

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

INTERIM INCOME STATEMENT  
Q4, 2025

Items	Code	Description	Quarter 4		Accumulated from the beginning of the year to this quarter	
			Current year	Previous year	Current year	Previous year
1 Revenues from sales of goods and rendering of services	01	VI.25	67,949,071,150	31,263,641,677	100,611,757,883	71,085,391,930
2 Revenue deductions	02					
3 Net revenue from sales of goods and rendering of services (10=01-02)	10		67,949,071,150	31,263,641,677	100,611,757,883	71,085,391,930
4 Cost of goods sold and services rendered	11	VI.27	66,204,045,418	32,260,874,233	91,082,139,415	67,167,019,767
5 <b>Gross profit from sales of goods and rendering of services (20=10-11)</b>	20		<b>1,745,025,732</b>	<b>(997,232,556)</b>	<b>9,529,618,468</b>	<b>3,918,372,163</b>
6 Financial income	21	VI.26	3,845,281,846	46,667,202,822	3,859,011,084	50,247,498,622
7 Financial expenses	22	VI.28	2,043,378,631	378,896,709	3,888,105,481	454,994,858
-in which: loan interest expenses	23		2,043,378,631	378,896,709	3,888,105,481	454,994,858
8 Selling expenses	24		0	0	0	0
9 General and administrative expenses	25		3,735,189,763	5,705,376,797	10,337,219,255	16,802,716,608
10 <b>Net operating profit {30=20+(21-22)-(24+25)}</b>	30		<b>(188,260,816)</b>	<b>39,585,696,760</b>	<b>(836,695,184)</b>	<b>36,908,159,319</b>
11 Other income	31		564,545,454	357,181,818	2,716,760,088	6,238,226,579
12 Other expenses	32		48,982,118	3,989,694,146	484,336,117	6,478,589,716
13 <b>Other profits (40=31-32)</b>	40		<b>515,563,336</b>	<b>(3,632,512,328)</b>	<b>2,232,423,971</b>	<b>(240,363,137)</b>
14 <b>Profit before tax (50=30+40)</b>	50		<b>327,302,520</b>	<b>35,953,184,432</b>	<b>1,395,728,787</b>	<b>36,667,796,182</b>
15 Current corporate income tax expenses	51	VI30	-	-	146,964,402	-
16 Deferred corporate income tax expense	52	VI30				
17 <b>Profit after corporate income tax (60=50-51-52)</b>	60		<b>327,302,520</b>	<b>35,953,184,432</b>	<b>1,248,764,385</b>	<b>36,667,796,182</b>
- Minority interest						
- Profit after tax of the parent company						

