

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

INTERIM CONSOLIDATED INCOME STATEMENT

Quý 4, 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 o	01	VI.25	98,883,059,810	589,467,048,777	154,776,456,926	901,410,794,996
2 Revenue deductions	02					
3 Net revenue from sales of goods and rendering of services (10=01-02)	10		98,883,059,810	589,467,048,777	154,776,456,926	901,410,794,996
4 Cost of goods sold and services rendered	11	VI.27	85,801,115,141	423,743,749,014	131,719,624,725	700,650,579,023
5 Gross profit from sales of goods and rendering of services (20=10-11)	20		13,081,944,669	165,723,299,763	23,056,832,201	200,760,215,973
6 Financial income	21	VI.26	44,521,853	1,465,168,384	5,485,002,077	8,110,490,245
7 Financial expenses	22	VI.28	2,234,248,303	423,759,175	5,066,363,249	470,274,858
8 Selling expenses	24		0	37,818,841,818	0	51,030,609,210
9 General and administrative expenses	25		5,636,438,101	10,978,516,465	18,228,520,064	31,314,274,294
10 Net operating profit {30=20+(21-22)-(24+25)}	30		5,255,780,118	117,967,350,689	5,246,950,965	126,055,547,856
11 Other income	31		1,026,959,431	941,856,676	3,197,519,767	11,656,539,703
12 Other expenses	32		851,848,237	20,295,074,097	2,173,914,599	28,414,369,300
13 Other profits (40=31-32)	40		175,111,194	(19,353,217,421)	1,023,605,168	(16,757,829,597)
15 Profit before tax (50=30+40)	50		5,430,891,312	98,614,133,268	6,270,556,133	109,297,718,259
16 Current corporate income tax expenses	51	VI30	2,205,000,166	22,992,679,343	2,517,612,279	26,052,382,554
17 Deferred corporate income tax expenses	52	VI30				
18 Profit after corporate income tax (60=50-51-52)	60		3,225,891,146	75,621,453,925	3,752,943,854	83,245,335,705
- Minority interest			2,145,787,481	26,003,023,508	2,322,564,905	29,195,163,487
- Profit after tax of the parent company			1,080,103,665	49,618,430,417	1,430,378,949	54,050,172,218

Ha Noi, December 31, 2025

Prepared by

Chief Accountant

General Director

Bui Thu Hang

Duong Thi Thai Huong

Be Ngoc Long

Bui Thu Hang

Duong Thi Thai Huong

Be Ngoc Long

INTERIM CONSOLIDATED BALANCE SHEET
On December 31, 2025

Unit: VND
01/01/2025
VND

Items	Code	Description	31/12/2025 VND	01/01/2025 VND
ASSETS				
A Current assets (100=110+120+130+140+150)	100		369,661,786,801	608,525,674,488
I Cash and cash equivalents	110	V.01	60,840,632,594	67,845,230,186
1 Cash	111		49,029,918,225	38,635,308,388
2 Cash equivalents	112		11,810,714,369	29,209,921,798
II Short-term financial investment	120		500,000,000	33,187,200,000
1 Held to maturity investments	121		2,518,636,260	35,205,836,260
2 Allowances for decline in value of trading securities			(2,018,636,260)	(2,018,636,260)
III Short-term receivables	130		290,129,385,658	496,847,807,742
1 Short-term trade receivables customers	131	V.02	98,054,329,597	193,889,806,713
2 Prepayments to suppliers	132	V.03	52,856,686,375	91,942,723,966
3 Short-term loans receivables	135	V.04	62,000,139,954	78,750,139,954
4 Other current account receivables	136	V.05	85,836,410,325	142,604,732,022
5 Provision for short-term doubtful receivables (*)	137		(8,618,180,593)	(10,339,594,913)
IV Inventories	140		9,730,198,767	9,116,938,871
1 Inventories	141	V.06	9,730,198,767	9,116,938,871
V Other current assets	150		8,461,569,782	1,528,497,689
1 Deductible value added tax	152	V.07	7,234,805,513	482,129,519
2 Tax and other receivables from the State	153		1,226,764,269	1,046,368,170
B Non-current assets (200=210+220+230+240+250+260)	200		446,956,517,578	201,456,071,541
II Fixed assets	220	V.08	76,181,585,987	74,375,396,057
1 Tangible fixed assets	221		76,181,585,987	74,375,396,057
- Historical cost	222		112,065,311,063	102,933,160,417
- Accumulated depreciation (*)	223		(35,883,725,076)	(28,557,764,360)
III Investment properties	230		1,622,567,454	8,607,932,217
- Historical cost	231		8,969,582,205	8,929,221,417
- Accumulated depreciation (*)	232		(7,347,014,751)	(321,289,200)
IV Long-term fixed assets in progress	240		362,311,473,963	112,246,213,980
1 Long-term unfinished construction costs	242	V.09	362,311,473,963	112,246,213,980
V Long-term financial investments	250		1,494,957,361	600,000,000
1 Investments in associated companies, joint ventures	252	V.11	1,494,957,361	600,000,000
VI Other non-current assets	260		5,345,932,813	5,626,529,287
1 Long-term prepaid expenses	261	V.13	1,187,757,216	68,353,690
2 Deferred income tax assets	262		4,158,175,597	5,558,175,597
Total assets (270=100+200)	270		816,618,304,379	809,981,746,029

