

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**



**SEPARATE FINANCIAL STATEMENTS**  
**QUARTER IV - 2025**

**Ha Noi, January, 2026**

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**

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**SEPARATE FINANCIAL STATEMENTS**  
**QUARTER IV - 2025**

**Ha Noi, January, 2026**

## SEPARATE STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

Unit: VND

ASSETS	Code	Note	Final number	Beginning balance
<b>A - CURRENT ASSETS</b>	100		2,712,696,235,491	2,955,046,678,436
<b>I. Cash and cash equivalents</b>	110		258,154,028,734	349,735,598,188
1. Cash	111		116,154,028,734	349,735,598,188
2. Cash equivalents	112		142,000,000,000	
<b>II. Short-term investments</b>	120	V.02	98,365,773,162	47,175,636,176
1. Trading securities	121			
2. Provision for diminution in value of trading securities (*)	122			
3. Held-to-maturity investments	123		98,365,773,162	47,175,636,176
<b>III. Short-term receivables</b>	130		1,303,967,903,517	1,312,519,053,419
1. Short-term trade receivables	131		431,296,481,247	302,670,372,551
2. Short-term prepayments to suppliers	132		246,131,122,258	317,395,798,132
3. Short-term intra-company receivables	133			
4. Receivables according to the progress of construction contracts	134			
5. Short-term loan receivable	135		35,206,051,444	35,206,051,444
6. Other short-term receivables	136		606,201,338,952	661,907,870,232
7. Provision for short-term doubtful debts (*)	137		-14,867,090,384	-4,661,038,940
8. Shortage of assets awaiting resolution	139			
<b>IV. Inventories</b>	140		907,338,489,727	1,169,095,863,702
1. Inventories	141		907,338,489,727	1,169,095,863,702
2. Provision for devaluation of inventories (*)	149			
<b>V. Other short-term assets</b>	150		144,870,040,351	76,520,526,951
1. Short-term prepaid expenses	151		5,516,382,135	4,295,790,286
2. Deductible VAT	152		134,433,599,610	60,104,297,989
3. Taxes and other receivables from the State budget	153		4,920,058,606	12,120,438,676
4. Purchase and resale of Government bond	154			
5. Other current assets	155			
<b>B - NON-CURRENT ASSETS</b>	200		1,357,274,510,284	1,382,241,181,242
<b>I. Long-term receivables</b>	210		251,196,670,106	313,201,617,954
1. Long-term trade receivables	211			
2. Long-term prepayments to suppliers	212			
3. Working capital provided to sub-units	213			



ASSETS	Code	Note	Final number	Beginning balance
4. Long-term intra-company receivables	214			
5. Long-term loan receivable	215			
6. Other long-term receivables	216		251,196,670,106	313,201,617,954
7. Provision for long-term doubtful debts (*)	219			
<b>II. Fixed assets</b>	<b>220</b>		<b>208,036,843,230</b>	<b>214,588,748,661</b>
1. Tangible fixed assets	221	V.08	176,583,607,496	183,203,613,287
- Historical cost	222		335,668,291,856	326,562,909,121
- Accumulated depreciation	223		-159,084,684,360	-143,359,295,834
2. Finance lease fixed assets	224	V.09		
- Historical cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	V.10	31,453,235,734	31,385,135,374
- Historical cost	228		32,114,705,374	32,034,705,374
- Accumulated amortization	229		-661,469,640	-649,570,000
<b>III. Investment properties</b>	<b>230</b>		<b>217,113,379,057</b>	<b>223,824,905,505</b>
- Historical cost	231		256,143,361,901	256,143,361,901
- Accumulated depreciation	232		-39,029,982,844	-32,318,456,396
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>237,054,280,770</b>	<b>416,343,470,324</b>
1. Long-term work in progress	241			
2. Construction in progress	242		237,054,280,770	416,343,470,324
<b>V. Long-term investments</b>	<b>250</b>		<b>406,104,696,048</b>	<b>182,693,198,533</b>
1. Investments in subsidiaries	251		289,561,965,327	269,222,655,327
2. Investments in joint ventures and associates	252		165,920,897,626	9,060,897,626
3. Equity investments in other entities	253			
4. Provision for impairment of long-term financial investments	254		-49,378,166,905	-95,590,354,420
5. Held-to-maturity investments	255			
<b>VI. Other non-current assets</b>	<b>260</b>		<b>37,768,641,073</b>	<b>31,589,240,265</b>
1. Long-term prepaid expenses	261		35,138,247,281	29,021,380,901
2. Deferred income tax assets	262		2,630,393,792	2,567,859,364
3. Long-term equipment, supplies and spare parts	263			
4. Other long-term assets	268			
<b>TOTAL ASSETS (270=100+200)</b>	<b>270</b>		<b>4,069,970,745,775</b>	<b>4,337,287,859,678</b>
<b>C - LIABILITIES</b>	<b>300</b>		<b>2,969,134,080,369</b>	<b>3,223,452,924,168</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>1,986,341,964,465</b>	<b>2,337,448,469,224</b>
1. Short-term trade payables	311		500,839,329,033	539,757,510,968
2. Short-term prepayments from customers	312		453,988,251,306	1,111,030,651,081
3. Taxes and other payables to State budget	313		77,567,744,504	4,969,190,207



