



FINANCIAL STATEMENT

The 3rd quarter of 2025

NRC CORPORATION JOINT STOCK COMPANY

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SEPARATE BALANCE SHEET

As at Sep 30, 2025

Unit: VND

ASSETS		Code	Notes	30/09/2025	01/01/2025
A.	CURRENT ASSETS	100		393,383,550,727	398,670,402,948
I.	Cash and cash equivalents	110	V.1	395,295,689	100,822,162
1.	Cash	111		395,295,689	100,822,162
2.	Cash equivalents	112		-	-
II.	Short-term financial investments	120		-	-
1.	Trading securities	121		-	-
2.	Provision for devaluation of trading securities	122		-	-
3.	Held-to-maturity investments	123		-	-
III.	Short-term receivables	130		381,393,153,479	387,070,487,913
1.	Short-term trade receivables	131	V.3	11,777,362,371	5,393,055,858
2.	Short-term prepayments to suppliers	132		25,269,567	34,452,000
5.	Receivables from short-term loans	135	V.4	-	52,894,000,000
6.	Other short-term receivables	136	V.5a	393,553,839,644	411,641,098,158
7.	Provision for doubtful debts	137	V.4,5a	(23,963,318,103)	(82,892,118,103)
8.	Shortage of assets awaiting resolution	139		-	-
IV.	Inventories	140	V.7	9,842,206,663	9,974,345,752
1.	Inventories	141		9,842,206,663	9,974,345,752
2.	Provision for decline in value of inventories	149		-	-
V.	Other current assets	150		1,752,894,896	1,524,747,121
1.	Short-term prepayments	151	V.11a	114,524,028	18,055,682
2.	Deductible VAT	152		1,638,370,868	1,506,691,439
3.	Taxes and other receivables from the State Budget	153		-	-
5.	Other current assets	155		-	-

SEPARATE BALANCE SHEET

As at Sep 30, 2025

Unit: VND

ASSETS		Code	Notes	30/09/2025	01/01/2025
B.	NON-CURRENT ASSETS	200		1,343,869,532,727	1,379,761,696,633
I.	Long-term receivables	210		890,461,000,000	995,168,500,000
6.	Other long-term receivables	216	V.5b	890,461,000,000	995,168,500,000
7.	Provision for doubtful long-term receivables	219		-	-
II.	Fixed assets	220		66,102,833,236	66,906,158,723
1.	Tangible fixed assets	221	V.8	7,624,234,282	8,270,459,009
	- Cost	222		13,778,902,954	13,778,902,954
	- Accumulated depreciation	223		(6,154,668,672)	(5,508,443,945)
2.	Finance lease assets	224		-	-
3.	Intangible fixed assets	227	V.9	58,478,598,954	58,635,699,714
	- Cost	228		59,462,034,270	59,462,034,270
	- Accumulated depreciation	229		(983,435,316)	(826,334,556)
III.	Investment Properties	230	V.10	65,779,350,000	65,938,200,000
	- Cost	231		66,150,000,000	66,150,000,000
	- Accumulated depreciation	232		(370,650,000)	(211,800,000)
V.	Long-term investments	250	V.2	321,506,964,776	251,708,900,876
1.	Investments in subsidiaries	251		221,800,000,000	152,000,000,000
2.	Investments in associates, joint-ventures	252		99,800,000,000	99,800,000,000
3.	Investments in equity of other entities	253		-	-
4.	Provision for decline in the value of long-term investments	254		(93,035,224)	(91,099,124)
5.	Held-to-maturity investments	255		-	-
VI.	Other long-term assets	260		19,384,715	39,937,034
1.	Long-term prepaid expenses	261	V.11b	19,384,715	39,937,034
TOTAL ASSETS		270		1,737,253,083,454	1,778,432,099,581

SEPARATE BALANCE SHEET

As at Sep 30, 2025

Unit: VND

RESOURCES		Code	Notes	30/09/2025	01/01/2025
C.	LIABILITIES	300		711,080,230,722	773,316,080,034
I.	Current liabilities	310		595,401,575,411	565,387,424,723
1.	Short-term trade payables	311	V.12	4,581,466,417	4,075,498,937
2.	Short-term advances from customers	312	V.13	2,003,644,725	2,013,644,725
3.	Taxes and other payables to the State Budget	313	V.14	103,833,510,354	94,334,553,820
4.	Payables to employees	314		6,959,018,991	5,664,020,390
5.	Short-term accrued expenses	315	V.15	102,943,213,897	74,436,938,858
8.	Short-term unrealized revenue	318		-	-
9.	Other short-term payables	319	V.16a	125,428,752,544	68,240,618,532
10.	Short-term borrowings and financial lease liabilities	320	V.17a	241,870,801,286	308,799,454,486
11.	Provision for short-term payables	321		-	-
12.	Bonus and welfare fund	322		7,781,167,197	7,822,694,975
II.	Non-current liabilities	330		115,678,655,311	207,928,655,311
1.	Long-term trade payables	331		-	-
2.	Long-term advances from customers	332		-	-
3.	Long-term accrued expenses	333		-	-
4.	Inter-company payables for operating capital received	334		-	-
5.	Long-term intercompany payables	335		-	-
6.	Long-term unrealized revenue	336		-	-
7.	Other long-term payables	337	V.16b	72,878,655,311	162,878,655,311
8.	Long-term borrowings and financial lease liabilities	338	V.17b	42,800,000,000	45,050,000,000
10.	Preferred shares	340		-	-
11.	Deferred income tax liabilities	341		-	-
				-	-

SEPARATE BALANCE SHEET

As at Sep 30, 2025

Unit: VND

RESOURCES	Code	Notes	30/09/2025	01/01/2025
D. OWNERS' EQUITY	400		1,026,172,852,732	1,005,116,019,547
I. Owners' equity	410	V.18	1,026,172,852,732	1,005,116,019,547
1. Owners' capital	411		925,977,620,000	925,977,620,000
- Ordinary shares with voting rights	411a		925,977,620,000	925,977,620,000
- Preferred shares	411b		-	-
2. Share premium	412		29,461,170,400	29,461,170,400
4. Owners' other capital	414		-	-
5. Treasury shares	415		-	-
6. Difference upon assets revaluation	416		-	-
8. Investment and development fund	418		11,527,322,839	11,527,322,839
10. Other funds	420		-	-
11. Undistributed earnings	421		59,206,739,493	38,149,906,308
- Undistributed earnings accumulated to the end of prior period	421a		38,149,906,308	175,965,429,103
- Undistributed earnings in this period	421b		21,056,833,185	(137,815,522,795)
12. Investment reserve for basic construction	422		-	-
II. Budget sources and other funds	430		-	-
TOTAL RESOURCES	440		1,737,253,083,454	1,778,432,099,581



