

**REGULAR DISCLOSURE OF INFORMATION IN FINANCIAL  
REPORTS**

To: Hanoi Stock Exchange

Implementing regulations in the Ministry of Finance's Circular No. 96/2020/TT-BTC dated November 16<sup>th</sup>, 2020, guiding information disclosure on the stock market, Consutancy Design and Urban Development Joint Stock Company has announce financial statement information for the 1 quarter of 2026 with Hanoi Stock Exchange, as follows:

1. Company: Consutancy Design and Urban Development Joint Stock Company

- Stock code: CDO
- Address: No. 194 Buoï Street, Ngoc Ha Ward, Hanoi City.
- Tel: 043.9744068
- Email: [ketoan.cddc@gmail.com](mailto:ketoan.cddc@gmail.com) Website: [www.cddc.vn](http://www.cddc.vn)
- Content of the published information:
- Financial report of the 1 quarter in 2026

Separate Financial Statements (the company has subsidiary); ☒

Combined financial statement (the company has subsidiary); ☐

Consolidated financial statement (the company has its own accounting department which is under separate accounting organization). ☐

- Cases that need an explanation of the cause:

+ The auditing organization provides a partial acceptance opinion on the financial statements (for reviewed/ audited financial statements .....):

Yes ☐ No ☐

Written explanation in case of Yes chosen:

Yes ☐ No ☐

+ Profit after tax in the reporting period differs by 5% or more before and after audit, converting from loss to profit or vice versa (for audited financial statements in 2024):

Yes ☐ No ☐

Written explanation in case of Yes chosen:

Yes ☐ No ☐

+ Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same time last year:

Yes ☒ No ☐

Written explanation in case of Yes chosen:



Yes



No



+ Profit after tax in the reporting period is at a loss, going from profit in the same period of the previous year to loss in this time or vice versa:

Yes



No



Written explanation in case of Yes chosen:

Yes



No



This information was announced on the company's website on April 21th, 2026 at the link: <https://cddc.com.vn>

**Attached documents:**

- Financial report.....
- Explanatory document.....

**Organization's representative**

Legal representative authorized person for the  
Information disclosure (sign with complete name,  
position, and seal)



GIÁM ĐỐC

*Bùi Xuân Hiếu*





**CONSULTANCY DESIGN AND URBAN  
DEVELOPMENT JOINT STOCK COMPANY**

No. 04-01/2026/CDO/CV

*(Explanation of the reasons for the fluctuations in net  
profit after tax on the separate financial statements for  
Q1 2026 compared to the same period in Q1 2025)*

**SOCIALIST REPUBLIC OF VIETNAM**

**Independence – Freedom – Happiness**

Hanoi, April 21<sup>th</sup>, 2026

**To: - State Securities Commission**

**- Hanoi Stock Exchange**

- Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance providing guidance on information disclosure on the securities market.
- Pursuant to the Separate Financial Statements for Quarter 1/2026 of Joint Stock Company for Urban Design Consulting and Development.

The company provides an explanation for the change in profit after corporate income tax in Q1 2026 on the separate financial statements, which shifted from a loss to a profit, as follows:

Target	The first quarter of 2025	The first quarter of 2026	Variation
Profit after corporate income tax	(653.507.140)	65.463.647	110%

In Q1 2026, the company recorded a profit of 65.463.647 VND, representing a 110% improvement compared to Q1 2025, shifting from a loss to a profit.

**Reason:**

The Company is currently focusing on the implementation of a project in Laos; therefore, the hotel business operations have been transferred to a subsidiary. As a result, the Company did not generate any revenue from production and business activities during the period.

The fluctuations in the USD/VND exchange rate between Q1 2026 and Q1 2025 had a significant impact. Financial income arising from the revaluation of foreign currency-denominated principal increased by VND 499,809,990 compared to Q1 2025 (equivalent to 76.48% of Q1 2025 profit). Financial expenses from the revaluation of foreign currency-denominated principal decreased by VND 366,367,072 (equivalent to 56.06% of Q1 2025 profit).

Meanwhile, expenses incurred during the period amounted to VND 434,349,977, including operating costs, salaries, depreciation of fixed assets, and other expenses, representing an increase of VND 147,206,275 compared to Q1 2025 (equivalent to 22.53% of Q1 2025 profit).

The above factors resulted in the after-tax profit of Urban Planning Design and Development Consultancy Joint Stock Company in Q1 2026 improving by 110% compared to Q1 2025, shifting from a loss to a profit.

This is the explanation provided by Consultancy Design and Urban Development Joint Stock Company regarding the fluctuation in business performance in the Company's separate financial statements.

Respectfully yours!