ASSETS	Code	Note	Final number	Beginning balance
4. Payables to employees	314		7,639,755,921	4,410,548,260
5. Short-term accrued expenses	315		4,962,404,199	15,772,402,045
6. Short-term intra-company payables	316			
7. Payables according to the progress of construction contracts	317			
8. Short-term unearned revenue	318			
9. Other short-term payables	319		267,579,004,816	275,749,614,694
10. Short-term borrowings and finance lease liabilities	320		672,810,444,192	385,757,712,130
11. Provisions for short-term payables	321			
12. Bonus and welfare funds	322		955,030,494	839,839
13. Price stabilization fund	323			
14. Purchase and resale of Government bonds	324			
<b>II. Non-current liabilities</b>	<b>330</b>		<b>982,792,115,904</b>	<b>886,004,454,944</b>
1. Long-term trade payables	331			
2. Long-term prepayments from customers	332			
3. Long-term accrued expenses	333			
4. Intra-company payables on operating capital	334			
5. Long-term intra-company payables	335			
6. Long-term unearned revenue	336			
7. Other long-term payables	337		703,406,034,644	516,763,661,598
8. Long-term borrowings and finance lease liabilities	338		279,386,081,260	369,240,793,346
9. Convertible bonds	339			
10. Preference shares	340			
11. Deferred income tax liabilities	341			
12. Provisions for long-term payables	342			
13. Science and technology development fund	343			
<b>D - OWNER'S EQUITY</b>	<b>400</b>		<b>1,100,836,665,406</b>	<b>1,113,834,935,510</b>
<b>I. Owners' equity</b>	<b>410</b>	<b>V.22</b>	<b>1,104,348,077,615</b>	<b>1,119,470,329,360</b>
1. Contributed capital	411		1,037,450,670,000	1,037,450,670,000
- Ordinary shares with voting rights	411a		1,037,450,670,000	1,037,450,670,000
- Preference shares	411b			
- Contributed capital	411c.			
2. Share premium	412		941,932,986	941,932,986
3. Conversion options on convertible bonds	413			
4. Other capital	414			
5. Treasury shares (*)	415			
6. Differences upon asset revaluation	416			

ASSETS	Code	Note	Final number	Beginning balance
7. Exchange rate differences	417			
8. Development and investment funds	418		18,306,372,388	18,306,372,388
9. Enterprise reorganization assistance fund	419			
10. Other reserves	420			
11. Retained earnings	421		47,649,102,241	62,771,353,986
- Retained earnings accumulated till the end of the previous year	421a		20,543,707,845	35,763,597,846
- Retained earnings of the current year	421b		27,105,394,396	27,007,756,140
12. Capital expenditure fund	422			
13. Non-controlling interests	429			
<b>II. Non-business funds and other funds</b>	<b>430</b>		<b>-3,511,412,209</b>	<b>-5,635,393,850</b>
1. Non-business funds	431		-3,511,412,209	-5,635,393,850
2. Funding sources for forming fixed assets	432			
<b>TOTAL CAPITAL (440=300+400)</b>	<b>440</b>		<b>4,069,970,745,775</b>	<b>4,337,287,859,678</b>

PREPARER



Pham Thanh Lam

CHIEF ACCOUNTANT



Nguyen Tuan Anh

Hanoi, day 30 month 01 year 2026



Nguyen Dang Giap



## SEPARATE STATEMENT OF INCOME

Quarter IV/2025

Items	Code	Note	Reporting period		Accumulated from the beginning of th	
			This year	Last year	This year	Last year
1. Revenue from sales of goods and rendering of services	01	VI.25	707,617,339,676	528,016,255,368	1,772,859,737,731	1,306,948,579,749
2. Revenue deductions	02					
3. Net revenue from sales of goods and rendering of services	10		707,617,339,676	528,016,255,368	1,772,859,737,731	1,306,948,579,749
4. Cost of goods sold	11	VI.28	692,300,491,909	529,576,799,169	1,718,423,666,051	1,276,487,836,297
5. Gross profit from sales of goods and rendering of service	20		15,316,847,767	-1,560,543,801	54,436,071,680	30,460,743,452
6. Financial income	21	VI.29	28,827,950,119	18,126,677,210	78,675,537,720	74,858,863,140
7. Financial expense	22	VI.30	-315,572,477	9,188,601,962	20,532,932,936	37,197,637,323
In which: Interest expense			15,149,151,735	22,651,046,503	66,744,599,051	63,165,539,837
8. Profit or loss in joint ventures and associates	23					
9. Selling expense	24		87,388,309		3,529,719,910	6,791,820,314
10. General and administrative expense	25		45,198,977,434	22,935,054,970	101,109,614,449	52,006,679,863
11. Net profit from operating activities	30		-825,995,380	-15,557,523,523	7,939,342,105	9,323,469,092
12. Other income	31		1,728,385,550	15,356,620,296	30,218,985,646	22,500,626,056
13. Other expense	32			7,944,000	3,002,418,534	677,971,560
14. Other profit	40		1,728,385,550	15,348,676,296	27,216,567,112	21,822,654,496
15. Total net profit before tax	50		-902,390,170	-208,847,227	35,155,909,217	31,146,123,588
16. Current corporate income tax expense	51	VI.31	553,171,757	3,347,515,424	8,113,049,249	6,582,690,151
17. Deferred corporate income tax expense	52	VI.32	46,245,931	-1,156,364,262	-62,534,428	-2,444,322,703
18. Profit after corporate income tax	60		302,972,482	-2,399,998,389	27,105,394,396	27,007,756,140
19. Profit after tax of parent company	61					
20. Profit after taxes of non-controlling shareholders	62					
21. Basic earnings per share	70					
22. Declining earnings per share	71					