Le Thi Phi Yen
Prepared by
'Oct 23, 2025



Nguyen Thi Van
Chief Accountant



Trinh Van Bao
General Director

SEPARATE INCOME STATEMENT

The 3rd quarter of 2025

Unit: VND

ITEMS	Code	Notes	Quarter 3		Cumulative from the beginning of the year to the end of the quarter	
			Y.2025	Y.2024	Y.2025	Y.2024
1. Revenue from sale of goods and rendering of service	01	VI.1	3,283,065,791	1,292,212,310	14,484,306,513	3,843,983,731
2. Deductions	02		-	-	-	-
3. Net revenue from sale of goods and rendering of services	10		3,283,065,791	1,292,212,310	14,484,306,513	3,843,983,731
4. Cost of good sold	11	VI.2	67,635,869	158,688,458	1,119,165,064	443,084,334
5. Gross profit (20 = 10 - 11)	20		3,215,429,922	1,133,523,852	13,365,141,449	3,400,899,397
6. Financial income	21	VI.3	110,531	118,745	198,777	249,496
7. Financial expenses	22	VI.4	5,825,075,322	1,250,822,939	24,392,655,664	28,278,840,960
In which: borrowing interest expense	23		5,827,011,422	1,200,822,939	24,392,655,664	28,199,057,450
8. Selling expenses	25		-	-	-	-
9. General & administration expenses	26	VI.5	(29,298,218,373)	6,995,086,851	(48,628,377,499)	32,841,043,139
10. Operating profit ((30 = 20 + (21 - 22) - (25 + 26))	30		26,688,683,504	(7,112,267,193)	37,601,062,061	(57,718,735,206)
11. Other income	31	VI.6	-	-	-	66,000,000,003
12. Other expenses	32	VI.7	2,646,152,652	28,715,337	7,920,377,977	17,552,186,739
13. Other profit (40 = 31 - 32)	40		(2,646,152,652)	(28,715,337)	(7,920,377,977)	48,447,813,264
14. Net accounting profit before tax (50 = 30 + 40)	50		24,042,530,852	(7,140,982,530)	29,680,684,084	(9,270,921,942)
15. Corporate income tax - current	51	VI.8	4,535,161,539	(1,422,453,439)	8,623,850,899	7,131,827,140
16. Corporate income tax - deferred	52		-	-	-	-
17. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		19,507,369,313	(5,718,529,091)	21,056,833,185	(16,402,749,082)

Le Thi Phi Yen
Prepared by
'Oct 23, 2025

Nguyen Thi Van
Chief Accountant



Trinh Van Bao
General Director

SEPARATE CASH FLOW STATEMENT

(Under indirect method)

The 3rd quarter of 2025

Unit: VND

ITEMS	Code	Notes	Quarter 3		Cumulative from the beginning of the year to the end of the quarter	
			Y.2025	Y.2024	Y.2025	Y.2024
I. CASH FLOWS FROM OPERATING ACTIVITIES						
1. Net profit before tax	01		24,042,530,852	(7,140,982,530)	29,680,684,084	(9,270,921,942)
2. Adjustments for:						
Depreciation of fixed assets and investment properties	02	V.8,9,10	319,473,966	342,417,276	962,175,487	1,060,412,136
- Provisions	03		(33,453,000,000)	(422,672,985)	(58,926,863,900)	15,413,356,372
- Gains/losses from investing activities	05		-	-	-	-
- Interest expense	06	VI.4	5,827,011,422	1,200,822,939	24,392,655,664	28,199,057,450
- Other adjustments	07		-	-	-	-
3. Profit from operating activities before changes in	08		(3,263,983,760)	(6,020,415,300)	(3,891,348,665)	35,401,904,016
- Increase (-), decrease (+) in receivables	09		54,578,087,007	8,963,695,879	116,287,955,005	2,585,129,489
- Increase (-), decrease (+) in inventories	10		132,139,089	1,061,306,236	132,139,089	(375,523,642)
- Increase (+), decrease (-) in payables (Other than payables, income tax)	11		(25,947,411,827)	10,993,852,243	(22,477,685,474)	17,664,744,931
- Increase(-), decrease(+) in prepaid expenses	12		(105,345,655)	(5,173,057)	(75,916,027)	127,418,691
- Increase (-), decrease (+) in trading securities	13		-	-	-	-
- Interest paid	14		(2,091,868,153)	(13,718,416,360)	(3,554,064,701)	(32,130,403,895)
- Corporate income tax paid	15	V.14	-	(11,809,445)	(424,722)	(11,471,290,469)
- Other receipts from operating activities	16		-	-	-	-
- Other payments on operating activities	17		(10,500,000)	(30,000,000)	(41,527,778)	(86,388,889)
Net cash inflows/(outflows) from operating activities	20		23,291,116,701	1,233,040,196	86,379,126,727	11,715,590,232
II. CASH FLOWS FROM INVESTING ACTIVITIES						
4. Collection of loans, proceeds from sales of debt instruments of other entities	24		52,894,000,000	-	52,894,000,000	-
5. Investments in other entities	25		(69,800,000,000)	-	(69,800,000,000)	-
Net cash inflows/(outflows) from investing activities	30		(16,906,000,000)	-	(16,906,000,000)	-
III. CASH FLOWS FROM FINANCING ACTIVITIES						
1. Proceeds from issue of shares and capital contribution	31		-	-	-	-
2. Repayment of contributed capital and repurchase of stock	32		-	-	-	-
3. Proceeds from borrowings	33		-	-	-	-
4. Repayments of borrowings	34		(6,076,276,000)	(1,037,139,002)	(69,178,653,200)	(11,810,879,581)
5. Payments for finance lease liabilities	35		-	-	-	-
6. Dividends paid	36		-	-	-	-
	0		-	-	-	-
Net cash inflows/(outflows) from financing activities	40		(6,076,276,000)	(1,037,139,002)	(69,178,653,200)	(11,810,879,581)
Net cash inflows/(outflows) (50 = 20+ 30 + 40)	50		308,840,701	195,901,194	294,473,527	(95,289,349)
Cash and cash equivalents at the beginning of the period	60		86,454,988	111,887,036	100,822,162	403,077,579
Effect of foreign exchange differences	61		-	-	-	-
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	V.1	395,295,689	307,788,230	395,295,689	307,788,230



Le Thi Phi Yen

Prepared by

Oct 23, 2025



Nguyen Thi Van

Chief Accountant



Trịnh Văn Báo

General Director

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 3rd quarter of 2025

Unit: VND

I. BUSINESS HIGHLIGHTS**1. Establishment**

NRC Corporation Joint Stock Company (formerly known as Danh Khoi Group Joint Stock Company), originally Netland Real Estate Joint Stock Company was established and operates under the Business Registration Certificate No. 0312695565 dated March 19, 2014 issued by Department of Planning and Investment of HCMC and the seventeenth amended certificate dated July 31, 2025 issued by the Department of Finance of HCMC on the change in the Company's name and head office address.