Ha Noi, December 31, 2025

Prepared by

Chief Accountant

General Director



Bui Thu Hang

Duong Thi Thai Huong

Be Ngoc Long

**INTERIM BALANCE SHEET**  
On December 31, 2025

Unit: VNĐ

01/01/2025  
VNĐ

Items	Code	Description	31/12/2025 VNĐ	01/01/2025 VNĐ
<b>ASSETS</b>				
<b>A Current assets (100=110+120+130+140+150)</b>	<b>100</b>		<b>187,965,898,562</b>	<b>174,966,664,437</b>
<b>I Cash and cash equivalents</b>	<b>110</b>	V.01	<b>34,740,738,595</b>	<b>4,746,193,319</b>
1 Cash	111		34,740,738,595	4,746,193,319
<b>III Short-term receivables</b>	<b>130</b>		<b>144,078,115,270</b>	<b>163,011,935,040</b>
1 Short-term trade receivables customers	131	V.02	45,726,603,110	69,098,321,950
2 Prepayments to suppliers	132	V.03	9,565,922,541	7,821,911,135
3 Short-term loans receivables	135	V.04	32,160,139,954	32,160,139,954
4 Other current account receivables	136	V.05	65,243,630,258	64,271,156,914
5 Provision for short-term doubtful receivables (*)	137		(8,618,180,593)	(10,339,594,913)
<b>IV Inventories</b>	<b>140</b>		<b>8,100,676,527</b>	<b>5,706,398,272</b>
1 Inventories	141	V.06	8,100,676,527	5,706,398,272
<b>V Other current assets</b>	<b>150</b>		<b>1,046,368,170</b>	<b>1,502,137,806</b>
1 Deductible value added tax	152	V.07	0	455,769,636
2 Tax and other receivables from the State	153		1,046,368,170	1,046,368,170
<b>B Non-current assets (200=210+220+230+240+250+260)</b>	<b>200</b>		<b>315,601,360,223</b>	<b>342,186,716,568</b>
<b>II Fixed assets</b>	<b>220</b>	V.08	<b>47,253,814,479</b>	<b>49,733,346,771</b>
1 Tangible fixed assets	221		47,253,814,479	49,733,346,771
- Historical cost	222		75,280,102,754	75,280,102,754
- Accumulated depreciation (*)	223		(28,026,288,275)	(25,546,755,983)
<b>III Investment properties</b>	<b>230</b>		<b>1,622,567,454</b>	<b>8,607,932,217</b>
- Historical cost	231		8,969,582,205	8,929,221,417
- Accumulated depreciation (*)	232		(7,347,014,751)	(321,289,200)
<b>IV Long-term fixed assets in progress</b>	<b>240</b>		<b>94,032,548,705</b>	<b>112,246,213,980</b>
1 Long-term unfinished construction costs	242	V.09	94,032,548,705	112,246,213,980
<b>V Long-term financial investments</b>	<b>250</b>		<b>171,599,223,600</b>	<b>171,599,223,600</b>
1 Investments in subsidiaries	251	V.10	170,999,223,600	170,999,223,600
2 Investments in associated companies, joint ventures	252	V.11	600,000,000	600,000,000
<b>VI Other non-current assets</b>	<b>260</b>		<b>1,093,205,985</b>	<b>0</b>
1 Long-term prepaid expenses	261	V.13	1,093,205,985	0
<b>Total assets (270=100+200)</b>	<b>270</b>		<b>503,567,258,785</b>	<b>517,153,381,005</b>



Items	Code	Description	31/12/2025 VND	01/01/2025 VND
<b>RESOURCES</b>				
<b>A Liabilities (300=310+330)</b>	<b>300</b>		<b>253,554,971,503</b>	<b>251,881,987,920</b>
<b>I Current liabilities</b>	<b>310</b>		<b>167,409,863,609</b>	<b>165,191,331,648</b>
1 Short-term trade accounts payables	311	V.14	25,769,555,865	27,291,041,375
2 Advances from customers	312		9,113,937,616	411,581,512
3 Tax and other payables to the State	313	V.16	488,732,472	901,438,243
4 Payables to employees	314		27,027,826	1,864,892,437
5 Accrued expenses	315	V.17	0	4,049,263,753
6 Other short-term payables	318	V.18	53,678,386,815	32,428,349,615
7 Short-term borrowings and capital lease debts	319	V.15	74,700,000,000	93,200,000,000
8 Bonus and welfare funds	322		3,632,223,015	5,044,764,713
<b>II Non-current liabilities</b>	<b>330</b>		<b>86,145,107,894</b>	<b>86,690,656,272</b>
1 Long-term unearned revenue	336			12,838,729,668
2 Other long-term payables	337	V.19	76,045,739,413	63,752,558,123
3 Provision for long-term payables	342		10,099,368,481	10,099,368,481
<b>B Owner's equity (400=410+430)</b>	<b>400</b>		<b>250,012,287,282</b>	<b>265,271,393,085</b>
<b>I Owner's equity</b>	<b>410</b>		<b>250,012,287,282</b>	<b>265,271,393,085</b>
1 Contributed capital (400=410+430)	411		151,200,000,000	151,200,000,000
2 Share surplus	412		1,273,275,917	1,273,275,917
3 Development investment fund	418		19,286,957,090	19,147,384,211
4 Undistributed after-tax profits	421		78,252,054,275	92,227,556,669
5 Construction investment fund	422		0	1,423,176,288
<b>Total resources (440=300+400)</b>	<b>440</b>		<b>503,567,258,785</b>	<b>517,153,381,005</b>