Hanoi, Day 30 month 11 year 2026

PREPARER



Pham Thanh Lam

CHIEF ACCOUNTANT



Nguyen Tuan Anh

CHAIRMAN



Nguyen Dang Giap



## SEPARATE STATEMENT OF CASH FLOWS

Quarter IV/2025

Items	Code	No	Reporting Period		Accumulated from the beginning of th	
			This year	Last year	This year	Last year
I. CASH FLOWS FROM BUSINESS ACTIVITIES						
1. Proceeds from sales of goods and rendering of services and other revenues	01		385,725,766,454	552,499,725,876	1,069,903,858,295	1,576,101,854,182
2. Cash paid to suppliers	02		-158,903,290,474	-166,425,207,020	-479,010,044,933	-518,513,620,559
3. Cash paid to employees	03		-23,178,781,402	-17,710,522,870	-64,375,276,012	-60,878,086,205
4. Interests paid	04		-5,920,250,937	-3,950,415,500	-20,637,541,941	-16,960,022,185
5. Corporate income tax paid	05		-54,663,849		-2,143,317,665	
6. Other receipts from operating activities	06		907,752,193,736	646,713,388,476	1,823,277,996,332	1,682,558,375,157
7. Other payments on operating activities	07		-997,164,078,877	-868,429,999,170	-2,340,315,364,206	-2,410,287,966,408
Net cash flow from production and business activities	20		108,256,894,651	142,696,969,792	-13,299,690,130	252,020,533,982
II. CASH FLOWS FROM INVESTING ACTIVITIES						
1. Purchase or construction of fixed assets and other long-term assets	21			-30,024,032,885		-49,194,007,067
2. Proceeds from disposals of fixed assets and other long-term assets	22			27,747	908,304,432	63,664,111
3. Loans and purchase of debt instruments from other enti	23				-50,000,000,000	
4. Collection of loans and resale of debt instrument of othe entities	24					20,000,000,000
5. Equity investments in other entities	25		-64,339,310,000		-177,199,310,000	
6. Proceeds from equity investment in other entities	26					
7. Interest and dividend received	27		2,487,390,825	1,113,424,762	5,654,234,349	2,889,393,488
Net cash flows from investment activities	30		-61,851,919,175	-28,910,580,376	-220,636,771,219	-26,240,949,468
III. CASH FLOWS FROM FINANCING ACTIVITIES						
1. Proceeds from issuance of shares and receipt of contributed capital	31					
2. Repayment of capital contributions and repurchase of stock issued	32					
3. Proceeds from borrowings	33		373,191,638,702	134,930,484,808	905,641,258,559	258,230,722,779
4. Repayment of principal	34		-290,663,818,680	-99,569,269,133	-763,286,366,664	-609,667,077,195
5. Repayment of financial principal	35					
6. Dividends and profits paid to owners	36					
Net cash flows from financing activities	40		82,527,820,022	35,361,215,675	142,354,891,895	-351,436,354,416
Net cash flow during the period (50 = 20 + 30 + 40)	50		128,932,795,498	149,147,605,091	-91,581,569,454	-125,656,769,902
Cash and cash equivalents at the beginning of the period	60		129,221,233,236	200,587,993,097	349,735,598,188	475,392,368,090
Effect of exchange rate fluctuations	61					
Cash and cash equivalents at end of period (70 = 50 + 60 61)	70		258,154,028,734	349,735,598,188	258,154,028,734	349,735,598,188

PREPARER

Pham Thanh Lam

CHIEF ACCOUNTANT

Nguyen Tuan Anh

Hanoi, day 30 month 12 year 2025

CHAIRMAN





## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Quarter IV/2025

## V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

## 01. Cash and cash equivalents

Unit: VND

Items	End of period	Beginning of period	Note
- Cash	2,398,804,326	6,561,198,772	
- Demand deposits	113,755,224,408	343,174,399,416	
- Cash in transit	142,000,000,000	-	
<b>Total</b>	<b>258,154,028,734</b>	<b>349,735,598,188</b>	

## 02. Financial investments.

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

Items	Original price	Book value	Original price	Book value
<b>b) Held to maturity investments</b>	<b>98,365,773,162</b>	<b>98,365,773,162</b>	<b>47,175,636,176</b>	<b>47,175,636,176</b>
b1) Short-term investments	98,365,773,162	98,365,773,162	47,175,636,176	47,175,636,176
- Term deposits	98,365,773,162	98,365,773,162	47,175,636,176	47,175,636,176