On April 05, 2018, the Company's shares were first officially traded on Hanoi Stock Exchange with the code of NRC in accordance with listing decision No. 96/QĐ-SGDHN issued by the General Director of Hanoi Stock Exchange on March 05, 2018.

Listed on Hanoi Stock Exchange (HNX), code: NRC.

English name: NRC Corporation Joint Stock Company

Short name: NRC Corp.

Head office: No. 03 Tran Nhat Duat Str., Tan Dinh Ward, HCMC, Vietnam.

2. Business sector: Real estate.**3. Principal activities**

The Group's principal activities are consultancy, brokerage and trading real estates.

In which:

Trading real estates, the land use rights held by the owner, user or lessor;

Giving consultancy, brokerage, bidding on land use rights. Details: consultancy, brokerage on real estates (except for legality); Valuating real estates; Real estates exchange; Real estates bidding; Real estates management; Activities of real estates trading and brokerage agency;

Researching the market and implementing public poll.

4. Normal operating cycle

- As for project trading activity: Operating cycle is more than 12 months;

- As for normal trading activity: Operating cycle is within 12 months.

5. Enterprise Structure**List of subsidiary with capital contributions**

As at Sep 30, 2025, the Company had three (03) directly owned subsidiary as follows:

<i>Company's name and address</i>	<i>Principal activities</i>	<i>Percentage of shareholding</i>	<i>Percentage of owning</i>	<i>Percentage of voting rights</i>
1. DTKH Thuan An JSC Head office: No. 03 Tran Nhat Duat Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam.	Trading real estates	50,66%	50,66%	50,66%
2. NRC High Tech Agricultural Investment Co., Ltd. Head office: No. 03 Tran Nhat Duat Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam.	Wholesale of food	100%	100%	100%
3. Netland Real Estate JSC Head office: No. 03 Tran Nhat Duat Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam.	Trading real estates	99%	99%	99%

List of joint-venture, associate:

As at Sep 30, 2025, the Company had one (01) associate as follows:

<i>Company's name and address</i>	<i>Principal activities</i>	<i>Percentage of shareholding</i>	<i>Percentage of owning</i>	<i>Percentage of voting rights</i>
Danh Khoi TK JSC Head office: No. 03 Tran Nhat Duat Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam.	Trading real estates	49.90%	49.90%	49.90%

6. Disclosure on comparability of information in the interim separate financial statements

The selection of figures and information need to be presented in the interim financial statements has been implemented on the principle of comparability among corresponding accounting periods.

II. ACCOUNTING PERIOD AND REPORTING CURRENCY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 3rd quarter of 2025

Unit: VND

1. Fiscal year and accounting period

The fiscal year is from January 01 and ended December 31 annually.

2. Reporting currency

Vietnam Dong (VND) is used as a currency unit for accounting records.

III. ADOPTION OF ACCOUNTING STANDARDS AND POLICIES

1. Applicable Accounting Standards and Corporate Accounting

The Company applies Vietnamese Corporate Accounting System in accordance with the guidance of Circular No. 200/2014/TT-BTC dated December 22, 2014 issued by the Vietnam Ministry of Finance and amended, supplemented circulars.

2. Disclosure of compliance with Vietnamese Accounting Standards and the Vietnamese Accounting System

We conducted our accounting, corporate accounting system and presentation of the financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other relevant statutory regulations. The financial statements give a true and fair view of the state of affairs of the Company and the results of its operations as well as its cash flows.

The selection of figures and information presented in the notes to the financial statements is complied with the material principle in Vietnamese Accounting Standard No.21 - Presentation of the financial statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Principles for recording cash

Cash includes cash on hand, demand deposit.

2. Principles for accounting financial investments

Investments in subsidiaries, associates

Investment in a subsidiary is recorded when the Company holds more than 50% of the voting rights and has the power to govern the financial and operating policies so as to obtain economic benefits from its activities. When the Company no longer holds control over a subsidiary, the investment in the subsidiary is reduced.

The investment in associate is recorded when the Company has 20% to under 50% of voting rights in those investee companies and has considerable influence over their decisions on financial policies and operating policy in these companies.

Provision for loss of investments in subsidiaries, associates is made when the investee suffers from loss and thus the Company possibly loses its capital or the investments' value is devalued. Basis for making provision for loss of investments is consolidated financial statements of the investee (if it is parent company), the investee's financial statements (if it is an independent enterprise without subsidiary).

3. Principles for recording trade receivables and other receivables

Receivables are stated at original cost less provision for doubtful debts.

The classifying of the receivables as trade receivables, inter-company receivables and other receivables depends on the nature of the transaction or relationship between the company and debtor.

Method of making provision for doubtful debts: Provision for doubtful debts is estimated for the loss value of the receivables, other held-to-maturity investments similar to doubtful debts that are overdue and undue, but are likely to become possibly irrecoverable due to insolvency of debtors who go bankruptcy, making procedures for dissolution, go missing or run away...

4. Principles for recording inventories

Inventories are stated at original cost less (-) the provisions for the decline in value of inventories and obsolete,

Original costs are determined as follows:

- Goods and tools: include purchase price, transportation costs and other directly related costs incurred in bringing the inventories to their present location and condition.

- Work in process: include land use rights costs, construction costs and direct brokerage costs incurred directly during the implementation of real estate project.

