-
4. Proceeds from loans given and disposal of debt instruments of other entities	24		-	6,500,000,000
5. Payments for equity investment in other entities	25		-	-
6. Proceed from equity investments in other entities	26		-	-
7. Proceed from interest, dividends and profit distribution received	27		-	3,700,000,000
Net Cash flow from investment activities (30=21+22+23+24+25+26+27)	30		-	10,200,000,000
III. Cash flow from financial activities.				
1. Proceeds from issuance of shares, capital contribution from shareholders	31		-	-
2. Repayments of capital contribution to owners, repurchases of shares issued	32		-	-
3. Proceeds from short-term and long-term loans	33		10,000,000,000	12,000,000,000
4. Repayments of loans principal	34		(13,000,000,000)	178,871,011
5. Repayments for of financial leasehold assets	35		-	-
6. Dividends paid, profits shared to shareholders	36		-	-
Net Cash flow from financial activities. (40=31+32+33+34+35+36)	40		(3,000,000,000)	12,178,871,011
Net cash flows during the period (50=20+30+40)	50		265,897,549	795,314,472
Cash and cash equivalents at the beginning of the period	60		4,746,193,319	9,506,382,385
Foreign exchange differences on cash and cash equivalents				
Cash and cash equivalents at the end of period. (70=50+60+61)	70		5,012,090,868	10,301,696,857

Ha Noi, September 30, 2025

Prepared by

Chief Accountant

[Signature]

[Signature]

Bui Thu Hang

Duong Thi Thai Huong

General Director



Be Ngoc Long

NOTES OF INTERIM FINANCIAL STATEMENT

For the financial year ended on 30/09/2025

1. General information of the enterprise

1.1 Form of capital ownership.

Hanoi housing development and investment joint stock company No 6 (referred to as "the company"), formerly known as Hanoi Housing Investment and Development Company No. 6 (belonging to Hanoi Housing Investment and Development Corporation) converted to operate under the Joint Stock Company model according to the Decision No. 8847/QD-UB dated December 2, 2014 of Hanoi City People's Committee on approving the enterprise value and equitization plan of Hanoi Housing Investment and Development Company No. 6 under Hanoi Housing Investment and Development Corporation. The company operates under the Business Registration Certificate No. 0100383878, registered for the first time on March 31, 2005, and registered for the 12th change on July 29, 2025.

Charter capital: The company's charter capital is 151,200,000,000 VND, in which:

- State shareholder ownership ratio	16.27%
- Other shareholder ownership ratio	83.73%

City.

1.2 Business lines.

The Company's bussiness lines according to the Business Registration Certificate are as follows:

- Invest in construction, housing development business
- Construct and install civil works, industrial works, traffic works, irrigation works, sports works;
- Construct technical infrastructure, industrial areas and urbans.
- Construct and install wirelines and 35KVA transformer stations; Construct and install electrical equipment systems, common water supply and drainage systems;
- Excavate and fill soil and rock, masonry work and carpentry work, concrete and steel in construction;
- Install equipment, civil electricity and water, construction mechanical products, elevators, woodworks, steelworks;
- Construct, renovate houses for sale and rent.
- Producing and trading of construction materials, specialized construction machineries and equipments;
- Consulting on investment and construciton, consulting on construction and erection supervisor, consulting on projects management, Consulting on drafting bidding documents and evaluating bid documents, Consulting on equipments in construction and erection for domestic and foreign investor.
- Consulting on architectural design, interior and exterior, general layout for civil construction works and industrial works.
- Restaurants and hotels business.
- Travel and tourism business.
- Organize service for operations management and exploit new urban areas and apartment complex areas.
- The Company's main activities are construction investment, houses development business, construction and installation/erection of civils works, traffic works, irrigation works, and sports works.

2. Basis for preparing financial statements and accounting period.

Basis for preparing financial statements

The attached financial statements are presented in Vietnamese dong (VND), according to the principle of original cost and in accordance with Vietnamese Accountig Standards, Vietnamese Accounting Regime and other relevant current regulations in

Fiscal year

The Company's financial year starts on January 01 and ends on December 31.

3. Applicable Accounting Standards and Regime

Applicable Accounting

The Company applies the relevant Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Regime issued together with Circular No. 200/2014/TT-BTC dated December 22, 2014, documents guiding, supplementing, and amending the accounting regime issued by the Ministry of Finance.

Form of applicable accounting book application

The company applies the form of accounting book, Book-entry documents

4. Applicable Accounting policies

The following are main accounting policies applied by the Company in preparing Financial Statements.