- Bonds							
- Others							
b2) Long-term investments				-			-
- Term deposits							
- Bonds							
- Others							

	Original price	Provision	Fair value	Original price	Provision	Fair value
c) Equity investments in other entities	455,482,862,953	(49,378,166,905)	406,104,696,048	278,283,552,953	(95,590,354,420)	182,693,198,533
- Investment in 36.71 BOT Company Limited	269,222,655,327	(47,417,656,892)	221,804,998,435	269,222,655,327	(94,674,661,673)	174,547,993,654
- Investment in 36.55 Joint Stock Company	9,060,897,626	(1,387,038,203)	7,673,859,423	9,060,897,626	(915,692,747)	8,145,204,879
- Investment in TMT Dong Tan Company Limited	82,860,000,000	-	82,860,000,000	-	-	-
- Investment in Dong Thinh TMQ Company Limited	20,339,310,000	-	20,339,310,000	-	-	-
- Investment in Global Housing Development Investment Join Stock Company	74,000,000,000	(573,471,810)	73,426,528,190	-	-	-

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

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

03. Trade receivables.		End of period	Beginning of period
a) Short-term		431,296,481,247	302,670,372,551
b) Long-term		-	-

04. Other receivables.

Items	End of period		Beginning of period	
	Value	Provision	Value	Provision
a) Short-term	1,303,967,903,517	(14,867,090,384)	1,312,519,053,419	(4,661,038,940)
- Trade receivables	431,296,481,247	(4,661,038,940)	302,670,372,551	(4,661,038,940)
- Prepayments to suppliers	246,131,122,258	-	317,395,798,132	-
- Receivables from employees	-	-	-	-
- Mortgages	1,531,202,826	-	1,176,935,157	-



- Intra-company receivables	-	-	-	-
- Loan receivable	35,206,051,444	(10,206,051,444)	35,206,051,444	-
- Provision for short-term doubtful debts	(14,867,090,384)	-	(4,661,038,940)	-
- Others.	604,670,136,126	-	660,730,935,075	-
<b>b) Long-Term</b>	<b>251,196,670,106</b>	<b>-</b>	<b>313,201,617,954</b>	<b>-</b>
- Receivables from equitization	-	-	-	-
- Dividends receivable and profit distributed	-	-	-	-
- Receivables from employees	-	-	-	-
- Mortgages	4,492,405,490	-	4,385,199,586	-
- Loan receivable	-	-	-	-
- Others.	246,704,264,616	-	308,816,418,368	-
<b>Total</b>	<b>1,555,164,573,623</b>	<b>(14,867,090,384)</b>	<b>1,625,720,671,373</b>	<b>(4,661,038,940)</b>

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

#### 06. Inventories.

Items	End of period		Beginning of period	
	Original price	Provision	Original price	Provision
- Goods in transit	-	-	-	-
- Raw materials	2,159,411,577	-	6,690,517,463	-
- Tools, supplies	243,300,000	-	243,300,000	-
- Work in progress	844,528,213,400	-	1,125,355,254,570	-
- Finished product	58,283,564,750	-	36,806,791,669	-
- Goods	2,124,000,000	-	-	-
- Consignments	-	-	-	-
- Goods at bonded warehouse.	-	-	-	-
<b>Total</b>	<b>907,338,489,727</b>	<b>-</b>	<b>1,169,095,863,702</b>	<b>-</b>

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

**07. Long-Term asset in progress.**

Items	End of period		Beginning of period	
	Original price	Recoverable value	Original price	Recoverable value
<b>Construction in progress</b>	237,054,280,770	237,054,280,770	416,343,470,324	416,343,470,324
Project of mixed works and assets on the land of the old headquarters District Party Committee, People's Council - Nghi Loc District People's Committee	-	-	188,956,533,221	188,956,533,221
Project No.6,8 Chua Boc	237,054,280,770	237,054,280,770	227,386,937,103	227,386,937,103
Other projects	-	-	-	-
<b>Total</b>	237,054,280,770	237,054,280,770	416,343,470,324	416,343,470,324

**08. Tangible fixed assets.**

Note	Historical cost	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management equipment	Totals
<b>Beginning balance</b>		280,161,871,331	2,792,986,875	30,883,237,655	12,724,813,260	326,562,909,121
<b>Increase in period</b>		-	6,268,518,519	-	2,884,018,761	9,152,537,280
- Purchase in period		-	6,268,518,519	-	2,884,018,761	9,152,537,280
- Completed construction investment		-	-	-	-	-
- Major repairs of fixed assets		-	-	-	-	-
- Re-evaluate		-	-	-	-	-
- Other increas		-	-	-	-	-
<b>Decrease in period</b>		-	-	-	47,154,545	47,154,545
- Transfer to investment properties		-	-	-	-	-
- Liquidation, disposal		-	-	-	47,154,545	47,154,545
- Other decrease		-	-	-	-	-
<b>Ending balance</b>		280,161,871,331	9,061,505,394	30,883,237,655	15,561,677,476	335,668,291,856