Ha Noi, December 31, 2025

Prepared by



Bui Thu Hang

Chief Accountant



Duong Thi Thai Huong

General Director



Be Ngoc Long

# INTERIM CASH FLOW STATEMENT

(According to the direct method)

Q4, 2025

Items	Code	Description	Accumulated from the beginning of the year to the end this quarter	
			Current year	Previous year
<b>1</b>	<b>2</b>			
<b>I. Cash flow from operation activities.</b>				
1. Revenues from sales of goods, rendering of services and other revenues	01		105,413,842,915	27,966,255,066
2. Payment to suppliers	02		(74,821,074,319)	(26,136,100,853)
3. Payment to employees	03		(8,753,982,544)	(10,648,561,015)
4. Interest paid	04		(1,227,232,877)	(116,707,464)
5. Corporate income tax paid	05			(130,105,668)
6. Other receipt from operating activities	06		19,197,855,582	50,800,127,853
7. Other payments for operating activities	07		(9,814,863,481)	(21,353,967,996)
Net cash flows from operating activities (20=01+02+03+04+05+06+07)	20		29,994,545,276	20,380,939,923
<b>II. Cash flow from investment activities.</b>				
1. Payments for acquisitions, constructions of fixed assets and long-term assets	21			-
2. Proceeds from disposal and liquidation of fixed assets and other long-term assets	22			-
3. Payment for loans and purchases of debt instruments of other entities	23			-
4. Proceeds from loans given and disposal of debt instruments of other entities	24			6,500,000,000
5. Payments for equity investment in other entities	25			(80,500,000,000)
6. Proceed from equity investments in other entities	26			-
7. Proceed from interest, dividends and profit distribution received	27			3,700,000,000
Net Cash flow from investment activities (30=21+22+23+24+25+26+27)	30		-	(70,300,000,000)
<b>III. Cash flow from financial activities.</b>				
1. Proceeds from issuance of shares, capital contribution from shareholders	31			
2. Repayments of capital contribution to owners, repurchases of shares issued	32			
3. Proceeds from short-term and long-term loans	33		13,000,000,000	61,100,000,000
4. Repayments of loans principal	34		(13,000,000,000)	(821,128,989)
5. Repayments for of financial leasehold assets	35			(15,120,000,000)
6. Dividends paid, profits shared to shareholders	36			45,158,871,011
Net Cash flow from financial activities. (40=31+32+33+34+35+36)	40		-	
Net cash flows during the period (50=20+30+40)	50		29,994,545,276	(4,760,189,066)
Cash and cash equivalents at the beginning of the period	60		4,746,193,319	9,506,382,385
Foreign exchange differences on cash and cash equivalents				
Cash and cash equivalents at the end of period. (70=50+60+61)	70		34,740,738,595	4,746,193,319

Ha Noi, December 31, 2025

Prepared by

Chief Accountant

General Director

*Hang*

*Thai*



Bui Thu Hang

Duong Thi Thai Huong

Be Ngoc Long



Hanoi housing development and investment corporation  
Hanoi housing development and investmet joint stock company No 6  
2A Floor, My Son Building, 62 Nguyen Huy Tuong

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## NOTES OF INTERIM FINANCIAL STATEMENT

For the financial year ended on 31/12/2025

### 1. General information of the enterprise

#### 1.1 Form of capital ownership.

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

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

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

Headquarters: 6A Floor, Diamond Flower Building, 48 Le Van Luong Road, Nhan Chinh province, Thanh Xuan District, Hanoi City.