Method of making provision for decline in value of inventories: Provision for decline in value of inventories is made when the net realisable value of inventories is lower than their original cost. Net realisable value is the estimated selling price less the estimated costs of completion and selling expenses. Provision for decline in value of inventories is the difference between the cost of inventories greater than their net realisable value. Provision for decline in value of inventories is made for each inventory with the cost greater than the net realisable value.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 3rd quarter of 2025

Unit: VND

5. Principles for recording fixed assets

5.1 Principles for recording tangible fixed assets

Tangible fixed assets are stated at original cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises all expenditures of bringing the asset to its working condition and location for its intended use. The expenditures incurred after initial recognition are capitalised as an additional cost of tangible fixed assets when they have resulted in an increase in the future economic benefits expected to be obtained from the use of those tangible fixed assets. The expenditures which do not meet the above conditions are charged to the expenses in the year.

When the assets are sold or disposed, their original costs and the accumulated depreciation which have been written off and any gain or loss from disposal of assets are recorded in the income statement.

5.2 Principles for recording intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization. The original cost of a intangible fixed asset comprises all costs of owning the asset to the date it is put into operation as expected.

Land use right

The original cost of an intangible fixed asset which is the land use right shall be the payment made to obtain the lawful land use right plus (+) compensatory payments for clearance of site, expenses for levelling the ground, registration fee...

Computer software

Depreciation is charged to write off the cost of fixed assets on a straight line basis over their estimated useful lives.

5.3 Method of depreciating and amortizing fixed assets

Depreciation is charged to write off the cost of fixed assets on a straight line basis over their estimated useful lives. Useful life means the duration in which the tangible fixed assets produce their effect on production and business.

The estimated useful life for assets is as follows:

<i>Buildings & structures</i>	<i>25 - 50 years</i>
<i>Transportation & facilities</i>	<i>10 years</i>
<i>Office supplies</i>	<i>3 years</i>
<i>Computer software</i>	<i>8 years</i>

Land use rights which are granted for an indefinite term are carried at cost and not amortised.

6. Principles for recording and depreciating investment properties

Principles for recording investment properties: Investment properties are stated at cost less accumulated depreciation.

The original cost of an investment property comprises all expenditures in cash or cash equivalents or the fair value of the amounts payable to have the investment properties to the date of purchase or completion.

The original cost of a purchased investment property comprises its purchase price and any directly attributable expenditure includes: professional fees for legal services, registration tax and other related expenses.

The original cost of a self-built investment property comprises actual cost and costs directly attributable to the investment properties to the date of purchase or completion.

Expenditures incurred after the initial recognition are recorded as expenses in the period, except for the case where it can be clearly demonstrated that the expenditures have resulted in future economic benefits in excess of the originally assessed standard of performance of the existing investment property, the expenditures are capitalised as an additional cost of investment property.

When investment properties are sold, the original cost and accumulated depreciation are written off and any gain or loss resulting from the sales of these properties will be recorded into the income statement in the period.

Depreciation method for investment property: depreciation is recognized using the straight-line method based on the estimated useful life of the investment property

7. Accounting for business cooperation contract (BCC)

The Company initially records amounts contributed to BCC at original cost and reflects as other liabilities.

BCC in the form of jointly controlled operations is a joint-venture which does not require establishment of new business entity. Ventures shall fulfill obligations and exercise rights according to the BCC. The joint-venture activities may be carried out alongside other ordinary activities of each venture.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 3rd quarter of 2025

Unit: VND

Equities (monetary or non-monetary assets) contributed in BCC and recorded in the financial statements are contributed assets in joint ventures based on the contract. The differences between the fair value of the received assets and the value of contributed capital (if any) are relected as other income or other expenses.

8. Principles for recording prepaid expenses

Prepaid expenses are all expenses that actually incurred but relate to the operating result of several accounting periods. The Company's prepaid expenses include insurance costs awaiting allocation, costs for marketing and apartment distribution services and consulting costs awaiting allocation.

Method of allocating prepaid expenses: The determining and allocating of prepaid expenses into costs of production and doing business of each period is on a straight-line basis. Based on the nature and level of each expense, the term of allocation is defined as follows: short-term prepaid expenses should be allocated within 12 months; long-term expenses should be allocated in the term from over 12 months to 36 months.

9. Principles for recording liabilities

Liabilities are recorded at original cost and not lower than the payment obligation.

Liabilities shall be classified into trade payables, inter-company payables and other payables depending on the nature of transactions and relationship between the Company and debtors.

Liabilities must be kept records in detail according to payment schedule, creditor, type of original currency and other factors according to requirements of the enterprise.

At the reporting date, if it is evident that there is an unavoidable loss, an amount payable shall be recorded according to prudent principle.

10. Compulsory insurance and salary policies

Salaries are calculated and deducted into expenses during the year based on the Company's salary regulations and labor contracts. Accordingly, social insurance, health insurance and unemployment insurance are also deducted at rates of 25.5%, 4.5% and 2% of employees' salaries, respectively. The rate of 21.5% will be included in the costs of social insurance, health insurance and unemployment insurance during the period; and 10.5% will be deducted from employees' salaries.

Salary paid is regulated in the labor contract.

11. Principles for recording borrowings

Borrowings are total amounts the Company owes to banks, institutions, financial companies and other objects (excluding borrowings under the form of bond or preferred stock issuance which require the issuer to repurchase at a certain time in the future).

Borrowings and financial lease liabilities are monitored in detail according to creditor, agreement and borrowed asset.

12. Principles for recording borrowing costs

Borrowing costs are loan interest and other costs incurred in direct relation to borrowings of an enterprise; Borrowing costs are recognised as an expense in the year in which they are incurred, except where the borrowing costs related to borrowings in respect of the construction or production of uncompleted assets, in which case the borrowing costs incurred during the period of construction are computed in those assets' value (capitalised) as part of the cost of the assets concerned when they satisfy conditions stipulated in the VAS No. 16 "Borrowing costs".

13. Principles for recording accruals

Accruals include loan interest expenses, expenses to provisionally calculate the cost of goods, finished real estate products sold... that have arisen in the reporting year but have not yet been actually paid. These expenses are recorded based on reasonable estimates of the amount payable under specific contracts and agreements.

14. Principles for recording owner's Equity

Owners' paid-in capital

The owners' equity is the amount that is initially contributed or supplemented by shareholders. The owners' equity will be recorded at the actual contributed capital by cash or assets calculated according to the par value of issued shares in the early establishment period or additional mobilization to expand operation.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 3rd quarter of 2025

Unit: VND

Share premium

Share premium is the difference between the cost over and above the nominal value of the first issued or additionally issued share and the differences (increase or decrease) of the actual receiving amount against the repurchase price when treasury share is reissued. In case where shares are repurchased to cancel immediately at the purchase date, shares' value recorded decrease the business capital source at purchase date is the actual repurchase price and the business resource should be written down according to the par value and share premium of the repurchased shares.