Accounting estimates

Preparation of Financial Statements in accordance with Vietnamese Accounting Standards requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the reporting date.

Cash and cash equivalents

Cash and cash equivalents include cash in the fund, bank deposits, transferring money, demand deposits and other short-term investments with high payment ability and an initial maturity period not exceeding 3 months or less.

Receivables and provision for doubtful debts.

Provision for doubtful debts are appropriated for receivables that are overdue for payment for 6 months or more or for receivables that the debtors have not ability to pay due to liquidation, bankruptcy or same difficulties. Provision for doubtful debts is appropriated on the basis of evaluating the company's ability to collect debts and in accordance with the instructions in the Circular No 228/2009/TT-BTC dated 07/12/2009 in term of guidance on provisioning regime and usage of provisions for inventory devaluation, loss of financial investments, bad debts and warranty for products, goods, and construction works at the enterprise.

Inventories

Inventories is determined on historical costs. In case the historical costs of inventories are higher than the net realizable values, they must be calculated according to the net realizable values. The historical costs of inventories include direct raw materials expenses, direct labor cost and general production costs, if any, to bring the inventories to their present locations and conditions. The net realizable values can be determined by the estimated selling prices minus costs/expenses of completion and costs to be incurred in marketing, selling and distribution. The inventories are accounted according to the regular declaration method and are priced according to the weighted average method. The company's Provision for devaluation of inventories is appropriated according to current accounting regulations. Accordingly, the company is allowed to make a provision for devaluation of obsolete, damaged and poor quality inventories in case the actual value of inventories is higher than the net realizable value at the time of closing the accounting year.

Fixed assets and depreciation.

Tangible fixed assets are reflected on historical costs and presented by historical costs minus accumulated depreciation values. Tangible fixed assets are depreciated by straight line method based on the estimated effective time. The specific depreciation period is as follows:

- Houses, architecture objects
- Machines, equipments
- Means of transport
- Office equipments

06 - 25 years
05 - 08 years
06 - 10 years
03 - 05 years

Intangible fixed assets and amortization

Intangible fixed assets are business advantages recognized at the time of transfer from a State Company to a Joint Stock Company and are presented at historical costs minus accumulated depreciation values with amortization period of 5 years.

Investment properties.

Investment properties include land use rights, houses held by the company for the purpose of earning rental income or awaiting prices increase, are presented at historical costs minus accumulated depreciation values. The historical costs of purchased investment properties include purchase prices and direct related costs such as related legal consulting service fees, registration tax and other related transaction costs. The historical costs of self-constructed investment properties are the settlement values of the construction project or direct related costs of the investment properties. Investment properties are depreciated according to the straight line method over the estimated effective period of from 12 to 27 years.

Basic construction.

Assets under construction for production, rental, administrative purposes or for any other purpose are recorded at historical costs. These costs include service costs and related interest costs in accordance with the Company's accounting policies. Depreciation of these assets is applied the same other assets, starting from the time the assets are in a ready-to-use state.

Long-term prepayments.

Long-term prepaid expenses related to tools and supplies and scaffolding formwork are initially stated at historical costs and distributed according to the straight-line method over a period of 2 to 3 years.

Expenses payables

Actual costs that have not yet incurred but are deducted in advance into production and business costs in the period to ensure that when actual costs arise do not cause fluctuations in production and business costs on the basis of ensuring the principle of compatibility between revenue and costs. When those costs arise, if there is a difference with the deducted amount, the accountant will record additional costs or reduced costs corresponding to the difference amounts.

Owner's equity

Owner's equity is recorded according to the owner's actual contributed capital.

Share capital surplus is recorded according to the larger/or smaller difference between the actual issuing price and the face value of shares when issuing shares for the first time, issuing additional shares or re-issuing treasury shares.

Dividends payable to shareholders are recorded as payables in the Company's Balance Sheet after the dividend announcement is issued by the Board of Directors of the Company.

Undistributed after-tax profit is the amount of profit from the enterprise's activities after deducting (-) adjustments due to retroactive application of changes in accounting policies and retroactive adjustment of major errors of the last years.