<b>Accumulated depreciation</b>					
<b>Beginning balance</b>	115,480,692,007	2,792,986,875	13,594,259,131	11,491,357,821	143,359,295,834
<b>Increase in period</b>	11,556,298,524	771,669,652	2,761,840,500	682,734,395	15,772,543,071
- Depreciation in period	11,556,298,524	771,669,652	2,761,840,500	682,734,395	15,772,543,071
- Other increase	-	-	-	-	-
<b>Decrease in period</b>	-	-	-	47,154,545	47,154,545
- Transfer to investment properties	-	-	-	-	-
- Liquidation, disposal	-	-	-	47,154,545	47,154,545
- Other decrease	-	-	-	-	-
<b>Ending balance</b>	127,036,990,531	3,564,656,527	16,356,099,631	12,126,937,671	159,084,684,360
<b>Net carrying amount</b>					
- <b>Beginning balance</b>	164,681,179,324	-	17,288,978,524	1,233,455,439	183,203,613,287
- <b>Ending balance</b>	153,124,880,800	5,496,848,867	14,527,138,024	3,434,739,805	176,583,607,496

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

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

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

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

\* Other changes related to tangible fixed assets:

\* Other changes related to tangible fixed assets:

#### 09. Intangible fixed assets.

Note	Land use rights	Publishing rights	Copyrights and patents	Other intangible	Totals
<b>Historical cost</b>					-
<b>Beginning balance</b>	31,385,135,374	-	-	649,570,000	32,034,705,374
- Purchase in the year	-	-	-	80,000,000	80,000,000
- Internally generated assets	-	-	-	-	-
- Increase due to merger	-	-	-	-	-
- Other increase	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-
- Other decrease	-	-	-	-	-
<b>Ending balance of the year</b>	31,385,135,374	-	-	729,570,000	32,114,705,374
<b>Accumulated amortization</b>					-
<b>Beginning balance</b>	-	-	-	649,570,000	649,570,000
- Amortization in the year	-	-	-	11,899,640	11,899,640
- Other increase	-	-	-	-	-

- Liquidation, disposal		-	-	-	-	-	-
- Other decrease		-	-	-	-	-	-
Ending balance of the year						661,469,640	661,469,640
Net carrying amount							-
- Beginning balance		31,385,135,374			-	-	31,385,135,374
- Ending balance		31,385,135,374			-	68,100,360	31,453,235,734

\* Explanatory notes on data and other clarifications

#### 10. Finance lease fixed assets.

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

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



\* Basis for determining additional rent incurred:

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

#### 11. Investment properties.

Note	Beginning balance	Increase in period	Decrease in period	Ending balance
<b>Historical cost</b>	<b>256,143,361,901</b>	-	-	<b>256,143,361,901</b>
- Land use rights	-	-	-	-
- Buildings	256,143,361,901	-	-	256,143,361,901
- Buildings and land-use rights.	-	-	-	-
- Infrastructure	-	-	-	-
<b>Accumulated depreciation</b>	<b>32,318,456,396</b>	<b>6,711,526,448</b>	-	<b>39,029,982,844</b>
- Land use rights	-	-	-	-
- Buildings	32,318,456,396	6,711,526,448	-	39,029,982,844
- Buildings and land-use rights.	-	-	-	-
- Infrastructure	-	-	-	-
<b>Net carrying amount</b>	<b>223,824,905,505</b>	<b>(6,711,526,448)</b>	-	<b>217,113,379,057</b>
- Land use rights	-	-	-	-
- Buildings	223,824,905,505	(6,711,526,448)	-	217,113,379,057
- Buildings and land-use rights.	-	-	-	-
- Infrastructure	-	-	-	-

\* Explanatory notes on data and other clarifications:

#### 12. Prepaid expenses.

Note	End of period	Beginning of period
<b>a) Short-term</b>	<b>5,516,382,135</b>	<b>4,295,790,286</b>
- Prepaid expenses of operating lease	-	-
- Dispatched tools and supplies	-	-
- Borrowing costs	-	-
- Others	5,516,382,135	4,295,790,286
<b>b) Long-term</b>	<b>35,138,247,281</b>	<b>29,021,380,901</b>
- Expenses of enterprise establishment	-	-

- Insurance premiums	-	-
- Others	35,138,247,281	29,021,380,901
<b>Total</b>	<b>40,654,629,416</b>	<b>33,317,171,187</b>

<b>13. Other assets</b>	<b>End of period</b>	<b>Beginning of period</b>
a) Short-term		
b) Long-term		
<b>Total</b>	<b>-</b>	<b>-</b>