Retained earnings

The retained earnings is recorded at the profit (loss) from the Company's result of operation after deducting the current year corporate income tax and the adjusted items due to the retroactive application of changes in accounting policy and adjustments for material misstatement of the previous year.

The retained earnings is based on the charter of the Company and approved by the annual shareholder meeting.

15. Principles and methods for recording revenues and other income

Revenue from goods sold

Revenue from a service provision transaction is recognized when the outcome of that transaction can be reliably determined. In case a service provision transaction involves multiple periods, revenue is recognized in the period according to the results of the work completed on the balance sheet date of that period. Revenue from providing services is recognized when all four (4) conditions are simultaneously met: 1. Revenue can be determined with relative certainty. When the contract stipulates that the buyer has the right to return the purchased service under specific conditions, the business can only record revenue when those specific conditions no longer exist and the buyer is not entitled to return the service. services provided; 2. The enterprise has or will gain economic benefits from the transaction providing that service; 3. Determine the work completed on the balance sheet date; 4. Determine the costs incurred for the transaction and the cost of completing the transaction to provide that service.

If the outcome of a contract cannot be measured reliably, revenue is recognised only to the extent of the expenses recognised that are recoverable.

Revenue from business cooperation activities

Revenue from business cooperation activities is recognized based on the nature of each business cooperation contract.

In case the business cooperation contract stipulates the division of cooperation results by profit after corporate income tax with the condition that the profit divided among the parties does not perform accounting and does not settle taxes with a profit level not less than a fixed minimum level, the Company records revenue based on the amount divided according to the provisions in the contract but must not exceed the fixed minimum level until the contract liquidation minutes are signed.

Financial income

Financial incomes include interests and other financial income.

Income arising from interests, distributed dividends and profits of the enterprises shall be recognized if they simultaneously satisfy the two (2) conditions below: 1. It is possible to obtain economic benefits from the concerned transactions; 2. Income is determined with relative certainty.

Interests recognized on the basis of the actual time and interest rates in each period.

When an amount which has been recorded as an income becomes irrecoverable, such irrecoverable or uncertainly recoverable amount must be accounted as expense incurred in the period, but not recorded as income decrease.

16. Principles and method of recording cost of goods sold

Cost of goods sold are the cost of products, goods, services, investment properties; cost of construction products (as to construction enterprise) sold in the period; expenses related to trading the investment properties and other expenses recorded in the cost of goods sold or recorded a decrease in the cost of goods sold in reporting period. The cost of goods sold is recorded at the date the transaction incurs or likely to incur in the future regardless payment has been made or not. The cost of goods sold and revenue shall be recorded simultaneously on conformity principles. Expenses exceeding normal consumption level are recorded immediately to the cost of goods sold on prudent principle.

17. Principles and method of recording financial expenses

Financial costs include interest expenses and other expenses.

Financial expenses are recorded in details by their content and determined reliably when there are sufficient evidences on these expenses.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 3rd quarter of 2025

Unit: VND

18. Principles and methods of recording taxes

Corporate income tax includes current corporate income tax and deferred corporate income tax incurred in the year and set basis for determining operating result after tax in current fiscal year.

Current corporate income tax expense is the amount of corporate income tax payable calculated on taxable income in the year and the current corporate income tax rate.

Deferred income tax liabilities are the amounts of income tax payable in the future periods arising from the recording of the deferred income tax payable in the year and reversing the deferred income tax being recorded from prior years. The Company does not record in this account the deferred income tax assets or deferred income tax liabilities arising from the transactions being recorded directly in the owners' equity.

Deferred income tax asset is the reduction of deferred tax payable arising from the recording of the deferred income tax payable in the year and reversing the deferred income tax being recorded from prior years.

The tax amounts payable to the State budget will be finalized with the tax office. Differences between the tax amounts payable specified in the book and the tax amounts under finalization will be adjusted when the tax finalization has been issued by the tax office.

The Company's current corporate income tax rate for other activities is 20%.

19. Financial instruments

Financial assets

According to Circular 210/2009/TT-BTC date November 06, 2009 issued by the Ministry of Finance (Circular No.210), financial liabilities are classified properly, for the purpose of presentation in the financial statements, into the financial liabilities which are stated at fair value through the Income Statement, financial liabilities determined on amortised cost basis. The Group decides to classify these liabilities at the date of initial recognition.

At the date of initial recognition, the financial liabilities are recognized at cost plus transaction cost that are directly attributable to the acquisition of the financial liabilities.

The Company's financial assets include cash and deposits, trade and other receivables.

Financial liabilities

According to Circular 210, financial liabilities are classified properly, for the purpose of presentation in the financial statements, into the financial liabilities which are stated at fair value through the Income Statement, financial liabilities determined on amortised cost basis. The Group decides to classify these liabilities at the date of initial recognition.

All financial liabilities are recognized initially at cost plus directly attributable transaction costs.

Financial liabilities of the Company comprise trade payables, other payables, liabilities and borrowings.

Re-measurements after initial recognition

Currently, there are no requirements for the re-measurement of the financial instruments after initial recognition.

Offsetting

Financial assets and financial liabilities are offset and the net amount reported in the report on financial position if, and only if, there is a currently enforceable legal right to offset the financial assets against financial liabilities or vice-versa and there is an intention to settle on a net basis or to realize the assets and settle the liability simultaneously.

20. Related parties

Related parties include: Enterprises and individuals that directly or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Group. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Group that gives them significant influence over the enterprise, key management personnel, including the Board of Management, Board of Directors and officers of the Group and close members of the family of these individuals and companies associated with these individuals also constitute related parties. In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS*The 3rd quarter of 2025**Unit: VND*

(1) In which, including:

Deposit the Welltone Project Development Contract between VHR Investment Joint Stock Company and NRC Group

The business cooperation amount for the mixed-use apartment complex project at Subdivision No. 4 in the Nhon Hoi Ecotourism Urban Area, Quy Nhon Dong ward, Gia Lai province, with Danh Khoi Holdings Joint Stock Company under business cooperation contract and its attached appendices signed between the two parties. Accordingly, the two parties jointly contributed capital to the project, in which the Company contributed VND 75,000,000,000 and is entitled to a minimum profit distribution of VND 30,000,000,000 upon the termination of this cooperation contract. Currently, the project has not yet met the conditions required to apply for sales permits, and therefore no real estate products have been entered into sale contracts with customers. Accordingly, no cooperation revenue has been generated.