Items	Code	Description	31/12/2025 VND	01/01/2025 VND
RESOURCES				
A Liabilities (300=310+330)	300		425,129,839,524	405,105,751,058
I Current liabilities	310		321,227,585,819	300,657,948,975
1 Short-term trade accounts payables	311	V.14	13,446,633,957	52,621,722,704
2 Advances from customers	312		12,061,444,297	6,555,289,482
3 Tax and other payables to the State	313	V.16	1,354,987,126	41,258,849,800
4 Payables to employees	314		903,257,299	4,968,063,789
5 Accrued expenses	315	V.17	5,606,204,107	31,706,899,201
6 Short-term unearned revenue	318		1,403,680,339	-
7 Other short-term payables	318	V.18	103,513,417,347	73,028,043,806
8 Short-term borrowings and capital lease debts	319	V.15	173,183,583,323	78,815,340,000
9 Bonus and welfare funds	322		9,754,378,024	11,703,740,193
II Non-current liabilities	330		103,902,253,705	104,447,802,083
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 Long-term borrowings and capital lease debts	338	V.20	3,034,250,000	3,034,250,000
4 Provision for long-term payables	342		24,822,264,292	24,822,264,292
B Owner's equity (400=410+430)	400		391,488,464,855	404,875,994,971
I Owner's equity	410		391,488,464,855	404,875,994,971
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		21,053,779,248	20,914,206,369
4 Other equity funds	420		1,535,326,407	1,535,326,407
5 Undistributed after-tax profits	421		84,528,329,979	97,427,260,449
5 Construction investment fund	422		-	1,423,176,288
6 Minority interest	429		131,897,753,304	131,102,749,541
Total resources (440=300+400)	440		816,618,304,379	809,981,746,029