Revenue recognition

Sales revenue is recognized when the five (5) following conditions are simultaneously satisfied:

- (a) The Company has transferred substantially all the risks and rewards associated with ownership of the products or goods to the
- (b) The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- (c) Revenue is determined relatively reliably;
- (d) The company will collect the costs associated with the sales transaction;

Revenue from a service provision transaction is recognized when the outcome of that transaction can be reliably determined. In case that a service provision transaction involves multiple periods, revenue is recognized in the year according to the result of work completed at the Balance Sheet date of that period. The result of a service provision transaction is determined when all four (4) following conditions are satisfied:

- (a) Revenue is determined relatively reliably;
- (b) It is possible to obtain economic benefits from the transaction of providing that service.;
- (c) Determine the work completed at the Balance Sheet date;
- (d) Determine the costs incurred for the transaction and the costs to complete the provision transaction of that service.

Deposit interest is recognized on an accrual basis, determined on the balance of deposit accounts and the applicable interest rate.

Construction contract

In case the construction contract stipulates that the Company is paid according to the planned progress, when the results of construction contract performance are reliably estimated, revenue and costs related to the contract are recorded corresponding to the completed work as determined by the Company itself on the date of preparing the Financial Statement, regardless of whether the payment invoice according to the planned schedule is made or not and regardless of what is the amount stated on the invoice.

In case the construction contract stipulates that the Company is paid according to the value of the volume performed, when the results of construction contract performance are reliably determined and confirmed by the customer, then revenue and expenses related to the contract will be recorded corresponding to the completed work confirmed by the customer during the year reflected on the invoice prepared.

When the results of contract performance cannot be reliably estimated, in case the Company can recover the contract costs spent, reasonable revenue is recognized only to the extent of the spent costs recoverable. At that time, no profit will be recorded, even when the total cost of implementing the contract may exceed the total revenue of the contract.

Loan interest expenses

Borrowing costs directly relating to the purchase, construction investment or production of assets that take a relatively long time to complete and put into use or sale are added to the historical costs of the assets until those assets are put into use or sale. Incomes arising from the temporary investment of loans are recorded as a decrease in the historical costs of the relevant assets. All other loan interest expenses are recorded in the Income Statement when incurred.

Tax

Corporate income tax represents the total value of current payable taxes and deferred taxes.

The current payable tax amount is calculated based on taxable income for the year. Taxable income other than net profit as reported in the Business Performance Statement does not include items of income or expenses that are taxable or deductible in other years (including loss carried forward, if any) and also does not include non-taxable or non-deductible items.

The determination of the Company's income tax is based on current regulations on tax. However, these regulations change from time to time and the final determination of corporate income tax depends on the inspection results of the competent tax authority. Deferred income tax is calculated on the differences between the carrying value of assets or liabilities on the Balance Sheet and the income tax base. Deferred income taxes are accounted for using the Balance Sheet method. Deferred tax liabilities must be recognized for all temporary differences and deferred tax assets are recognized only when it is probable that there will be sufficient future taxable profit to utilize the difference. Temporary deviations are deductible. Deferred income tax is determined at the tax rate expected to apply in the year the asset is recovered or the liability is settled. Deferred income tax is recognized in profit or loss unless the tax is related to items recorded directly in equity. In that case, deferred tax is also recorded directly in equity. Deferred income tax assets and deferred income tax liabilities payable are offset when the Company has a legally enforceable right to offset between current income tax assets against current income tax liabilities payable and when the deferred income tax assets and deferred income tax liabilities payable related to the corporate income taxes are managed by the same tax authority and the Company intends to pay current income taxes on a net basis. Other taxes are applied according to current tax laws of Vietnam.

Earnings per share

Primary earning per share for common shares is calculated by dividing profits or losses belonging to the common shareholders by weighted average number of common shares deposited during the period. The earning per share is determined by adjusting the profits or losses belonging to the common shareholders and the weighted average number of outstanding common shares due to the effects of common shares with potential to decline including interchangeable bonds and share options

Related parties

Considered as related parties are businesses including the Parent Company, subsidiaries of the Parent Company, individuals who directly or indirectly or indirectly through one or more intermediaries have the rights to control over the company or subject to common control with the Company. Affiliates and individuals who directly or indirectly hold the voting rights of the Company and have significant influence over the Company. Key management positions such as General Directors, officers of the company, close family members of these individuals or affiliated parties or companies affiliated with these individuals are also considered as related parties.