The investment cooperation amount for the Binh Duong I Commercial Center and Luxury Apartments project under contract and its attached appendices signed between the two parties. Accordingly, the two parties jointly contributed capital to the project, in which the Group contributing VND 450,000,000,000 and sharing the cooperation results based on cooperative revenue (before CIT). The project developer has met the conditions to raise funds through the sale of future real estate. However, the successfully traded products have not reached the sales rate as agreed in the contract, so the cooperation revenue has not been divided.

Real estate investment cooperation in the Urban Development Project at Subdivisions 2, 4 and 9 of the Nhon Hoi Ecotourism Urban Area, Quy Nhon Dong ward, Gia Lai province, under the investment cooperation contract and its appendices signed between the two parties. The Company has fully recognized its allocated profit share and is in the process of recovering the capital in accordance with the Commitment Letter on the repayment schedule.

The receivable amount according to the contract termination minutes dated July 05, 2023, related to the lease and management of the Sales Gallery and Da Nang Office with DKPM Service - Property Management Joint Stock Company. The outstanding receivable as at Sep 30, 2025, is VND 6,373,576,207.

(2) Deposit with NTR Real Estate Investment Joint Stock Company for the exclusive brokerage arrangement of real estate products to be formed in the future at the Urban Development Project at Subdivision 4, Nhon Hoi Ecotourism Urban Area, pursuant to the exclusive real estate brokerage agreement and its appendices previously signed. As at Sep 30, 2025, the outstanding receivable balance is VND 159,910,438,356. This receivable is secured by shares of a third party, and the Company assesses that its recoverability is not impaired, in line with the agreed repayment schedule.

(3) Receivables related to the liquidation agreement of the sale and purchase contract for the commercial area at the Binh Dang Project (Saigon Metro Mall) according to the liquidation agreement dated January 22, 2025.

(4) Deposit for Vina Co., Ltd for LaGi New City project. According to the minutes signed in 2024, Vina Co., Ltd must return 50% of the deposit to NRC. The outstanding receivable as at Sep 30, 2025, is VND 39,707,500,000.

(5) The investment cooperation amount for Zone D, the Dai Nam Residential Area project, Binh Duong Ward, Ho Chi Minh City, with Abfast Joint Stock Company under cooperation contract signed between the two parties. Accordingly, both parties are cooperating to contribute capital to the project, with the Company contributing VND 198,000,000,000 and sharing the cooperation results after the project's products are sold. The capital contribution balance as at June 30, 2025, is VND 198,000,000,000.

(6) The investment and business cooperation amount for The Bale - Mui Ne tourism project in Mui Ne Ward, Lam Dong Province, with Tan Tien Trading and Investment Company Limited under cooperation contract signed between the two parties.

7. Inventories

	30/09/2025		01/01/2025	
	Amount	Provision	Amount	Provision
Tools & supplies	276,044,000	-	406,834,910	-
Works in progress	9,566,162,663	-	9,567,510,842	-
Total	9,842,206,663	-	9,974,345,752	-

8. Tangible fixed assets: sheet details page 19

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 3rd quarter of 2025

Unit: VND

9. Intangible fixed assets

Items	Land use rights (*)	Computer software	Total
Original cost			
Opening balance	57,786,292,872	1,675,741,398	59,462,034,270
Closing balance	57,786,292,872	1,675,741,398	59,462,034,270
Accumulated amortization			
Opening balance	-	826,334,556	826,334,556
Charge for the period	-	157,100,760	157,100,760
Closing balance	-	983,435,316	983,435,316
Net book value			
Opening balance	57,786,292,872	849,406,842	58,635,699,714
Closing balance	57,786,292,872	692,306,082	58,478,598,954

(*) Land use rights at No. 3 Tran Nhat Duat, Tan Dinh Ward, District 1, Ho Chi Minh City have a long-term use period.

- Ending original costs of intangible fixed assets-fully depreciated but still in use: not applicable.

- Commitments to purchase and sell intangible fixed assets of great value in the future: not applicable.

10. Increases, decreases in investment properties

Investment properties for lease

Items	Buildings & structures	Land use right	Total
Original cost			
Opening balance	5,295,000,000	60,855,000,000	66,150,000,000
Closing balance	5,295,000,000	60,855,000,000	66,150,000,000
Accumulated amortization			
Opening balance	211,800,000	-	211,800,000
Charge for the period	158,850,000	-	158,850,000
Closing balance	370,650,000	-	370,650,000
Net book value			
Opening balance	5,083,200,000	60,855,000,000	65,938,200,000
Closing balance	4,924,350,000	60,855,000,000	65,779,350,000

(*) Buildings and land use rights at 1589 3/2 Street, Minh Phung Ward, HCMC, Vietnam.

Net book value of investment properties for lease as security for borrowings at VCB

12. Trade payables

	30/09/2025		01/01/2025	
	Amount	Amount to be able to pay	Amount	Amount to be able to pay
a.Short-term				
Payables to related parties	459,971,314	459,971,314	459,971,314	459,971,314
Other suppliers	4,121,495,103	4,121,495,103	3,615,527,623	3,615,527,623
Total	4,581,466,417	4,581,466,417	4,075,498,937	4,075,498,937

13. Prepayments from customers

	30/09/2025	01/01/2025
Prepayment from local customers	2,003,644,725	2,013,644,725
Total	2,003,644,725	2,013,644,725

14. Taxes and payables to the State Budget

Item	01/01/2025	Payable amount	Paid amount	30/09/2025
VAT	17,101,796,765	-	300,000,000	16,801,796,765
Corporate income tax	71,790,973,766	8,623,850,899	424,722	80,414,399,943

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 3rd quarter of 2025

Unit: VND

Personal income tax	5,441,783,289	1,186,796,259	11,265,902	6,617,313,646
Other tax	-	4,000,000	4,000,000	-
Total	94,334,553,820	9,814,647,158	315,690,624	103,833,510,354

15. Short-term accrued expenses	30/09/2025	01/01/2025
Borrowing interest expenses	7,718,232,080	1,388,416,998
Bond interest expenses	55,738,345,744	41,231,505,963
Interests on deferred payment of taxes	38,554,180,115	30,793,440,082
Other accrued expenses	932,455,958	1,023,575,815
Total	102,943,213,897	74,436,938,858