Ha Noi, December 31, 2025

Prepared by

Chief Accountant

General Director



Bui Thu Hang



Duong Thi Thai Huong



Be Ngoc Long

INTERIM CONSOLIDATED 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
1	2			
I. Cash flow from operation activities.				
1. Revenues from sales of goods, rendering of services and other revenues	01		120,815,526,426	107,078,516,528
2. Payment to suppliers	02		(288,076,250,822)	(147,595,832,118)
3. Payment to employees	03		(25,178,811,943)	(27,623,578,164)
4. Interest paid	04		(1,227,232,877)	(116,707,464)
5. Corporate income tax paid	05		(26,054,667,975)	(11,257,498,239)
6. Other receipt from operating activities	06		117,695,557,850	173,971,950,343
7. Other payments for operating activities	07		(56,673,343,502)	(101,919,562,821)
Net cash flows from operating activities (20=01+02+03+04+05+06+07)	20		(158,699,222,843)	(7,462,711,935)
II. Cash flow from investment activities.				
1. Payments for acquisitions, constructions of fixed assets and long-term assets	21		(3,168,216,731)	(27,565,000)
2. Proceeds from disposal and liquidation of fixed assets and other long-term assets	22		90,009,084	1,447,407,581
3. Payment for loans and purchases of debt instruments of other entities	23		(79,216,565,216)	(258,486,893,114)
4. Proceeds from loans given and disposal of debt instruments of other entities	24		92,103,262,350	261,862,057,114
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		1,044,215,876	11,003,881,710
Net Cash flow from investment activities (30=21+22+23+24+25+26+27)	30		10,852,705,363	(64,701,111,709)
III. Cash flow from financial activities.				
1. Proceeds from issuance of shares, capital contribution from shareholders	31		-	-
2. Repayments of capital contribution to owners, repurchases of shares issued	32		-	-
3. Proceeds from short-term and long-term loans	33		-	81,100,000,000
4. Repayments of loans principal	34		-	(821,128,989)
5. Repayments for of financial leasehold assets	35		-	-
6. Dividends paid, profits shared to shareholders	36		-	(15,120,000,000)
Net Cash flow from financial activities. (40=31+32+33+34+35+36)	40		140,841,919,888	65,158,871,011
Net cash flows during the period (50=20+30+40)	50		(7,004,597,592)	(7,004,952,633)
Cash and cash equivalents at the beginning of the period	60		67,845,230,186	74,850,182,819
Foreign exchange differences on cash and cash equivalents				
Cash and cash equivalents at the end of period. (70=50+60+61)	70		60,840,632,594	67,845,230,186

Ha Noi, December 31, 2025

Prepared by



Bui Thu Hang

Chief Accountant



Duong Thi Thai Huong

General Director



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

NOTES OF INTERIM CONSOLIDATED 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 construciton, consulting on construction and erection supervisor, consulting on projects management, Consulting on drafting bidding documents and evaluating bid documents, Consulting on equipments in construction and erection for
- 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 Accounting Standards, Vietnamese Accounting Regime and other relevant current regulations in Vietnam.

Fiscal year

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

3. Applicable Accounting Standards and Regime

Applicable Accounting

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

Form of applicable accounting book application

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

4. Applicable Accounting policies

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

Accounting estimates

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

Cash and cash equivalents

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

Receivables and provision for doubtful debts.

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

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

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 buyer;
- (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 Income Statement

	31/12/2025 VND	01/01/2025 VND
1. Cash		
Cash, bank deposits	49,029,918,225	38,635,308,388
Cash equivalents	11,810,714,369	29,209,921,798
Total	60,840,632,594	67,845,230,186
2. Receivables from customers		
	98,054,329,597	193,889,806,713
Total	98,054,329,597	193,889,806,713
3. Short-term prepayments to suppliers		
Short-term prepayment to the suppliers	52,856,686,375	91,942,723,966
Total	52,856,686,375	91,942,723,966
4. Short-term loans receivables		
	2,518,636,260	35,205,836,260
Total	2,518,636,260	35,205,836,260

	31/12/2025 VND	01/01/2025 VND
5. Receivables from short-term lending	62,000,139,954	78,750,139,954
Total	62,000,139,954	78,750,139,954

	31/12/2025 VND	01/01/2025 VND
6. Other current account receivables	15,814,503,820	15,846,773,006
- Advances	70,021,906,505	126,757,959,016
- Other receivables		
Total	85,836,410,325	142,604,732,022

	31/12/2025 VND	01/01/2025 VND
7. Inventories.	9,730,198,767	9,116,938,871
- Unfinished production and business costs	9,730,198,767	9,116,938,871
Total	9,730,198,767	9,116,938,871

	31/12/2025 VND	01/01/2025 VND
8. Tax and other receivables from the State.	7,234,805,513	482,129,519
- VAT deducted	1,226,764,269	1,046,368,170
- Taxes overpaid to the State		
Total	8,461,569,782	1,528,497,689