5. Additional information for items presented on Balance Sheet and Business Performance Statement

	Unit: VND	
	30/09/2025 VND	01/01/2025 VND
1. Cash		
Cash	74,961,476	162,020,339
Bank deposits	4,937,129,392	4,584,172,980
Total	5,012,090,868	4,746,193,319
2. Receivables from customers		
	30/09/2025 VND	01/01/2025 VND
	48,412,661,899	69,098,321,950
Total	48,412,661,899	69,098,321,950
3. Short-term prepayments to suppliers		
Short-term prepayment to the suppliers	30/09/2025 VND	01/01/2025 VND
	13,159,036,516	7,821,911,135
Total	13,159,036,516	7,821,911,135
4. Short-term loans receivables		
	30/09/2025 VND	01/01/2025 VND
	32,160,139,954	32,160,139,954
Total	32,160,139,954	32,160,139,954

5. Other current account receivables

- Advances
- Other receivables

Total

30/09/2025
VND

01/01/2025
VND

15,847,941,899
48,255,093,587

15,846,773,006
48,424,383,908

64,103,035,486

64,271,156,914

6. Inventories.

- Unfinished production and business costs

Total

30/09/2025
VND

01/01/2025
VND

3,051,294,759

5,706,398,272

3,051,294,759

5,706,398,272

7. Tax and other receivables from the State.

- VAT deducted
- Taxes overpaid to the State

Total

30/09/2025
VND

01/01/2025
VND

272,433,707
659,140,375

455,769,636
1,046,368,170

931,574,082

1,502,137,806

8. Increase or decrease tangible fixed assets.

Targets	Machines, equipment	Transport vehicles and transmission equipment	Management tools and equipment	Investment properties	Total
I. Historical costs of tangibel fixed assets					
1. Balance on 01/01/2025	12,854,925,270	9,752,260,453	52,672,917,031	8,929,221,417	84,209,324,171
2. Increase in the year	-	-	-	40,360,788	40,360,788
- Purchase during the fiscal year				40,360,788	40,360,788
- New constructions and other	0	0	0	0	-
3. Decrease in the year	0	0	0	0	-
- Liquidation or transfer					
- Other decreases					
4. Balance on 30/09/2025	12,854,925,270	9,752,260,453	52,672,917,031	8,969,582,205	84,249,684,959
II. Accumulated depreciation					
1. Balance on 01/01/2025	12,854,925,270	9,752,260,453	2,939,570,260	321,289,200	25,868,045,183
2. Increase in the year	-	-	1,859,649,219	-	1,859,649,219
- Depriciate			1,859,649,219	-	1,859,649,219
- Transfer	-	-	-	-	-
3. Decrease in the year	-	-	-	-	-
- Liquidation or transfer					
- Other					
4. Balance on 30/09/2025	12,854,925,270	9,752,260,453	4,799,219,479	321,289,200	27,727,694,402
III. Remaining value					
1. Balance on 01/01/2025	-	-	49,733,346,771	8,607,932,217	58,341,278,988
2. Balance on 30/09/2025	-	-	47,873,697,552	8,648,293,005	56,521,990,557

9. Construction in progress

Projects belonging to city budget capital

Business projects of company

- In which:

+ Project C1 Trung Hoa - Nhan Chinh

+ Other projects

Total

30/09/2025
VND

01/01/2025
VND

-
101,528,824,560

1,438,848,234
110,807,365,746

97,939,996,730
3,588,827,830

107,218,537,916
3,588,827,830

101,528,824,560

112,246,213,980

10. Investment in Subsidiaries

- Handico 6 Real Estate Transaction Center and Trading Service Joint Stock Company
- Diamond Flower Tower Joint Stock Company
- Ha Long No.6 Housing Development and Investment Joint Stock Company

Total

30/09/2025

VND

01/01/2025

VND

6,000,000,000

6,000,000,000

499,223,600

499,223,600

164,500,000,000

164,500,000,000

170,999,223,600

170,999,223,600

11. Investment in Affiliated Company, Joint ventures

- Handico 6 Mechanical Electrical Construction Installation Joint Stock Company

Total

30/09/2025

VND

01/01/2025

VND

600,000,000

600,000,000

600,000,000

600,000,000

13. Long-term prepaid expenses

- Long-term prepaid expenses

Total

30/09/2025

VND

01/01/2025

VND

1,592,666,063

-

1,592,666,063

-

14. Short-term payables to the sellers**Total**

30/09/2025

VND

01/01/2025

VND

26,552,975,467

27,291,041,375

26,552,975,467

27,291,041,375

15. Short-term loans and financial lease debt*Loans from individuals***Total**

30/09/2025

VND

01/01/2025

VND

71,700,000,000

71,700,000,000

71,700,000,000

71,700,000,000

16. Taxes and other payables to the State

- Value added tax
- Personal income tax

Total

30/09/2025

VND

01/01/2025

VND

126,993,266

901,438,243

126,993,266

901,438,243

17. Expenses payable**Total**

30/09/2025

VND

01/01/2025

VND

4,493,692,668

4,049,263,753

4,493,692,668

4,049,263,753

18. Other short-term payables

- Social, health, unemployment insurance
- Trade union fees
- Payables to construction units
- Dividends payable
- Other payables