16. Other payables	30/09/2025	01/01/2025
a. Short-term	125,428,752,544	68,240,618,532
Compulsory insurance	4,036,937,504	3,815,807,577
Receive deposits according to real estate consulting contracts (*)	44,208,644,850	44,208,644,850
Factory purchase project	50,000,000,000	
Other short-term payables are related parties	10,815,724,714	3,887,724,714
Other payable amounts related to the Saigon Metro Mall Project	10,790,690,092	10,740,690,092
Other payable amounts related to Saigon - KL Realty Corporation	4,769,660,877	4,769,660,877
Other payables	807,094,507	818,090,422
b. Long-term	72,878,655,311	162,878,655,311
Deposit received from contract no 01/HDDV/DKTK-NRC	2,878,655,311	2,878,655,311
Deposit received from VHR	70,000,000,000	160,000,000,000
Total	198,307,407,855	231,119,273,843

(*) Collection on behalf of the Welltone Luxury Residence project - VHR

17. Borrowings and financial	30/09/2025		01/01/2025	
	Amount	Amount to be able to pay	Amount	Amount to be able to pay
a. Short-term	241,870,801,286	241,870,801,286	308,799,454,486	308,799,454,486
BIDV - Binh Hung Branch	74,268,870,907	74,268,870,907	79,195,146,907	79,195,146,907
Long-term borrowings and financial lease liabilities due for repayment	4,250,000,000	4,250,000,000	3,150,000,000	3,150,000,000
Bán Việt bank (2)	-	-	150,000,000	150,000,000
VCB (3)	4,250,000,000	4,250,000,000	3,000,000,000	3,000,000,000
Bond (4)	160,000,000,000	160,000,000,000	223,070,000,000	223,070,000,000
Individuals (5)	3,351,930,379	3,351,930,379	3,384,307,579	3,384,307,579
b. Long-term borrowings	42,800,000,000	42,800,000,000	45,050,000,000	45,050,000,000
VCB (3)	42,800,000,000	42,800,000,000	45,050,000,000	45,050,000,000
Total	284,670,801,286	284,670,801,286	353,849,454,486	353,849,454,486

(1) Secured assets: Land use rights and assets attached to the land at the Nhon Hoi Ecological Urban Area, which is owned by Phat Dat Real Estate Development Joint Stock Company.

(2) Car Toyota Camry and Honda CR-V G of the Company, Loan settlement

(3) Land use rights and assets attached to the land of the Company at 1589 3/2 Street, Minh Phung Ward, HCMC, Vietnam.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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Unit: VND

(4) Bond details

Guarantor/Issuing Consultant	Issue Date/ Maturity Date	Interest rate	Credit limit	From of security
BIDV Securities Joint Stock Company (Former name: Vietnam Investment and Development Bank Securities Joint Stock Company)	December 29, 2021 December 29, 2023	11%/year, interest paid every 6 months	160,000,000,000	Land use rights

18. Owners' equity

a. Comparison schedule for changes in Owner's Equity: See page 25.

b. Details of owners' paid-in capital	% of shareholding as at Sep 30, 2025	30/09/2025	01/01/2025
Ms. Ha Thi Kim Thanh	16.35%	151,387,670,000	152,324,990,000
Other shareholders	83.65%	774,589,950,000	773,652,630,000
Total	100%	925,977,620,000	925,977,620,000

c. Funds	30/09/2025	01/01/2025
Investment and development fund	11,527,322,839	11,527,322,839
Total	11,527,322,839	11,527,322,839

The investment and development fund is appropriated from profit after corporate income tax and is used for expanding production and business scale or for the Company's intensive investment activities.

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE CONSOLIDATED INCOME STATEMENT

1. Revenue from sale of goods and rendering of services	Q3		Cumulative from the beginning of the year to the end of the quarter	
	Year 2025	Year 2024	Year 2025	Year 2024
Consulting services	1,983,000,000	-	10,645,500,000	-
Other	1,300,065,791	1,292,212,310	3,838,806,513	3,843,983,731
Total	3,283,065,791	1,292,212,310	14,484,306,513	3,843,983,731

2. Cost of goods sold	Q3		Cumulative from the beginning of the year to the end of the quarter	
	Year 2025	Year 2024	Year 2025	Year 2024
Consulting services	-	-	865,577,888	-
Other	67,635,869	158,688,458	253,587,176	443,084,334
Total	67,635,869	158,688,458	1,119,165,064	443,084,334

5. General and administration expenses	Q3		Cumulative from the beginning of the year to the end of the quarter	
	Năm 2025	Năm 2024	Năm 2025	Năm 2024
Employees expense	3,108,868,718	6,972,378,098	8,263,663,291	15,622,140,820
Office supplies	22,299,677	9,051,094	28,958,795	19,079,681
Depreciation	319,473,966	256,381,128	875,950,954	802,631,533
Taxes, fees and duties	-	-	4,000,000	5,389,696
Provision cost	(33,453,000,000)	(422,672,985)	(58,928,800,000)	15,383,572,862
Services bought from outsiders	611,148,148	158,434,683	966,878,912	903,371,954
Other expenses paid by cash	92,991,118	21,514,833	160,970,549	104,856,593
Total	(29,298,218,373)	6,995,086,851	(48,628,377,499)	32,841,043,139

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 3rd quarter of 2025

Unit: VND

8. Current corporate income tax liabilities	Q3		Cumulative from the beginning of the year to the end of the quarter	
	Year 2025	Year 2024	Year 2025	Year 2024
Total accounting profit before tax	24,042,530,852	(7,140,982,530)	29,680,684,084	(9,270,921,942)
Current taxable income	5,335,752,879	-	8,623,850,899	7,131,827,140
Adjusting the corporate income tax liabilities of prior periods into the corporate income tax liabilities of the current period	(800,591,340)	(1,422,453,439)	-	-
Total current corporate income tax	4,535,161,539	(1,422,453,439)	8,623,850,899	7,131,827,140

(*) The determination of the Company's income tax is based on current tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

VII. ADDITIONAL INFORMATION FOR ITEMS IN THE CASH FLOW STATEMENT

1. Non-cash transactions affecting future cash flow statements: none.
2. Amounts held by the business but not used: none.