#### 1.2 Business lines.

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

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

### 2. Basis for preparing financial statements and accounting period.

#### Basis for preparing financial statements

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

#### Fiscal year

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

### 3. Applicable Accounting Standards and Regime

#### Applicable Accounting

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



#### **Form of applicable accounting book application**

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

#### **4. Applicable Accounting policies**

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

##### ***Accounting estimates***

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

##### ***Cash and cash equivalents***

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

##### ***Receivables and provision for doubtful debts.***

Provision for doubtful debts are appropriated for receivables that are overdue for payment for 6 months or more or for receivables that the debtors have not ability to pay due to liquidation, bankruptcy or same difficulties.

Provision for doubtful debts is appropriated on the basis of evaluating the company's ability to collect debts and in accordance with the instructions in the Circular No 228/2009/TT-BTC dated 07/12/2009 in term of guidance on provisioning regime and usage of provisions for inventory devaluation, loss of financial investments, bad debts and warranty for products, goods, and construction works at the enterprise.

##### ***Inventories***

Inventories is determined on historical costs. In case the historical costs of inventories are higher than the net realizable values, they must be calculated according to the net realizable values. The historical costs of inventories include direct raw materials expenses, direct labor cost and general production costs, if any, to bring the inventories to their present locations and conditions. The net realizable values can be determined by the estimated selling prices minus costs/expenses of completion and costs to be incurred in marketing, selling and distribution. The inventories are accounted according to the regular declaration method and are priced according to the weighted average method.

The company's Provision for devaluation of inventories is appropriated according to current accounting regulations. Accordingly, the company is allowed to make a provision for devaluation of obsolete, damaged and poor quality inventories in case the actual value of inventories is higher than the net realizable value at the time of closing the accounting year.

##### ***Fixed assets and depreciation.***

Tangible fixed assets are reflected on historical costs and presented by historical costs minus accumulated depreciation values.

Tangible fixed assets are depreciated by straight line method based on the estimated effective time. The specific depreciation period is as follows:

- Houses, architecture objects	06 - 25 years
- Machines, equipments	05 - 08 years
- Means of transport	06 - 10 years
- Office equipments	03 - 05 years

##### ***Intangible fixed assets and amortization***

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

##### ***Investment properties.***

Investment properties include land use rights, houses held by the company for the purpose of earning rental income or awaiting prices increase, are presented at historical costs minus accumulated depreciation values. The historical costs of purchased investment properties include purchase prices and direct related costs such as related legal consulting service fees, registration tax and other related transaction costs. The historical costs of self-constructed investment properties are the settlement values of the construction project or direct related costs of the investment properties.

Investment properties are depreciated according to the straight line method over the estimated effective period of from 12 to 27

years

##### ***Basic construction.***

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



**Long-term prepayments.**

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

**Expenses payables**

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

**Owner's equity**

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

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

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

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

**Revenue recognition**

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

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

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

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

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

**Construction contract**

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

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

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

**Loan interest expenses**

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

**Tax**

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

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



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

#### Earnings per share

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

#### Related parties

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

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

		Unit: VND	
		31/12/2025 VND	01/01/2025 VND
<b>1. Cash</b>			
Cash		298,771,424	162,020,339
Bank deposits		34,441,967,171	4,584,172,980
<b>Total</b>		<b>34,740,738,595</b>	<b>4,746,193,319</b>
<b>2. Receivables from customers</b>			
		31/12/2025 VND	01/01/2025 VND
		45,726,603,110	69,098,321,950
<b>Total</b>		<b>45,726,603,110</b>	<b>69,098,321,950</b>
<b>3. Short-term prepayments to suppliers</b>			
Short-term prepayment to the suppliers		31/12/2025 VND	01/01/2025 VND
		9,565,922,541	7,821,911,135
<b>Total</b>		<b>9,565,922,541</b>	<b>7,821,911,135</b>
<b>4. Short-term loans receivables</b>			
		31/12/2025 VND	01/01/2025 VND
		32,160,139,954	32,160,139,954
<b>Total</b>		<b>32,160,139,954</b>	<b>32,160,139,954</b>