Total

30/09/2025

VND

01/01/2025

VND

70,842,240

-

368,117,506

543,126,306

3,045,539

40,849,293

22,498,259,068

7,378,259,068

26,275,887,562

24,466,114,948

49,216,151,915

32,428,349,615

	30/09/2025 VND	01/01/2025 VND
19. Other long-term payables		
- Received capital contribution for business cooperation from Hanoi Commercial and Investment Joint Stock Company under the construction contract of C1 THNC building	49,379,815,932	52,802,558,123
- Received capital contribution for business cooperation from Dai Hai Ha Joint Stock Company under the Contract No. 12/2009 (Project C2 Trung Hoa - Nhan Chinh)	500,000,000	500,000,000
- Received capital contribution for business cooperation from Vietnam DTT	9,200,000,000	9,200,000,000
- Received capital contribution from individuals of the HT KT	1,250,000,000	1,250,000,000
Total	60,329,815,932	63,752,558,123

21. Provision for long-term payables
Provision for payables

	30/09/2025 VND	01/01/2025 VND
	10,099,368,481	10,099,368,481
Total	10,099,368,481	10,099,368,481

22. Owner's equity

a. Owner's equity Fluctuation Reconciliation Table

	Owner's equity	Share surplus	Development Investment Fund	Construction investment fund	Undistributed after- tax profit
Balance on 01/01/2025	151,200,000,000	1,273,275,917	19,147,384,211	1,423,176,288	92,227,556,669
Increase in capital in p					593,795,454
- Shareholders' contributed capital					593,795,454
- Profit/Loss					
- Distribute profits					
- Other increment					(15,120,000,000)
Decrease in year					(15,120,000,000)
- Dividends					
- Distribute profits					
- Other decreasing					
Balance on 31/06/2025	151,200,000,000	1,273,275,917	19,147,384,211	1,423,176,288	77,701,352,123
Balance on 01/07/2025	151,200,000,000	1,273,275,917	19,147,384,211	1,423,176,288	77,701,352,123
Increase in current year					474,630,813
- Shareholders' contributed capital					474,630,813
- Profit/Loss					
- Distribute profits					
- Other increment					
Decrease in year					
- Dividends					
- Distribute profits					
- Other decreasing					
Balance on 30/09/2025	151,200,000,000	1,273,275,917	19,147,384,211	1,423,176,288	78,175,982,936

b. Owner's equity details

	30/09/2025 VND	01/01/2025 VND
- State-owned shareholder's capital contribution	24,602,450,000	24,602,450,000
- Other shareholder's capital contribution	126,597,550,000	126,597,550,000
Total	151,200,000,000	151,200,000,000

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

Owner's capital contribution

Capital contribution as of 01/01/2025

Capital contribution as of 30/09/2025

30/09/2025
VND

01/01/2025
VND

151,200,000,000
151,200,000,000

151,200,000,000
151,200,000,000

d. Shares

Year 2025
Shares

Year 2024
Shares

15,120,000
10,000

15,120,000
10,000

Number of shares registered for issuance

Face value of outstanding shares (VND/Share)

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

23. Revenues from sales of goods and rendering of services

Revenue from construction contracts

Revenue from business and real estate rental

Other revenues

30/09/2025
VND

30/09/2024
VND

-
3,081,549,580
3,930,880,182

7,085,112,080
24,477,792,002
-

7,012,429,762

31,562,904,082

Total

24. Cost of goods sold and services rendered

Costs of construction contracts

Costs from operation and real estate rental

Other costs

30/09/2025
VND

30/09/2024
VND

-
2,927,472,101
1,324,404,179

5,990,804,082
23,253,902,402
-

4,251,876,280

29,244,706,484

Total

25. Financial income

Bank deposits interests, loan interests

Dividend interest

Total

30/09/2025
VND

30/09/2024
VND

1,623,737

53,745,269

1,623,737

53,745,269

26. Financial expenses

- Credit interests

Total

30/09/2025
VND

30/09/2024
VND

-

12,465,753

-

12,465,753

27. General and administrative expenses

30/09/2025
VND

30/09/2024
VND

2,747,286,413

3,303,938,539

2,747,286,413

3,303,938,539

30/09/2025
VND

30/09/2024
VND

817,067,448

1,967,004,756

817,067,448

1,967,004,756

28. Other income

Total

29. Other expenses

Total

30. Current corporate income tax expenses

Profit before tax

Adjustments for increasing taxable income

Adjustments for decreasing taxable income

Tax rate

Current income tax expenses

31. Primary earnings per share

Profit after corporate income tax (VND)