**Recipients:**

- As above;
- To be filed: Administration, Accounting Department

**CONSULTANCY DESIGN AND URBAN  
DEVELOPMENT .JSC**



**GIÁM ĐỐC**

*Bùi Xuân Hiếu*

Hanoi Department of Planning and Investment  
**CONSULTANCY DESIGN AND URBAN DEVELOPMENT JOINT STOCK COMPANY**  
No. 194 Bui Street, Ngoc Ha Ward, Ha Noi  
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**SEPARATE FINANCIAL STATEMENTS**  
**Q1 – 2026**

- Separate Statement of Financial Position for Q1 2026
  - Separate Income Statement for Q1 2026
  - Separate Cash Flow Statement for Q1 2026
  - Notes to the Separate Financial Statements for Q1 2026
- 





## CONSULTANCY DESIGN AND URBAN DEVELOPMENT JOINT STOCK COMPANY

No. 194 Buoi Street, Ngoc Ha , Ha Noi

Form No. B 01-DN

Attached to Circular No. 99/2025/TT-BTC dated October  
27, 2025 of the Ministry of Finance)**FINANCIAL STATUS REPORT***As at 31 March 2026*

Item	Code	Note	31/12/2025	01/01/2025
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>9,573,554,693</b>	<b>10,748,979,858</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>		<b>242,464,645</b>	<b>1,419,666,487</b>
1. Cash	111		242,464,645	1,419,666,487
2. Cash equivalents	112		0	0
<b>II. Short-term financial investments</b>	<b>120</b>		<b>0</b>	<b>0</b>
1. Trading securities	121		0	0
2. Provision for impairment of trading securities (*)	122		0	0
3. Short-term held-to-maturity investments	123		0	0
4. Allowance for short-term held-to-maturity investments (*)	124			
5. Other short-term investments	125			
6. Allowance for impairment of other short-term investments ()	126			
<b>III. Accounts receivable - short-term</b>	<b>130</b>		<b>3,071,743,647</b>	<b>3,070,086,047</b>
1. Accounts receivable from customers	131		13,258,240,075	13,258,240,075
2. Prepayments to suppliers	132		11,783,122,146	11,783,122,146
3. Intercompany receivables	133		0	0
4. Receivables based on construction contract progress	134		0	0
5. Other short-term receivables	135		3,003,434,094	3,001,776,494
6. Provision for doubtful debts (*)	136		(24,973,052,668)	(24,973,052,668)
7. Assets under investigation for resolution	137		0	0
<b>IV. Inventories</b>	<b>140</b>		<b>0</b>	<b>0</b>
1. Inventories	141		0	0
2. Provision for inventories (*)	142		0	0
<b>V. Short-term biological assets</b>	<b>150</b>			
1. Livestock for single-harvest products (short-term)	151			
2. Seasonal crops or crops for single-harvest products (short-term)"	152			
3. Allowance for impairment of short-term biological assets ()	153			
<b>VI. Other current assets</b>	<b>160</b>		<b>6,259,346,401</b>	<b>6,259,227,324</b>
1. Short-term prepaid expenses	161		0	0
2. Deductible value added tax	162		6,259,346,401	6,259,227,324
3. Taxes and other receivables from the State Treasury	163		0	0
4. Trading Government bonds	164		0	0
5. Other current assets	165		0	0
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>302,004,202,302</b>	<b>301,504,390,270</b>
<b>I. Accounts receivable - long-term</b>	<b>210</b>		<b>63,789,117,152</b>	<b>63,289,305,120</b>
1. Long-term accounts receivable from customers	211			0
2. Long-term prepayments to suppliers	212		0	0
3. Working capital provided to subsidiaries	213		0	0
4. Long-term intercompany receivables	214		0	0
5. Other long-term receivables	215		63,789,117,152	63,289,305,120
6. Provision for doubtful long term debts (*)	216		0	0