## 5. Other current account receivables

- Advances
- Other receivables

### Total

31/12/2025 VND	01/01/2025 VND
15,814,503,820	15,846,773,006
49,429,126,438	48,424,383,908
<b>65,243,630,258</b>	<b>64,271,156,914</b>

## 6. Inventories.

- Unfinished production and business costs

### Total

31/12/2025 VND	01/01/2025 VND
8,100,676,527	5,706,398,272
<b>8,100,676,527</b>	<b>5,706,398,272</b>

## 7. Tax and other receivables from the State.

- VAT deducted
- Taxes overpaid to the State

### Total

31/12/2025 VND	01/01/2025 VND
-	455,769,636
1,046,368,170	1,046,368,170
<b>1,046,368,170</b>	<b>1,502,137,806</b>

## 8. Increase or decrease tangible fixed assets.

Targets	Machines, equipment	Transport vehicles and transmission equipment	Management tools and equipment	Investment properties	Total
<b>I. Historical costs of tangibel fixed assets</b>					
1. Balance on 01/01/2025	12,854,925,270	9,752,260,453	52,672,917,031	8,929,221,417	84,209,324,171
2. Increase in the year	-	-	-	40,360,788	40,360,788
- Purchase during the fiscal year				40,360,788	40,360,788
- New constructions and other					-
3. Decrease in the year	0	0	0	0	-
- Liquidation or transfer					-
- Other decreases					
4. Balance on 31/12/2025	12,854,925,270	9,752,260,453	52,672,917,031	8,969,582,205	84,249,684,959
<b>II. Accumulated depreciation</b>					
1. Balance on 01/01/2025	12,854,925,270	9,752,260,453	2,939,570,260	321,289,200	25,868,045,183
2. Increase in the year	-	-	2,479,532,292	7,025,725,551	9,505,257,843
- Depriciate			2,479,532,292	7,025,725,551	9,505,257,843
- Transfer				-	-
3. Decrease in the year	-	-	-	-	-
- Liquidation or transfer				-	-
- Other				-	-
4. Balance on 31/12/2025	12,854,925,270	9,752,260,453	5,419,102,552	7,347,014,751	35,373,303,026
<b>III. Remaining value</b>					
1. Balance on 01/01/2025	-	-	49,733,346,771	8,607,932,217	58,341,278,988
2. Balance on 31/12/2025	-	-	47,253,814,479	1,622,567,454	48,876,381,933

## 9. Construction in progress

Projects belonging to city budget capital

Business projects of company

- In which:

+ Project C1 Trung Hoa - Nhan Chinh

+ Other projects

### Total

31/12/2025 VND	01/01/2025 VND
-	-
94,032,548,705	110,807,365,746
90,443,720,875	107,218,537,916
3,588,827,830	3,588,827,830
<b>94,032,548,705</b>	<b>110,807,365,746</b>