#### 14. Borrowings and finance lease liabilities

Note	End of period			Beginning of period	
	Value	Ability to pay debt	Increase in period	Decrease in period	Value
<b>a) Short-term borrowings</b>	<b>672,810,444,192</b>	<b>672,810,444,192</b>	<b>998,542,977,172</b>	<b>711,490,245,110</b>	<b>385,757,712,130</b>
Joint Stock Commercial Bank for Investment and Development of Vietnam- Hoan Kiem Branch	391,851,327,481	391,851,327,481	717,583,860,461	561,865,091,695	236,132,558,715
Joint Stock Commercial Bank for Investment and Development of Vietnam- Hoan Kiem Branch	48,959,116,711	48,959,116,711	48,959,116,711	-	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch	168,000,000,000	168,000,000,000	168,000,000,000	120,000,000,000	120,000,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch	-	-	-	29,625,153,415	29,625,153,415
Global Housing Development Investment Joint Stock Company	64,000,000,000	64,000,000,000	64,000,000,000	-	-
<b>b) Long-term borrowings</b>	<b>279,386,081,260</b>	<b>279,386,081,260</b>	<b>129,941,409,468</b>	<b>219,796,121,554</b>	<b>369,240,793,346</b>
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch	159,047,985,913	159,047,985,913	-	168,000,000,000	327,047,985,913
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch	-	-	9,603,314,121	51,796,121,554	42,192,807,433
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch	56,660,156,865	56,660,156,865	56,660,156,865	-	-
Nguyen Dang Hung	63,677,938,482	63,677,938,482	63,677,938,482	-	-
<b>Total</b>	<b>952,196,525,452</b>	<b>952,196,525,452</b>	<b>1,128,484,386,640</b>	<b>931,286,366,664</b>	<b>754,998,505,476</b>



c) Finance lease liabilities

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

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

15. Trade payables	End of period		Beginning of period	
	Value	Number of debtors	Value	Number of debtors
a) Short-term	500,839,329,033	500,839,329,033	539,757,510,968	539,757,510,968
b) Long-term	-	-	-	-
<b>Total</b>	500,839,329,033	500,839,329,033	539,757,510,968	539,757,510,968

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

16. Taxes and other receivables from the State budget	Beginning of period	Amount payable	Actual payment	End of period
- Value-added tax	(69,257,300,239)	13,596,040,491	14,175,329,877	(69,836,589,625)
- Special excise tax	-	-	-	-
- Export, import duties	-	-	-	-
- Value-added tax on imported goods	-	-	-	-
- Corporate income tax	1,303,438,973	8,113,049,249	2,143,317,665	7,273,170,557
- Personal income tax	543,515,135	3,422,220,914	3,109,919,381	855,816,668
- Natural resource tax	(967,409,267)	4,234,451,504	4,148,241,240	(881,199,003)
- Land tax and land rental	-	16,396,997,734	15,645,585,639	751,412,095
- Other taxes	(1,000,000)	13,000,000	13,000,000	(1,000,000)
- Fees, charges and other payables	1,123,208,940	862,361,592	1,933,094,936	52,475,596
<b>Total</b>	<b>(67,255,546,458)</b>	<b>46,638,121,484</b>	<b>41,168,488,738</b>	<b>(61,785,913,712)</b>

17. Accrued expenses	End of period	Beginning of period
a) Short-term	4,962,404,199	15,772,402,045
- Accrued annual leave salary	-	-
- Expense of business cessation	-	-
- Estimated cost of goods/real estate sold	-	-
- Other accrued expenses	4,962,404,199	15,772,402,045
b) Long-term accrued expenses	-	-
- Interest expense	-	-
- Other accrued expenses	-	-
<b>Total</b>	<b>4,962,404,199</b>	<b>15,772,402,045</b>

18. Other payables	End of period	Beginning of period
a) Short-term	-	-
- Surplus of assets awaiting resolution	-	-
- Trade union fee	126,024,587	2,394,963,127
- Social insurance	2,732,816,429	978,303,538



- Health insurance		38,740,106	1,020,826,501
- Unemployment insurance		12,708,245	13,955,230
- Payables on equitization		-	-
- Short-term deposits, collateral received		-	-
- Dividends or profits payable		-	-
- Other payables		264,668,715,449	271,341,566,298
<b>Total</b>		<b>267,579,004,816</b>	<b>275,749,614,694</b>

b) Long-term payables		703,406,034,644	516,763,661,598
- Long-term deposits, collateral received		997,500,000	-
- Other payables		702,408,534,644	516,763,661,598
c) Unpaid overdue payables (Detailed Breakdown of Each Item and Reason for Overdue Payment)			

19. Unearned revenue	End of period	Beginning of period
a) Short-term		
- Prepaid revenue		
- Revenues from traditional customer loyalty program		
- Other unearned revenues		
<b>Total</b>	-	-

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

20. Convertible bonds	End of period			Beginning of period		
20.1.Regular bonds	Value	Interest rate	Term	Value	Interest rate	Term
- Face value issue						
- Discounted issue						
- Premium issue						
<b>Total</b>	-	-	-	-	-	-

**20.2. Convertible Bonds:**

a) Convertible Bonds at the Beginning of the Period:

- Issuance time, original term, and remaining term of each type of convertible bond.
- Quantity of each type of convertible bond.
- Par value, interest rate of each type of convertible bond.
- Conversion rate into shares for each type of convertible bond.
- Discount rate used to determine the value of the principal debt for each type of convertible bond.
- The value of the principal debt and the option to convert into shares of each type of convertible bond.

b) Additional Convertible Bonds Issued During the Period:

- Issuance time, original term of each type of convertible bond.
- Quantity of each type of convertible bond.
- Par value, interest rate of each type of convertible bond.
- Conversion rate into shares for each type of convertible bond.
- Discount rate used to determine the value of the principal debt for each type of convertible bond.
- The value of the principal debt and the option to convert into shares of each type of convertible bond.

c) Convertible Bonds Converted into Shares During the Period:

- Quantity of each type of convertible bond converted into shares during the period; quantity of additional shares issued during the period for the conversion of bonds.
- The value of the principal debt of the convertible bonds that is recorded as an increase in equity capital.

d) Convertible Bonds that Mature Without Being Converted into Shares During the Period:

- Quantity of each type of convertible bond that matured without being converted into shares during the period.
- The value of the principal debt of the convertible bonds that is repaid to investors.

e) Convertible Bonds at the End of the Period:

- Original term and remaining term of each type of convertible bond.
- Quantity of each type of convertible bond.
- Par value, interest rate of each type of convertible bond.
- Conversion rate into shares for each type of convertible bond.
- Discount rate used to determine the value of the principal debt for each type of convertible bond.
- The value of the principal debt and the option to convert into shares of each type of convertible bond.

**21. Preferred Shares Classified as Debt:**

- Par value.
- Issuance target (management, staff, employees, other parties).



- Repurchase terms (time, repurchase price, and other basic terms in the issuance contract).
- Value repurchased during the period.
- Other disclosures.

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

### 23. Deferred tax assets and deferred tax liabilities

a) Deferred tax asset:		End of period	Beginning of period
- The income tax rate used to determine the value of the deferred tax asset			
-The deferred tax asset related to deductible temporary differences			
- The deferred tax asset related to unused tax losses			
- The deferred tax asset related to unused tax credits			
- The offset with deferred tax liabilities			
<b>Deferred income tax assets</b>		<b>2,630,393,792</b>	<b>2,567,859,364</b>

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

## 24. Owner's equity

### a) Statement of Changes in Equity

Details of Contributed capital						
	Contributed capital	Conversion options on convertible bonds	Other capital	Differences revaluation of assets	Exchange rate difference	Retained earnings
A	1	2	3	4	5	6
						7
<b>Beginning balance of previous</b>	<b>1,037,450,670,000</b>	-	<b>19,248,305,374</b>	-	-	<b>37,533,141,568</b>
- Increase in capital in previous	-	-	-	-	-	-
- Profit/(loss) for previous	-	-	-	-	-	27,007,756,140
- Other increase	-	-	-	-	-	-
- Decrease in capital in previous	-	-	-	-	-	-
- Loss distribution	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	-
<b>Beginning balance of current</b>	<b>1,037,450,670,000</b>	-	<b>19,248,305,374</b>	-	-	<b>62,771,353,986</b>
- Increase in capital of this current	-	-	-	-	-	(39,526,870,527)
- Profit/(loss) for this current	-	-	-	-	-	27,105,394,396
- Other increase	-	-	-	-	-	-
- Decrease in capital in this current	-	-	-	-	-	-
- Loss for this current	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	(2,700,775,614)
<b>Ending balance of this current</b>	<b>1,037,450,670,000</b>	-	<b>19,248,305,374</b>	-	-	<b>47,649,102,241</b>
						<b>1,104,348,077,615</b>

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

c) Capital transactions with owners and distribution of dividends and profits		This time	Last time
- Owner's contributed capital			



+ At the beginning of the year	1,037,450,670,000	1,037,450,670,000
+ Increase in the year	-	-
+ Decrease in the year	-	-
+ At the end of the year	1,037,450,670,000	1,037,450,670,000
- Distributed dividends and profit	39,526,870,527	-

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

d) Issued shares	End of period	Beginning of period
- Quantity of Authorized issuing shares		
- Quantity of issued shares		
+ Common shares		
+ Preference shares		
- Quantity of shares repurchased		
+ Common stocks		
+ Preference shares		
- Quantity of outstanding shares in circulation		
+ Common shares		
+ Preference shares		

\* Par value per share :.....

e. Company's reserves:

18,306,372,388

- Development and investment funds

18,306,372,388

- Other reserves

- Enterprise Restructuring Support Fund

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

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

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

27. Non-business Funds	This time	Last time
- Funding provided during the period	5,385,220,051	5,142,389,138
- Career expenses	8,896,632,260	10,777,782,988
- Remaining funds at the end of the period	(3,511,412,209)	(5,635,393,850)

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

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

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

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

c) Foreign currencies: The company must provide detailed explanations of the quantity of each type of foreign currency, calculated in the original currency. Precious metals must be presented in terms of weight in both domestic and international units (Ounce), with the value explained in USD.

d) Precious metals and gemstones: The company must provide detailed explanations of the cost price, quantity (in international units), and type of precious metals and gemstones.

d) Doubtful debts that have been settled: The company must provide detailed explanations of the value (in the original currency) of doubtful debts that have been settled within 10 years from the date of settlement, broken down by debtor, and the reasons for the write-off of doubtful debts in accounting

e) Other information regarding items outside the balance sheet.