<b>II. Fixed assets</b>	<b>220</b>	<b>0</b>	<b>0</b>
1. Tangible fixed assets	221	0	0
- Cost	222	2,929,324,438	2,929,324,438
- Accumulated depreciation (*)	223	(2,929,324,438)	(2,929,324,438)
2. Fixed assets of finance leasing	224	0	0
- Cost	225	0	0
- Accumulated depreciation (*)	226	0	0
3. Intangible fixed assets	227	0	0
- Cost	228	100,000,000	100,000,000
- Accumulated depreciation (*)	229	(100,000,000)	(100,000,000)
<b>III. Long-term biological assets</b>	<b>230</b>		
1. Livestock for periodic products	231		
a) Livestock for periodic products not yet mature	232		
b) Livestock for periodic products at maturity	233		
-Historical cost	234		
-Accumulated depreciation (*)	235		
2. Livestock for single-harvest products (long-term	236		
3. Seasonal crops or crops for single-harvest products (long-term)	237		
4. Allowance for impairment of long-term biological assets (*)	238		
<b>IV. Investment properties</b>	<b>240</b>	<b>0</b>	<b>0</b>
- Cost	241	0	0
- Accumulated depreciation (*)	242	0	0
<b>V. Long-term work in progress</b>	<b>250</b>	<b>20,396,237,009</b>	<b>20,396,237,009</b>
1. Long-term work in progress	251	0	0
2. Construction in progress	252	20,396,237,009	20,396,237,009
<b>VI. Long-term financial investments</b>	<b>260</b>	<b>217,818,848,141</b>	<b>217,818,848,141</b>
1. Investments in subsidiaries	261	202,712,830,530	202,712,830,530
2. Investments in associates, joint venture	262	0	0
3. Equity investments in other entities	263	30,000,000,000	30,000,000,000
4. Allowance for impairment of long-term investments in other entities (*)	264	(14,893,982,389)	(14,893,982,389)
5. Held-to-maturity investments	265	0	0
6. Allowance for held-to-maturity investments (long-term) (*)	266		
<b>VII. Other non-current assets</b>	<b>270</b>	<b>0</b>	<b>0</b>
1. Long-term prepaid expenses	271	0	0
2. Goodwill	272	0	0
3. Long-term equipment, materials and spare parts	273	0	0
4. Other long-term assets	274	0	0
<b>TOTAL ASSETS (280 = 100 + 200)</b>	<b>280</b>	<b>311,577,756,995</b>	<b>312,253,370,128</b>
<b>C - LIABILITIES</b>	<b>300</b>	<b>20,770,339,621</b>	<b>21,511,416,401</b>
<b>I. Current liabilities</b>	<b>310</b>	<b>20,770,339,621</b>	<b>21,511,416,401</b>
1. Accounts payable to suppliers	311	5,254,608,874	5,254,608,874
2. Advances from customers	312	0	0
3. Dividends and profit payable	313		
4. Taxes and other payables to the State (short-term)	314	11,697,827,521	12,497,827,521
5. Payables to employees	315	58,923,220	0
6. Accrued expenses	316	0	0
7. Short-term intercompany payables	317	0	0
8. Contract liabilities based on construction contract progress (short-term)	318	0	0



9. Deferred revenue (short-term)	319		0	0
10. Other short-term payables	320		23,952,198	23,952,198
11. Short-term loans and payables for finance leasing	321		0	0
12. Short-term provision	322		0	0
13. Bonus and welfare funds	323		3,735,027,808	3,735,027,808
14. Stabilization funds	324		0	0
15. Trading Government bonds	325		0	0
<b>II. Non-current liabilities</b>	<b>330</b>		<b>0</b>	<b>0</b>
1. Long-term accounts payable to suppliers	331		0	0
2. Long-term advances from customers	332		0	0
3. Taxes and other payables to the State (long-term)	333			
4. Long-term accrued expenses	334		0	0
5. Intercompany payables for business capital	335		0	0
6. Long-term intercompany payables	336		0	0
7. Long-term unearned revenue	337		0	0
8. Other long-term payables	338		0	0
9. Long-term loans and payables for finance leasing	339		0	0
10. Convertible bonds	340		0	0
11. Preference shares	341		0	0
12. Deferred tax liabilities	342		0	0
13. Provision for long-term payables	343		0	0
14. Science and technology development funds	344		0	0
<b>D - OWNER'S EQUITY</b>	<b>400</b>		<b>290,807,417,374</b>	<b>290,741,953,727</b>
1. Share capital	411		315,049,750,000	315,049,750,000
- Ordinary shares	411a		315,049,750,000	315,049,750,000
- Preference shares	411b		0	0
2. Share premium	412		0	0
3. Bond option	413		0	0
4. Other capital	414		0	0
5. Treasury shares (*)	415		0	0
6. Asset revaluation differences	416		0	0
7. Foreign exchange differences	417		0	0
8. Investment and development funds	418		6,894,055,616	6,894,055,616
9. Other funds of owners' equity	419		0	0
10. Retained profits	420		(31,136,388,242)	(31,201,851,889)
Retained profits brought forward	420a		(31,201,851,889)	(32,131,493,603)
Retained profits for the current period	420b		65,463,647	929,641,714
<b>TOTAL LIABILITIES AND OWNER'S EQUITY (440 = 300 + 400)</b>	<b>440</b>		<b>311,577,756,995</b>	<b>312,253,370,128</b>

Approved, April 21, 2026

Preparer

  
Lê Thị Phương Thảo

Chief Accountant

  
Lê Thị Phương Thảo

LEGAL REPRESENTATIVE



## CONSULTANCY DESIGN AND URBAN DEVELOPMENT JOINT STOCK COMPANY

No. 194 Buoi Street, Ngoc Ha , Ha Noi

Tax Identification Number: 0102963747

Phone number: 043.9744168 - Fax: 043.9744068

Form No. B 02-DN

Attached to Circular No. 99/2025/TT-BTC dated October

27, 2025 of the Ministry of Finance)