	31/12/2025 VND	01/01/2025 VND
<b>10. Investment in Subsidiaries</b>		
- Handico 6 Real Estate Transaction Center and Trading Service Joint Stock Company	6,000,000,000	6,000,000,000
- Diamond Flower Tower Joint Stock Company	499,223,600	499,223,600
- Ha Long No.6 Housing Development and Investment Joint Stock Company	164,500,000,000	164,500,000,000
<b>Total</b>	<b>170,999,223,600</b>	<b>170,999,223,600</b>
	31/12/2025 VND	01/01/2025 VND
<b>11. Investment in Affiliated Company, Joint ventures</b>		
- Handico 6 Mechanical Electrical Construction Installation Joint Stock Company	600,000,000	600,000,000
<b>Total</b>	<b>600,000,000</b>	<b>600,000,000</b>
	31/12/2025 VND	01/01/2025 VND
<b>13. Long-term prepaid expenses</b>		
- Long-term prepaid expenses	1,093,205,985	-
<b>Total</b>	<b>1,093,205,985</b>	<b>-</b>
	31/12/2025 VND	01/01/2025 VND
<b>14. Short-term payables to the sellers</b>		
	25,769,555,865	27,291,041,375
<b>Total</b>	<b>25,769,555,865</b>	<b>27,291,041,375</b>
	31/12/2025 VND	01/01/2025 VND
<b>15. Short-term loans and financial lease debt</b>		
<i>Loans from individuals</i>	74,700,000,000	93,200,000,000
<b>Total</b>	<b>74,700,000,000</b>	<b>93,200,000,000</b>
	31/12/2025 VND	01/01/2025 VND
<b>16. Taxes and other payables to the State</b>		
- Value added tax	215,973,377	-
- Personal income tax	272,759,095	901,438,243
<b>Total</b>	<b>488,732,472</b>	<b>#REF!</b>
	31/12/2025 VND	01/01/2025 VND
<b>17. Expenses payable</b>		
	-	4,049,263,753
<b>Total</b>	<b>-</b>	<b>4,049,263,753</b>
	31/12/2025 VND	01/01/2025 VND
<b>18. Other short-term payables</b>		
- Social, health, unemployment insurance	298,507,986	543,126,306
- Trade union fees	2,435,655	40,849,293
- Payables to construction units	22,498,259,068	7,378,259,068
- Dividends payable	30,879,184,106	24,466,114,948
- Other payables	53,678,386,815	32,428,349,615
<b>Total</b>		



	31/12/2025 VND	01/01/2025 VND
<b>19. Other long-term payables</b>		
- Received capital contribution for business cooperation from Hanoi Commercial and Investment Joint Stock Company under the construction contract of C1 THNC building	65,095,739,413	52,802,558,123
- Received capital contribution for business cooperation from Dai Hai Ha Joint Stock Company under the Contract No. 12/2009 (Project C2 Trung Hoa - Nhan Chinh)	500,000,000	500,000,000
- Received capital contribution for business cooperation from Vietnam DTT	9,200,000,000	9,200,000,000
- Received capital contribution for business cooperation from individuals of the HT KT	1,250,000,000	1,250,000,000
<b>Total</b>	<b>76,045,739,413</b>	<b>63,752,558,123</b>

	31/12/2025 VND	01/01/2025 VND
<b>21. Provision for long-term payables</b>		
Provision for payables	10,099,368,481	10,099,368,481
<b>Total</b>	<b>10,099,368,481</b>	<b>10,099,368,481</b>

## 22. Owner's equity

### a. Owner's equity Fluctuation Reconciliation Table

	Owner's equity	Share surplus	Development Investment Fund	Construction investment fund	Undistributed after- tax profit
Balance on 01/01/2025	151,200,000,000	1,273,275,917	19,147,384,211	1,423,176,288	92,227,556,669
<b>Increase in capital in p</b>			-		1,068,426,267
- Shareholders' contributed capital			-		-
- Profit/Loss					1,068,426,267
- Distribute profits					
- Other increment					
<b>Decrease in year</b>			-	1,423,176,288	(15,120,000,000)
- Dividends					(15,120,000,000)
- Distribute profits					
- Other decreasing				1,423,176,288	
Balance on 30/09/2025	151,200,000,000	1,273,275,917	19,147,384,211	-	78,175,982,936
Balance on 01/10/2025	151,200,000,000	1,273,275,917	19,147,384,211	-	78,175,982,936
<b>Increase in current year</b>			139,572,879		327,302,520
- Shareholders' contributed capital					
- Profit/Loss					327,302,520
- Distribute profits			139,572,879		
- Other increment					
<b>Decrease in year</b>	-	-	-	-	(251,231,181)
- Dividends					(251,231,181)
- Distribute profits					
- Other decreasing					
Balance on 31/12/2025	151,200,000,000	1,273,275,917	19,286,957,090	-	78,252,054,275