Targets	Machines, equipment	Houses, Buildings	Management tools and equipment, Transport vehicles and transmission equipment	Investment properties	Total
I. Historical costs of tangibel fixed assets					
1. Balance on 01/01/202	12,991,825,270	-	89,941,335,147	8,929,221,417	111,862,381,834
2. Increase in the year	-	9,132,150,646	-	40,360,788	9,172,511,434
- Purchase during the fiscal year					-
- New constructions					
and other	-	9,132,150,646		40,360,788	9,172,511,434
3. Decrease in the year	0	0	0	0	-
- Liquidation or transfer					-
- Other decreases					
4. Balance on 31/12/202	12,991,825,270	9,132,150,646	89,941,335,147	8,969,582,205	121,034,893,268
II. Accumlated depreciation					
1. Balance on 01/01/202	12,991,825,270	-	15,565,939,090	321,289,200	28,879,053,560
2. Increase in the year	-	2,972,267,119	4,353,693,597	7,025,725,551	14,351,686,267
- Depriciate		2,972,267,119	4,353,693,597	7,025,725,551	14,351,686,267
- Transfer				-	-
3. Decrease in the year	-	-	-	-	-
- Liquidation or transfer				-	-
- Other				-	-
4. Balance on 31/12/202	12,991,825,270	2,972,267,119	19,919,632,687	7,347,014,751	43,230,739,827
III. Remaining value					
1. Balance on 01/01/202	-	-	74,375,396,057	8,607,932,217	82,983,328,274
2. Balance on 31/12/202	-	6,159,883,527	70,021,702,460	1,622,567,454	77,804,153,441

	31/12/2025 VND	01/01/2025 VND
10. Construction in progress		
Projects belonging to city budget capital	-	1,438,848,234
Business projects of company	362,311,473,963	110,807,365,746
- In which:		
+ Project C1 Trung Hoa - Nhan Chinh	90,443,720,875	107,218,537,916
+ Project in Bo Xuyen Thai Binh	268,278,925,258	-
+ Other projects	3,588,827,830	3,588,827,830
Total	362,311,473,963	112,246,213,980
11. Investment in Affiliated Company, Joint ventures		
- Handico 6 Mechanical Electrical Construction Installation Joint Stock Company	1,494,957,361	600,000,000
Total	1,494,957,361	600,000,000
13. Prepaid expenses		
- Short-term	-	-
- Long-term	1,187,757,216	68,353,690
Total	1,187,757,216	68,353,690
14. Short-term payables to the sellers		
	13,446,633,957	52,621,722,704
Total	13,446,633,957	52,621,722,704
15. Short-term loans and financial lease debt		
Loans from individuals	173,183,583,323	78,815,340,000
Total	173,183,583,323	78,815,340,000
16. Taxes and other payables to the State		
- Value added tax	414,293,348	16,003,809,493
- Profit tax	329,228,716	24,009,298,667
- Personal income tax	611,465,062	1,245,741,640
Total	1,354,987,126	41,258,849,800
17. Expenses payable		
Expenses payable	5,606,204,107	31,706,899,201
Total	5,606,204,107	31,706,899,201
18. Other short-term payables		
- Social, health, unemployment insurance	-	-
- Trade union fees	416,818,983	582,595,726
- Payables to construction units	2,435,655	40,849,293
- Dividends payable	22,498,259,068	7,378,259,068
- Other payables	80,595,903,641	65,026,339,719
Total	103,513,417,347	73,028,043,806

	31/12/2025 VND	01/01/2025 VND
19. Other long-term payables		
- Received capital contribution for business cooperation from Hanoi Commercial and Investment Joint Stock Company under the construction contract of C1 THNC building	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 D'I'T Commercial and Investment Joint Stock Company	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
Total	76,045,739,413	63,752,558,123

	31/12/2025 VND	01/01/2025 VND
20. Long-term borrowings and capital lease debts		
Long-term borrowings and capital lease debts	3,034,250,000	3,034,250,000
Total	3,034,250,000	3,034,250,000