## INCOME STATEMENT

Accounting period from January 1, 2026 to March 31, 2026

Item	Code	Note	Quarter I/2026	Quarter I/2025	For 01/01/2026 to 31/12/2026	Previous Year
1. Revenue from sales of goods and provision of services	01		0	0	0	0
2. Revenue deductions	02		0	0	0	0
<b>3. Net revenue from sales of goods and provision of services (10 = 01 - 02)</b>	<b>10</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
4. Cost of sales	11		0	0	0	0
<b>5. Gross profits (20 = 10 - 11)</b>	<b>20</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
6. Gain/Loss from sale or liquidation of investment property	21					
7. Financial income	22		499,813,624	3,634	499,813,624	3,634
8. Financial expenses	23		0	366,367,072	0	366,367,072
- In which: Interest expense	24		0	0	0	0
9. Selling expenses	25		0	0	0	0
10. General and administration expenses	26		434,349,977	287,143,702	434,349,977	287,143,702
<b>11. Net operating profit (30 = 20 + 21 + 22 - (23+25+26))</b>	<b>30</b>		<b>65,463,647</b>	<b>(653,507,140)</b>	<b>65,463,647</b>	<b>(653,507,140)</b>
12. Other income	31		0	0	0	0
13. Other expenses	32			0	0	0
<b>14. Results of other activities (40 = 31 - 32)</b>	<b>40</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>15. Accounting profit before tax (50 = 30 + 40)</b>	<b>50</b>		<b>65,463,647</b>	<b>(653,507,140)</b>	<b>65,463,647</b>	<b>(653,507,140)</b>
16. Income tax expense - current	51		0		0	
17. Income tax (benefit)/expense - deferred	52		0	0	0	0
<b>18. Net profit after tax (60 = 50 - 51 - 52)</b>	<b>60</b>		<b>65,463,647</b>	<b>(653,507,140)</b>	<b>65,463,647</b>	<b>(653,507,140)</b>
19. Basic earnings per share	70		0.0	0.0	0	0.0
20. Diluted EPS	71		2.1	(20.7)	2.1	(20.7)

Preparer

Chief Accountant

Approved, April 21, 2026

Lê Thị Phương Thảo

Lê Thị Phương Thảo



Bùi Xuân Hiếu



**CASH FLOW STATEMENT (Indirect method)**  
*Accounting period from January 1, 2026 to March 31, 2026*

Unit: VND

Item	Code	Note	QI/2026	QI/2025
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>				
1. Accounting profit before tax	01		65,463,647	(653,507,140)
2. Adjustments for:				0
- Depreciation and amortization	02		0	0
- Provisions	03		0	0
- Exchange gains/losses arising from revaluation of monetary items denominated in foreign currencies	04		499,812,032	(366,367,072)
- Profit or loss from financial investment activities	05			0
- Borrowing costs	06			0
- Other adjustments	07			0
3. Operating profit before changes in working capital	08		565,275,679	(1,019,874,212)
- Change in receivables	09		(501,588,709)	3,188,076,484
- Change in inventories	10		0	-
- Change in payables (exclusive of interest payables, corporation income tax payables)	11		(741,076,780)	(600,000,000)
- Increase/Decrease in prepaid expenses	12		0	-
- Change in trading securities	13			-
- Interest and other borrowing costs paid	14			-
- Income tax paid	15			-
- Other receipts from operating activities	16		0	-
- Other payments for operating activities	17			-
Net cash flows from operating activities	20		(677,389,810)	1,568,202,272
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>				
1. Payments for additions to fixed assets and other long-term assets	21		0	0
2. Receipts from disposals of fixed assets and construction in progress	22			0
3. Payments for term deposits	23			0
4. Collection of loans and repurchase of debt instruments of other entities	24			0
5. Payments for investments in other entities	25		0	0
6. Collections on investments in other entities	26		0	0
7. Receipts of interest and dividends	27			0
Net cash flows from investing activities	30		0	0
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>				0
1. Proceeds from issuance of shares and receipt of contributed capital	31			0
2. Repayment of capital contributions to owners and repurchase of issued shares	32			0
3. Proceeds from borrowings	33		0	0

Item	Code	Note	Q1/2026	Q1/2025
4. Payments to settle loan principals	34		0	0
5. Repayments of financial principals	35			0
6. Payments of dividends to owners	36			0
<i>Net cash flows from financing activities</i>	<i>40</i>		<i>0</i>	<i>0</i>
Net cash flows during the period (50 = 20 + 30 + 40)	50		(677,389,810)	1,568,202,272
Cash and cash equivalents at the beginning of the year	60		1,419,666,487	459,569,602
Effect of exchange rate fluctuations on cash and cash equivalents	61		(499,812,032)	366,367,072
Cash and cash equivalents at the end of the year (70 = 50 + 60 + 61)	70	VII.34	242,464,645	2,394,138,946

Preparer



Lê Thị Phương Thảo

Chief Accountant



Lê Thị Phương Thảo

Approved, April 21, 2026



Bùi Xuân Hiếu

PHỤ LỤC



## NOTES TO THE FINANCIAL STATEMENTS

### FIRST QUARTER OF 2026

#### I. Characteristics of the enterprise's operations

##### 1. Form of ownership.

Urban Design Consultancy and Development Joint Stock Company (hereinafter referred to as the "Company") was established and operates under Business Registration Certificate No. 0103027199 issued by the Hanoi Department of Planning and Investment for the first time on October 9, 2008, with the 18th amendment registered on January 24, 2024. Accordingly

Company Name: CONSULTANCY DESIGN AND URBAN DEVELOPMENT JOINT STOCK

International Trading Name: CONSULTANCY DESIGN AND URBAN DEVELOPMENT JOINT

Abbreviated Name: CDDC.,JSC

Charter Capital: 315.049.750.000 VND

(Three hundred fifteen billion, forty-nine million, seven hundred fifty thousand dong)

Head Office: No. 194 Buoi Street, Cong Vi Ward, Ba Dinh District, Hanoi City.