### b. Owner's equity details

	31/12/2025 VND	01/01/2025 VND
- State-owned shareholder's capital contribution	24,602,450,000	24,602,450,000
- Other shareholder's capital contribution	126,597,550,000	126,597,550,000
<b>Total</b>	<b>151,200,000,000</b>	<b>151,200,000,000</b>



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

	31/12/2025 VND	01/01/2025 VND
<b>Owner's capital contribution</b>		
Capital contribution as of 01/01/2025	151,200,000,000	151,200,000,000
Capital contribution as of 31/12/2025	151,200,000,000	151,200,000,000

**d. Shares**

	Year 2025 Shares	Year 2024 Shares
<b>Number of shares registered for issuance</b>	<b>15,120,000</b>	<b>15,120,000</b>
Face value of outstanding shares (VND/Share)	10,000	10,000

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

	31/12/2025 VND	31/12/2024 VND
<b>23. Revenues from sales of goods and rendering of services</b>		
Revenue from construction contracts	45,567,089,644	23,101,657,867
Revenue from business and real estate rental	15,069,181,506	8,161,983,810
Other revenues	7,312,800,000	-
<b>Total</b>	<b>67,949,071,150</b>	<b>31,263,641,677</b>
<b>24. Cost of goods sold and services rendered</b>		
Costs of construction contracts	45,882,966,408	24,098,890,423
Costs from operation and real estate rental	12,808,804,280	8,161,983,810
Other costs	7,512,274,730	0
<b>Total</b>	<b>66,204,045,418</b>	<b>32,260,874,233</b>
<b>25. Financial income</b>		
Bank deposits interests, loan interests	4,195,414	85,854,895
Dividend interest	3,841,086,432	46,581,347,927
<b>Total</b>	<b>3,845,281,846</b>	<b>46,667,202,822</b>
<b>26. Financial expenses</b>		
- Credit interests	2,043,378,631	378,896,709
<b>Total</b>	<b>2,043,378,631</b>	<b>378,896,709</b>
<b>27. General and administrative expenses</b>		
	3,735,189,763	5,705,376,797
<b>Total</b>	<b>3,735,189,763</b>	<b>5,705,376,797</b>
<b>28. Other income</b>		
	564,545,454	357,181,818
<b>Total</b>	<b>564,545,454</b>	<b>357,181,818</b>



	31/12/2025 VND	31/12/2024 VND
29. Other expenses	48,982,118	3,989,694,146
Total	48,982,118	3,989,694,146
30. Current corporate income tax expenses	31/12/2025 VND	31/12/2024 VND
Profit before tax	327,302,520	35,953,184,432
Adjustments for increasing taxable income	80,482,118	3,950,996,510
Adjustments for decreasing taxable income	3,841,086,432	46,581,347,927
Tax rate	,20%	,20%
Current income tax expenses	-	-
31. Primary earnings per share	31/12/2025 VND	31/12/2024 VND
Profit after corporate income tax (VND)	327,302,520	35,953,184,432
Average outstanding common shares in the period	15,120,000	15,120,000
Primary earnings (loss) per share (VND/share)	22	2,378
32. Information about related parties		
- Income of Board of directors, Control Board, Board of General directors and another managers.		
	Nature of Transaction	Q4/2025 Q4/2024
Board of directors		
Le Quoc Binh	Salary, reward, remuneration	225,000,000198,960,000
Be Ngoc Long	Salary, reward, remuneration	207,000,000178,740,000
Vu Tuan Anh	Remuneration	10,500,0007,920,000
Pham Ngoc Chien	Remuneration	10,500,0007,920,000
Dinh Ngoc Linh	Salary, reward, remuneration	48,300,000153,600,000
Control Board		
Nguyen Thi Thu Hien	Remuneration	10,500,0006,336,000
Pham Anh Tu	Salary, reward, remuneration	45,322,017100,988,000
Phan Thi Kim Dung	Salary, reward, remuneration	82,950,00072,748,125
Information publicist		
Pham Ngoc Quynh	Salary, reward, remuneration	124,500,00097,050,435
Board of general directors		
Ngo Van Dong	Salary, reward	133,200,000100,051,273
Hoang Que Son	Salary, reward	128,460,000
Dang Ba Toan	Salary, reward	130,500,000
Chief accountant		
Duong Thi Thai Huong	Salary, reward	148,500,000136,980,000
Total	1,176,772,017	1,189,753,833
- Transactions with other related parties		
	Relationship	Nature of Transact
Transactions with related parties		Q4/2025 VND
Sales		53,445,685,484
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Revenue from services and other amounts236,831,109
Ha Long No6 housing development and investment joint stock company	Subsidiary	Revenue from construction and erection45,567,089,644
		Revenue from services7,641,764,731
		6,985,364,763