	31/12/2025 VND	01/01/2025 VND
21. Provision for long-term payables		
	24,822,264,292	24,822,264,292
Total	24,822,264,292	24,822,264,292

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	1,535,326,407	97,427,260,449
Increase in capital in previous year			-	-	1,392,197,047
- Shareholders' contributed capital					1,392,197,047
- Profit/Loss					
- Distribute profits					
- Other increment					
Decrease in year					(15,120,000,000)
- Dividends					(15,120,000,000)
- Distribute profits					
- Other decreasing					
Balance on 30/09/2025	151,200,000,000	1,273,275,917	19,147,384,211	1,535,326,407	83,699,457,495
Balance on 01/10/2025	151,200,000,000	1,273,275,917	19,147,384,211	1,535,326,407	83,699,457,495
Increase in capital in previous year			139,572,879		1,080,103,665
- Shareholders' contributed capital					1,080,103,665
- Profit/Loss					
- Distribute profits			139,572,879		
- Other increment					
Decrease in year					(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	1,535,326,407	84,528,329,979

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

	31/12/2025 VND	01/01/2025 VND
c. Capital transactions with owners and dividend distribution, profit sharing		
Owner's capital contribution		
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

	Year 2024 Shares	Year 2023 Shares
d. Shares		
Number of shares registered for issuance	15,120,000	15,120,000
<i>Face value of outstanding shares (VND/Share)</i>	10,000	10,000

VI. Additional information for the items presented in the Business Performance Statement

	31/12/2025 VND	31/12/2024 VND
23. Revenues from sales of goods and rendering of services		
Revenue from construction contracts	45,567,089,644	-
Revenue from business and real estate rental	15,069,181,506	575,783,869,000
Other revenues	38,246,788,660	13,683,179,777
Total	98,883,059,810	589,467,048,777

	31/12/2025 VND	31/12/2024 VND
24. Cost of goods sold and services rendered		
Costs of construction contracts	45,882,966,408	-
Costs from operation and real estate rental	12,808,804,280	410,318,580,364
Other costs	27,109,344,453	13,425,168,650
Total	85,801,115,141	423,743,749,014

	31/12/2025 VND	31/12/2024 VND
25. Financial income		
Bank deposits interests, loan interests	44,521,853	1,465,168,384
Total	44,521,853	1,465,168,384

	31/12/2025 VND	31/12/2024 VND
26. Financial expenses		
- Credit interests	2,234,248,303	423,759,175
Total	2,234,248,303	423,759,175

	31/12/2025 VND	31/12/2024 VND
27. Other income		
	1,026,959,431	941,856,676
Total	1,026,959,431	941,856,676

	31/12/2025 VND	31/12/2024 VND
28. Other expenses	851,848,237	20,295,074,097
Total	851,848,237	20,295,074,097
29. General and administrative expense and sales costs	31/12/2025 VND	31/12/2024 VND
- General and administrative expenses	5,636,438,101	10,978,516,465
- Sales costs	-	37,818,841,818
Total	5,636,438,101	48,797,358,283
30. Current corporate income tax expenses	31/12/2025 VND	31/12/2024 VND
Profit before tax	5,430,891,312	98,614,133,268
Adjustments for increasing taxable income	1,730,325,602	157,102,444
Adjustments for decreasing taxable income	-	-
Taxable incomes	-	-
Tax rate	,20%	,20%
Current year corporate income tax	-	-
Corporate income tax exemption	-	-
Current income tax expenses	2,205,000,166	22,992,679,343
31. Primary earnings per share	31/12/2025 VND	31/12/2024 VND
Profit after corporate income tax (VND)	3,225,891,146	75,621,453,925
Adjustments		
<i>Downward adjustment due to deduction of bonus and welfare funds</i>	15,120,000	15,120,000
Average outstanding common shares in the period	213	5,001
Primary earnings (loss) per share (VND/share)		

Chief accountant



Duong Thi Thai Huong

Ha Noi, December 31, 2025

General director



Be Ngoc Long