Since October 10, 2018, the Company has had 02 subsidiaries:

Name of the First Subsidiary: CUNG XUAN JOINT STOCK COMPANY

International Trading Name: CUNG XUAN JOINT STOCK COMPANY

Abbreviated Name: CUNG XUAN.,JSC

Charter Capital: 129.000.000.000 VND

Head Office: Floor 12A, CDC Building, 25–27 Le Dai Hanh Street, Hai Ba Trung Ward, Hanoi City,

Name of the Second Subsidiary: CONSULTANCY DESIGN AND URBAN DEVELOPMENT

International Trading Name: CONSULTANCY DESIGN AND URBAN DEVELOPMENT PUBLIC

Charter Capital: USD 3,543,800 (Three million, five hundred forty-three thousand, eight hundred US

Head Office: Phon My Xay Village, Pek District, Xiangkhouang Province, Laos.

2.Field of Operation: The company operates in consulting, design, and services.

##### 3.Business Activities:

- Cultivation of vegetables, beans, and ornamental flowers and plants.
- Advertising (excluding tobacco advertising).
- etail of other goods, including: retail of paintings, sculptures, and artworks; retail of kerosene, gas cylinders, charcoal for household cooking; and retail of household consumer goods.
- Iron and steel casting, boiler manufacturing, metal forging, pressing, stamping, rolling, and powder metallurgy.
- Manufacturing metal household items for kitchens, bathrooms, and dining rooms; manufacturing metal office equipment; producing safety doors, safes, armored doors; and manufacturing insulated and non-insulated metal cables.
- Installation of industrial machinery and equipment; manufacturing refractory products; and production of iron, steel, and cast iron.
- Casting of non-ferrous metals, manufacturing metal components, and producing metal tanks, reservoirs, and storage equipment.



- Mechanical processing, metal treatment and coating, manufacturing of cutlery, hand tools, and common metal goods.
  - Manufacturing medical, dental, orthopedic, and rehabilitation equipment and instruments (excluding dentures).
  - Construction of various types of buildings, including the execution of civil, industrial, transportation, irrigation, technical infrastructure, water supply and drainage, and environmental projects.
  - Installation of electrical systems.
  - Other specialized construction activities, including interior and exterior decoration; EPC general contracting and turnkey construction projects; quality inspection services for construction works, construction machinery, and technological equipment.
  - Wholesale of cars and other motor vehicles, sale of motorcycles and scooters, maintenance and repair of cars and motorcycles, and sale of parts and accessories for motorcycles and scooters.
  - Advertising (excluding tobacco advertising);
  - Retail of other goods, including: retail of paintings, statues, art works, retail of kerosene, gas cylinders, charcoal for household cooking fuel, and household consumer goods;
  - Casting of iron and steel, production of boilers, forging, pressing, stamping, and rolling of metals, and powder metallurgy;
  - Production of metal household items for kitchens, bathrooms, dining rooms, metal office equipment, production of safes, iron-clad doors, insulated and non-insulated metal cables;
  - Wholesale of electronic devices and telecommunications components.
  - Wholesale of rice and food products, wholesale of rice, and retail of food, beverages, and essential supplies.
4. Normal production and business cycle. The operating cycle is 12 months

5. Characteristics of the enterprise's operations during the financial year that affect the Financial Statements.

6. Enterprise structure

-List of subsidiaries

Name of the First Subsidiary: CUNG XUAN JOINT STOCK COMPANY

International Trading Name: CUNG XUAN JOINT STOCK COMPANY

Abbreviated Name: CUNG XUAN.,JSC

Charter Capital: 129.000.000.000 VND

Head Office: Floor 12A, CDC Building, 25–27 Le Dai Hanh Street, Hai Ba Trung Ward, Hanoi City,

Name of the Second Subsidiary: CONSULTANCY DESIGN AND URBAN DEVELOPMENT

International Trading Name: CONSULTANCY DESIGN AND URBAN DEVELOPMENT PUBLIC

Charter Capital: USD 3,543,800 (Three million, five hundred forty-three thousand, eight hundred US

Head Office: Phon My Xay Village, Pek District, Xiangkhouang Province, Laos.

7. Number of employees at the end of the period or the average number of employees during the period  
13

8. Statement on the comparability of information in the Financial Statements: In cases where the Financial Statements are not comparable, the enterprise must provide clear disclosures and explain the reasons for the lack of comparability between the information of the reporting period and that of the

9. Disclosure of other information in the Financial Statements in accordance with relevant laws and regulations, such as the Enterprise Law, Securities Law, etc.