			Q4/2025 VND	Q4/2024 VND
<b>Transactions with related parties</b>	<b>Relationship</b>	<b>Nature of Transaction</b>	<b>627,366,142</b>	<b>153,923,581</b>
<b>Purchases</b>				
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Value of services	589,096,909	153,923,581
Ha Long No6 housing development and investment joint stock company	Subsidiary	Value of services	38,269,233	-
<b>Other transactions</b>			<b>3,841,086,432</b>	<b>46,581,347,927</b>
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Dividends	2,462,179,536	-
Ha Long No6 housing development and investment joint stock company	Subsidiary	Dividends	1,378,906,896	46,581,347,927
<b>Balance with related parties</b>			<b>31/12/2025 VND</b>	<b>01/01/2025 VND</b>
	<b>Relationship</b>	<b>Nature of Transaction</b>	<b>877,885,721</b>	<b>22,199,618,576</b>
<b>Receivable from customers</b>				
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Service receivable	877,885,721	1,926,117,600
Ha Long No6 housing development and investment joint stock company	Subsidiary	Receivables for construction works	-	20,273,500,976
		Advanced payment for construction	8,739,356,104	-
<b>Payables to the sellers</b>			<b>7,684,716,159</b>	<b>9,852,245,950</b>
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Payable to the sellers	-	2,208,478,014
Ha Long No6 housing development and investment joint stock company	Subsidiary	Payable to the sellers	7,684,716,159	7,643,767,936
<b>Related parties</b>	<b>Relationship</b>	<b>Nature of Transaction</b>	<b>31/12/2025 VND</b>	<b>01/01/2025 VND</b>
<b>Other payables</b>			<b>1,409,885,048</b>	<b>205,276,984</b>
Handico 6 Electromechanical Construction Joint Stock Company	Affiliated company	Loan interest payable	1,038,980,939	38,440,822
Mrs Nguyen Thi Thu Hien	Head of control board	Loan interest payable	70,000,000	-
Mr Be Ngoc Long	Member of the Board of Directors, General director	Loan interest payable	15,123,287	60,164,384
Mr Le Hoang Nam	Related person	Loan interest payable	190,520,548	62,288,217
Mr Le Quoc Binh	Chairman of the Board of directors	Loan interest payable	95,260,274	44,383,561



			31/12/2025 VND	01/01/2025 VND
<b>Loan payables</b>			<b>63,600,000,000</b>	<b>82,100,000,000</b>
Ha Long No6 housing development and investment joint stock company	Subsidiary	Loan payable	18,900,000,000	34,400,000,000
Handico 6 Electromechanical Construction Joint Stock Company	Affiliated company	Loan payable	25,100,000,000	25,100,000,000
Mr Be Ngoc Long	Member of the Board of Directors, General director	Loan payable	600,000,000	600,000,000
Mrs Nguyen Thi Thu Hien	Head of control board	Loan payable	1,000,000,000	1,000,000,000
Mr Le Hoang Nam	Related person	Loan payable	12,000,000,000	12,000,000,000
Mr Le Quoc Binh	Chairman of the Board of directors	Loan payable	6,000,000,000	9,000,000,000

Ha Noi, December 31, 2025

Chief accountant



Duong Thi Thai Huong

General director



Be Ngoc Long