30. Other information that the company voluntarily explains and clarifies.

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

Unit: VND

	This time	Last time
<b>01. Total Revenue from sale of goods and rendering of services (code 01).</b>	<b>707,617,339,676</b>	<b>528,016,255,368</b>
+ Revenue from construction contracts	669,107,423,389	505,353,042,718
+ Revenue from real estate business	31,396,303,014	15,592,475,001
+ Revenue from sale of goods	2,550,777,750	2,284,414,292
+ Revenue from rendering of services	4,562,835,523	4,786,323,357
+ Revenue from other industries	-	-

	This time	Last time
<b>02. Revenue deductions (Code 02).</b>		
+ Trade discounts		
+ Sale discounts		
+ Sale returns		

	This time	Last time
<b>03. Cost of goods sold (code 11)</b>		
- Cost of construction contracts	656,404,872,365	501,204,065,022
- Cost of assignment of investment properties	26,634,447,580	15,133,928,138
- Cost of finished goods sold	2,550,777,750	2,165,624,749
- Cost of services rendered	6,710,394,214	11,073,181,260
- Expenses of sales of investment properties	-	-
- Normal loss of inventories	-	-
- Abnormal loss of inventories	-	-
- Other abnormal expenses included in cost of goods sold	-	-
- Provision for devaluation of inventories	-	-
- Cost of other industries	-	-
<b>Total</b>	<b>692,300,491,909</b>	<b>529,576,799,169</b>

04. Financial income (Code 21)		This time	Last time
- Interest income		28,827,950,119	18,126,677,210
- Gain from disposal of financial investments		-	-
- Dividends or profits received		-	-
- ealised exchange gain		-	-
- Interest from deferred payment sale or payment discount		-	-
- Other financial income		-	-
<b>Total</b>		<b>28,827,950,119</b>	<b>18,126,677,210</b>

05. Financial expenses (Code 22).		This time	Last time
- Interest expenses		15,149,673,135	22,651,046,504
- Payment discount or interests from deferred payment purchase		-	-
- Loss from disposal of financial investments		-	-
- Realised exchange loss		-	-
- Provision for diminution in value of trading securities and impairment loss from investment		(15,465,245,612)	(13,462,444,542)
- Other financial expenses		-	-
- Other decreases in financial expenses.		-	-
<b>Total</b>		<b>(315,572,477)</b>	<b>9,188,601,962</b>

06. Other Income		This time	Last time
- Gain from liquidation, disposal of fixed assets		-	-
- Gain from revaluation of assets		-	-
- Collected fines		-	-
- Deductible taxes		-	-
- Others		1,728,385,550	15,356,620,296
<b>Total</b>		<b>1,728,385,550</b>	<b>15,356,620,296</b>

07. Other expenses		This time	Last time
- Loss from liquidation, disposal of fixed assets		-	-
- Loss from revaluation of assets		-	-
- Fines		-	-
- Others		-	7,944,000
<b>Total</b>		<b>-</b>	<b>7,944,000</b>



08. Selling expenses and business management expenses		This time	Last time
a) Operating Expenses Incurred During the Period		45,198,977,434	22,935,054,970
- Details of expenses accounting for 10% or more of total operating expenses			
- Other operating expenses			
b) Selling Expenses Incurred During the Period		87,388,309	-
- Details of expenses accounting for 10% or more of total selling expenses			
- Other selling expenses			

09. Production and business costs by factor		This time	Last time
- Raw materials		429,886,278,546	358,689,988,167
- Labour expenses		70,857,257,264	54,057,507,388
- Machinery expenses		45,184,959,547	53,139,364,751
- Expenses of outsourcing services		31,071,622,475	33,738,956,355
- Other expenses in cash		31,081,980,303	14,572,084,293
<b>Total</b>		<b>608,082,098,135</b>	<b>514,197,900,954</b>

10. Current corporate income tax expense (Code 51).		This time	Last time
- Adjustment of tax expenses from previous year s to current year			
- Total current corporate income tax expense		553,171,757	3,347,515,424

11. Deferred income tax (Code 52).		This time	Last time
- Deferred CIT expense relating to taxable temporary difference			
- Deferred CIT expense relating to reversal of Deferred income tax assets			
- Deferred CIT income arising from deductible temporary difference			
- Deferred CIT income arising from unused tax loss and tax credits			
- Deferred CIT income arising from reversal of deferred income tax liabilities			
- Total deferred corporate income tax expense.		46,245,931	(1,156,364,262)

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

1. Non-cash transactions affecting the cash flow statement and cash held by the enterprise but not used.
  - a) Acquisition of assets through the assumption of related debts or through financial lease transactions.
  - Acquisition of a business through the issuance of shares.

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

## VII. OTHER INFORMATION

1. Contingent liabilities, commitments, and other financial information.
2. Events occurring after the end of the financial year.
3. Information on related parties.
4. Presentation of assets, revenues, and business results by segment (by business area or geographical area) as per Accounting Standard No. 28.
5. Comparative information.
6. Information about going concern.
7. Other information.

Preparer



Pham Thanh Lam

Chief Accountant



Nguyen Tuan Anh

Hanoi, day 30 month 01 year 2026

Chairman



Nguyễn Đăng Giap