## **II. Accounting period and accounting currency used**

1. Annual accounting period (from January 1, 2026 to December 31, 2026)



2. Accounting currency used. In case of any change in accounting currency compared to the previous year, the reasons and effects of such change must be clearly explained: Vietnamese Dong (VND)

### **III. Applicable Accounting Standards and Accounting Regime**

#### **1. Applicable accounting regime**

Urban Design Consultancy and Development Joint Stock Company applies the Vietnamese Enterprise Accounting Regime issued together with Circular No. 99/2025/TT-BTC dated October 27,

#### **2. Statement of compliance with Vietnamese Accounting Standards and Accounting Regime**

The Management of Urban Design Consultancy and Development Joint Stock Company declares that the annual Financial Statements have been prepared and presented in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting Regime, and relevant legal regulations on the preparation and presentation of Financial Statements, which are appropriate to the Company's business activities.

### **IV. Accounting policies, accounting estimates, and applicable related legal regulations**

1. Principles for translating Financial Statements prepared in foreign currencies into Vietnamese Dong (in cases where the accounting records are maintained in a currency other than VND); and the impact (if any) arising from the translation of Financial Statements from foreign currencies into

#### **2. Exchange rates applied in accounting**

Economic transactions denominated in foreign currencies are recorded at the actual transaction exchange rate of the transacting bank at the time the transaction occurs. At year-end, monetary assets and liabilities denominated in foreign currencies are retranslated at the average buying and selling transfer rates of the commercial bank where the Company maintains its accounts as of the reporting date. All realized exchange differences arising during the period and unrealized revaluation differences of monetary items are gradually recognized in the statement of profit or loss for the

-Cross exchange rates are applied in cases where the bank does not publish the exchange rate of the foreign currency

-The State Bank of Vietnam's published gold buying price or the reference buying price of licensed gold trading entities is used for revaluation of monetary gold at the reporting date.

3. Principles for determining the effective interest rate used for discounting cash flows.

4. Principles for recognition of cash and cash equivalents.

Cash includes cash on hand and demand deposits at banks. Economic transactions denominated in foreign currencies are translated into Vietnamese Dong at the actual transaction exchange rate of the transacting bank at the time the transaction occurs. All exchange differences arising during the period from operating activities, including construction investment activities, are immediately recognized in financial expenses or financial income for the period

#### **5. Accounting principles for financial investments**

a) Trading securities;

b) Held-to-maturity investments;

c) Investments in subsidiaries, joint ventures, and associates



Investments in subsidiaries and associates are assessed for impairment at the reporting date for the purpose of making provisions based on the financial statements of the subsidiaries and associates when these entities incur losses (except for planned losses identified in the approved business plan prior to the investment). However, the Company's subsidiaries and associates are either not incurring losses or are still in the investment stage; therefore, no impairment provision is required.

Net profit distributed from subsidiaries and associates arising after the investment date is recognized in the statement of profit or loss. Other distributions are deducted from the cost of the investment.

#### 6. Accounting principles for receivables

The enterprise shall disclose accounting policies related to receivables and the key estimation basis used in the policy for allowance for doubtful debts

#### 7. Accounting principles for inventories

8. Accounting principles and depreciation of tangible fixed assets (including perennial plants for periodic products and working livestock), intangible fixed assets, finance lease assets, and investment

##### ***“Recognition principles for tangible and intangible fixed assets***

- Fixed assets are initially recorded at cost. During their use, fixed assets are accounted for under three indicators: cost, accumulated depreciation, and carrying amount.
- The cost of fixed assets is determined as all expenditures incurred by the entity to acquire the asset up to the point it is ready for use.

##### ***Depreciation method of fixed assets***

Fixed assets are depreciated over their estimated useful lives using the straight-line method. Depreciation periods are determined in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013 issued by the Ministry of Finance. The specific useful lives are as follows

9. Nguyên tắc kế toán tài sản sinh học.

10. Nguyên tắc kế toán các loại hợp đồng hợp tác kinh doanh.

11. Nguyên tắc kế toán chi phí chờ phân bổ.

12. Nguyên tắc kế toán phải trả người bán.

13. Nguyên tắc kế toán phải trả cổ tức, lợi nhuận.

14. Nguyên tắc ghi nhận chi phí phải trả.

15. Nguyên tắc ghi nhận doanh thu chờ phân bổ.

16. Nguyên tắc kế toán các khoản dự phòng phải trả.

17. Nguyên tắc kế toán thuế TNDN hoãn lại.

18. Recognition principles for borrowings and finance lease liabilities.

Borrowings and finance lease liabilities are tracked in detail by repayment terms. Amounts with repayment periods exceeding 12 months from the reporting date are presented as long-term borrowings and finance lease liabilities. Amounts due within 12 months from the reporting date are presented as short-term borrowings and finance lease liabilities