Average outstanding common shares in the period

Primary earnings (loss) per share (VND/share)

32. Information about related parties

- Income of Board of directors, Control Board, Board of General directors and another managers.

Nature of Transaction		Q3/2025	Q3/2024
Board of directors	Salary, reward, remuneration	163,540,000	152,460,000
	Le Quoc Binh	143,380,000	126,024,000
	Be Ngoc Long	10,500,000	7,920,000
	Vu Tuan Anh	10,500,000	7,920,000
	Pham Ngoc Chien	123,900,000	107,100,000
Control Board	Dinh Ngoc Linh	10,500,000	6,336,000
	Nguyen Thi Thu Hien	28,416,312	73,733,532
	Pham Anh Tu	42,510,000	38,214,000
Information publicist	Phan Thi Kim Dung	82,120,000	59,050,435
	Pham Ngoc Quynh	88,160,000	58,074,545
Board of general directors	Ngo Van Dong	92,840,000	99,543,195
	Hoang Que Son	98,320,000	94,413,913
Chief accountant	Duong Thi Thai Huong	894,686,312	830,789,620
Total			

- Transactions with other related parties

Relationship		Nature of Transaction	Q3/2025 VND	Q3/2024 VND
Transactions with related parties			4,200,880,182	8,701,128,080
Sales				
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Revenue from services and other amounts	3,232,032,000	1,616,016,000
Ha Long No6 housing development and investment joint stock company	Subsidiary	Revenue from construction and erection	-	7,085,112,080
		Revenue from services	968,848,182	-

			Q3/2025 VND	Q3/2024 VND
Transactions with related parties			73,552,466	201,172,036
Purchases				
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Value of services	73,552,466	201,172,036
			462,179,536	-
Other transactions				
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Receive dividends	462,179,536	-
Balance with related parties			30/09/2025 VND	01/01/2025 VND
			3,595,388,800	22,199,618,576
Receivable from customers				
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Service receivable	3,595,388,800	1,926,117,600
Ha Long No6 housing development and investment joint stock company	Subsidiary	Receivables for construction works	-	20,273,500,976
		Advanced payment for construction	5,630,951,138	
			9,972,415,715	9,852,245,950
Payables to the sellers				
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Payable to the sellers	2,328,647,779	2,208,478,014
Ha Long No6 housing development and investment joint stock company	Subsidiary	Payable to the sellers	7,643,767,936	7,643,767,936
Related parties			30/09/2025 VND	01/01/2025 VND
Other payables			984,738,080	205,276,984
Handico 6 Electromechanical Construction Joint Stock Company	Affiliated company	Loan interest payable	573,655,342	38,440,822
Mrs Nguyen Thi Thu Hien	Head of control board	Loan interest payable	34,712,329	-
Mr Be Ngoc Long	Member of the Board of Directors, General director	Loan interest payable	-	60,164,384
Mr Le Hoang Nam	Related person	Loan interest payable	376,370,409	62,288,217
Mr Le Quoc Binh	Chairman of the Board of directors	Loan interest payable	-	44,383,561

			30/09/2025 VND 60,600,000,000	01/01/2025 VND 82,100,000,000
Loan payables				
Ha Long No6 housing development and investment joint stock company	Subsidiary	Loan payable	15,900,000,000	34,400,000,000
Handico 6 Electromechanical Construction Joint Stock Company	Affiliated company	Loan payable	25,100,000,000	25,100,000,000
Mr Be Ngoc Long	Member of the Board of Directors, General director	Loan payable	600,000,000	600,000,000
Mrs Nguyen Thi Thu Hien	Head of control board	Loan payable	1,000,000,000	1,000,000,000
Mr Le Hoang Nam	Related person	Loan payable	12,000,000,000	12,000,000,000
Mr Le Quoc Binh	Chairman of the Board of directors	Loan payable	6,000,000,000	9,000,000,000

Chief accountant



Duong Thi Thai Huong

Ha Noi, September 30, 2025

General director



Be Ngoc Long