VIII. OTHER INFORMATION

1. Contingent liabilities, commitments and other information

There are no contingent liabilities, commitments and other information incurred since the fiscal year end that need to be adjusted or noted in the financial statements.

2. Subsequent events

There are no significant events since the year end that need to be adjusted or noted in the financial statements.

3. Transactions with related parties and key members (See pages 21)



Le Thi Phi Yen

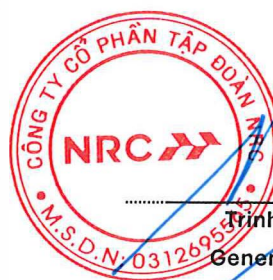
Prepared by

Oct 23, 2025



Nguyen Thi Van

Chief Accountant



Trinh Van Bao

General Director

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 3rd quarter of 2025

Unit: VND

V.8. Tangible fixed assets

Items	Buildings & structures	Transportation & facilities	Office supplies	Others	Total
Original cost					
Opening balance	6,100,751,183	6,874,826,146	584,980,453	218,345,172	13,778,902,954
Closing balance	6,100,751,183	6,874,826,146	584,980,453	218,345,172	13,778,902,954
Accumulated depreciation					
Opening balance	918,203,255	3,790,668,654	584,980,453	214,591,583	5,508,443,945
Charge for the period	126,859,158	515,611,980	3,753,589	-	646,224,727
Closing balance	1,045,062,413	4,306,280,634	588,734,042	214,591,583	6,154,668,672
Net book value					
Original cost	5,182,547,928	3,084,157,492	-	3,753,589	8,270,459,009
Closing balance	5,055,688,770	2,568,545,512	(3,753,589)	3,753,589	7,624,234,282

* Ending original costs of tangible fixed assets–waiting to be disposed: Not applicable.

* Other changes in Tangible Fixed Assets: none.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 3rd quarter of 2025

Unit: VND

V.18. Owner's equity

a. Comparison schedule for changes in Owner's Equity

Items	Owner's paid-in capital	Share premium	Investment and Development Fund	Retained earnings	Total
Balance as of 01/01/2024	925,977,620,000	29,461,170,400	11,210,568,126	176,915,693,242	1,143,565,051,768
Chi cổ tức bằng cổ phiếu	-	-	-	-	-
Thặng dư vốn cổ phần	-	-	-	-	-
Profit	-	-	-	(16,402,749,082)	(16,402,749,082)
Deduction from development investment fund in 2023	-	-	316,754,713	(316,754,713)	-
Deduction from welfare reward fund in 2023	-	-	-	(633,509,426)	(633,509,426)
Balance as of 30/09/2024	925,977,620,000	29,461,170,400	11,527,322,839	159,562,680,021	1,126,528,793,260
Balance as of 01/01/2025	925,977,620,000	29,461,170,400	11,527,322,839	38,149,906,308	1,005,116,019,547
Profit	-	-	-	21,056,833,185	21,056,833,185
Balance as of 30/09/2025	925,977,620,000	29,461,170,400	11,527,322,839	59,206,739,493	1,026,172,852,732

NOTES TO THE SEPARATE FINANCIAL STATEMENTS*The 3rd quarter of 2025*

Unit: VND

VIII.3. Related party transactions**a. The list and relationships between related parties and the Company are as follows:****Related parties**

Danh Khoi Holdings Investment Joint Stock Company
 Asia Construction Investment and Tourist Joint Stock Company
 DKPM Service - Property Management Joint Stock Company
 VHR Investment Joint Stock Company
 Danh Khoi Mien Nam Joint Stock Company
 Thuan An DTKK Joint Stock Company
 NRC High Tech Agricultural Investment Co., Ltd.
 Danh Khoi TK Joint Stock Company

Relationship

Having the same key manager
 Having the same key manager
 Having the same key manager
 Having the same key manager
 Having the same key manager
 Subsidiary
 Subsidiary
 Associate

Ha Thi Kim Thanh

Major shareholder

Le Thong Nhat

Chairman

Han Thi Quynh Thi

Member of Board of Directors

Tran Vi Thoai

Member of Board of Directors

Member of Board of Directors/CFO (resigned on June 24, 2025)
 Member of Board of Directors (resigned on June 24, 2025)

Ho Duc Toan

Bui Duc Hoan

Member of Board of Directors (appointed on Jun 24, 2025)
 General Director (resigned on Aug 15, 2025)

Nguyen Huy Cuong

Member of Board of Directors (appointed on Jun 24, 2025)
 General Director (appointed on Aug 15, 2025)

Nguyen Thi Huong Giang

Trinh Van Bao

General Director (appointed on Aug 15, 2025)

Nguyen Huu Quang

Deputy General Director (from Jan 06, 2025- Aug 14, 2025)

Nguyen Thi Van

Deputy General Director (resigned on Jan 06, 2025)

Tran Ngoc Chieu

Chief accountant (appointed on May 20, 2025)
 Chief accountant (resigned on May 20, 2025)

b.As at Sep 30, 2025, the Company had the following balances with related parties:

<u>Related party</u>	<u>Trade receivables</u>	<u>Transactions</u>	<u>30/09/2025</u>	<u>01/01/2025</u>
Danh Khoi Holdings Investment Joint Stock Company		Receivables for office rent, electricity and water	8,988,040,737	5,149,234,224
Total			8,988,040,737	5,149,234,224
Other receivables				
Danh Khoi Holdings Investment Joint Stock Company		Investment cooperation and payment on behalf	563,518,578,630	569,764,578,630
VHR Investment Joint Stock Company		Deposit for brokerage contract	19,086,970,635	19,086,970,635
DKPM Service - Property Management Joint Stock Company		Receivables from liquidation contracts of Sales Gallery	6,973,576,207	50,779,576,207
Total			589,579,125,472	639,631,125,472
Other payables				
Danh Khoi Holdings Investment Joint Stock Company		others	(127,724,714)	(3,887,724,714)
VHR Investment Joint Stock Company		Deposits collected	(70,000,000,000)	(160,000,000,000)
Danh Khoi TK Joint Stock Company		Deposits collected	(2,878,655,311)	(2,878,655,311)
Total			(73,006,380,025)	(166,766,380,025)
Related party			30/09/2025	01/01/2025
Le Thong Nhat		Borrowing	10,899,460,000	386,460,000
Nguyen Huy Cuong		Borrowing	384,870,600	384,870,600
Trinh Van Bao		Borrowing	175,000,000	-
Total			11,459,330,600	771,330,600