19. Recognition principles and capitalization of borrowing costs



Borrowing costs directly attributable to the acquisition, construction, or production of a qualifying asset under construction are capitalized into the cost of that asset, including interest expenses, amortization of discounts or premiums on bond issuance, and ancillary costs incurred in obtaining borrowings

Capitalization of borrowing costs is suspended during periods in which active development or production is interrupted, unless the interruption is necessary

Capitalization ceases when substantially all activities necessary to prepare the qualifying asset for its intended use or sale are complete. Borrowing costs incurred thereafter are recognized as expenses in the period in which they are incurred

Borrowing costs capitalized during the period shall not exceed the total borrowing costs incurred in that period. Interest expenses and amortization of discounts or premiums capitalized in each period shall not exceed the actual interest incurred and the amortization of discounts or premiums for that period

20. Recognition principles for convertible bonds.

21. Equity recognition principles:

- Principles for recognition of owners' contributed capital, share premium, convertible bond option, and other owners' equity;

- Principles for recognition of asset revaluation differences;

- Principles for recognition of foreign exchange differences;

- Principles for recognition of retained earnings.

22. Revenue recognition principles and methods, and other income:

- Revenue from sale of goods and provision of services

- +Revenue from sale of goods

- +Revenue from provision of services.

- +Revenue from construction contracts.

- +Revenue from sale of real estate, including serviced apartments, mixed-use office-accommodation properties, or similar products

- Financial income;

- Other income.

23. Accounting principles for revenue deductions.

24. Accounting principles for cost of goods sold.

25. Accounting principles for financial expenses.

26. Accounting principles for selling expenses and general and administrative expenses.

27. Accounting principles for sale and disposal of fixed assets and investment property

28. Principles and methods for recognition of current corporate income tax expense (including additional corporate income tax expense under global minimum tax regulations) and deferred corporate income tax expense.

29. Other accounting principles and methods.

**V. Supplementary information for items presented in the Statement of Financial Position**

**1. Cash and cash equivalents"**

Cash and cash equivalents held by the enterprise that are not restricted in use	End of year	Beginning of year
-Cash on hand	231,535,032	1,410,436,436
-Demand deposits	10,929,613	9,230,051
-Cash in transit	...	...
-Cash equivalents"	...	...
<b>Total</b>	<b>10,929,613</b>	<b>1,419,666,487</b>





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BIÊN LAI CHUYỂN TIỀN  
(Payment Receipt)

Ngày hiệu lực Effective Date	23/04/2026		
Số giao dịch Order Number	283596		
Đơn vị trả tiền Account Holder Name	CTY CP TM DV TH HAI BA TRUNG		
Số tài khoản Account Number	114704070002385	Loại tiền Currency	VND
Tại ngân hàng Bank Name	Ngân hàng Thương mại Cổ phần Phát triển Tp.Hồ Chí Minh		
Đơn vị nhận tiền Account Holder Name	CONG TY DIEN LUC BA DINH		
Số tài khoản Account Number	1332018	Loại tiền Currency	VND
Tại ngân hàng Bank Name	ACB BANK		
Số tiền Amount	98,172,890 VND		
Số tiền bằng chữ In words	Chín mươi tám triệu một trăm bảy mươi hai ngàn tám trăm chín mươi đồng		
Nội dung chuyển khoản Details of Payment	thanh toan tien dien ky 2 t4.2026 tai ks candle ma pd03000028629		

Cám ơn quý khách đã sử dụng dịch vụ của HDBank  
Thank you for banking with HDBank

Lưu ý: Nếu có thắc mắc hoặc cần được hướng dẫn thêm, Quý khách vui lòng liên hệ Chi nhánh/PGD HDBank gần nhất hoặc Trung tâm dịch vụ khách hàng qua số điện thoại 19006060 .  
*Note: If you have any question or need further instructions, please contact nearest HDBank's Branch or Customer Service Center through 19006060 .*

# NOTES TO THE FINANCIAL STATEMENTS

As at 31 March 2026

## 02. Financial Investments

Item	As at 31 March 2026		Beginning of Year		Content
	Original Cost	Fair Value/Book Value	Provision	Original Cost	Fair Value/Book Value
<b>a) Trading Securities</b>	0	0	0	0	0
Total value of stocks (details of each stock type accounting for 10% or more of the total stock value)	0	0	0	0	0
Total value of bonds (details of each bond type accounting for 10% or more of the total bond value)	0	0	0	0	0
Other investments	0	0	0	0	0
Reasons for changes for each investment/type of stock or bond:	0	0	0	0	0
Quantity:	0	0	0	0	0
Value:	0	0	0	0	0
<b>b) Held-to-Maturity Investments</b>	0	0	0	0	0
<b>b1) Short-term</b>	0	0	0	0	0
Fixed-term deposits	0	0	0	0	0
Bonds	0	0	0	0	0
Other investments	0	0	0	0	0
<b>b2) Long-term</b>	0	0	0	0	0
Fixed-term deposits	0	0	0	0	0
Bonds	0	0	0	0	0
Other investments	0	0	0	0	0
<b>c) Equity Investments in Other Entities</b>	232,712,830,530	0	0	232,712,830,530	0
Investments in subsidiaries (detailed by each investment, including ownership percentage and voting rights percentage)	202,712,830,530	0	0	202,712,830,530	0
Investments in joint ventures and associates	0	0	0	0	0
Investments in other entities	30,000,000,000	0	0	30,000,000,000	0
Summary of the performance of subsidiaries, joint ventures, and associates during the period	0	0	0	0	0
Significant transactions between the company and subsidiaries, joint ventures, and associates during the period	0	0	0	0	0
If fair value cannot be determined, provide an explanation of the reasons.	0	0	0	0	0
<b>Total</b>	<b>232,712,830,530</b>	<b>0</b>	<b>0</b>	<b>232,712,830,530</b>	<b>0</b>



# NOTES TO THE FINANCIAL STATEMENTS

As at 31 March 2026

## 03. Receivables from Customers

Item	Ending Balance	Beginning Balance	Content
a) Short-term receivables from customers	13,258,240,075	13,258,240,075	
- Details of receivables from customers accounting for 10% or more of total customer receivables	0	0	0
-Other receivables from customers	13,258,240,075	13,258,240,075	
b) Long-term receivables from customers (similar to short-term)	0	0	0
c) Receivables from related parties (details for each party)	0	0	0

## 04. Other Receivables

Item	As at 31 March 2026		Beginning of the Year		Content
	Value	Provision	Value	Provision	
<b>a) Short-term Receivables</b>	3,003,434,094	0	3,001,776,494	0	
Receivables from privatization	0	0	0	0	
Receivables from dividends and distribut	0	0	0	0	
Receivables from employees	0	0	0	0	
Deposits and guarantees	0	0	0	0	
Loans provided	0	0	0	0	
Payments on behalf of others	0	0	0	0	
Other receivables	3,003,434,094	0	3,001,776,494	0	
<b>b) Long-term Receivables</b>	63,000,387,152	0	62,506,755,120	0	
Receivables from long-term loans	63,000,387,152	0	62,506,755,120	0	
Receivables from dividends and distribut	0	0	0	0	
Receivables from employees	0	0	0	0	
Deposits and guarantees	0	0	0	0	
Loans provided	0	0	0	0	
Payments on behalf of others	0	0	0	0	
Other receivables	0	0	0	0	
<b>Total</b>	<b>66,003,821,246</b>	<b>0</b>	<b>65,508,531,614</b>	<b>0</b>	

# NOTES TO THE FINANCIAL STATEMENTS

As at 31 March 2026

## 06. Non-performing Loans

Item	As at 31 March 2026		Beginning of the Year	
	Original Cost	Recoverable Value	Original Cost	Recoverable Value
* Receivables from Customers				
Hồng Trang Construction, Trade, and General Services Co., Ltd.	13,258,240,075	0	13,258,240,075	0
* Advances to Suppliers	11,746,049,915	20,855,592	11,746,049,915	20,855,592
Hoàng Chung Construction and Trade Co., Ltd.	7,992,945,526	0	7,992,945,526	0
Asia Pacific Securities Joint Stock Company	120,000,000	0	120,000,000	0
Tri Minh Law Firm LLC	80,000,000	0	80,000,000	0
Thành Việt Trade and Tourism Co., Ltd.	69,340,370	20,855,592	69,340,370	20,855,592
Tropical Architecture Development Co., Ltd.	27,392,970	0	27,392,970	0
FPT Telecommunications Joint Stock Company	10,560,000		10,560,000	
Hồng Trang Construction, Trade, and General Services Co., Ltd.	3,445,811,049	0	3,445,811,049	
<b>Total</b>	<b>25,004,289,990</b>	<b>20,855,592</b>	<b>25,004,289,990</b>	<b>20,855,592</b>



# NOTES TO THE FINANCIAL STATEMENTS

As at 31 March 2026

## 07. Inventory

Item	As at 31 March 2026		Beginning of the Year		Content
	Original Cost	Provisions	Original Cost	Provisions	
Goods in transit	0	0	0	0	
Raw materials and supplies	0	0	0	0	
Tools and instruments	0	0		0	
Work in progress (WIP)	0	0	0	0	
Finished goods	0	0	0	0	
Merchandise		0	0	0	
Goods sent for sale	0	0	0	0	
Bonded warehouse goods	0	0	0	0	
Real estate inventory	0	0	0	0	
Value of obsolete, inferior, or unsellable inventory at the end of the period; causes and measures for handling such inventory	0	0	0	0	
Value of inventory used as collateral or pledged to secure liabilities at the end of the period	0	0	0	0	
Reasons for additional provisions or reversals of provisions for inventory devaluation	0	0	0	0	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

# NOTES TO THE FINANCIAL STATEMENTS

As at 31 March 2026

## 08. Long-term Work in Progress

Item	As at 31 March 2026		Beginning of the Year		Content
	Original Cost	Recoverable Value	Original Cost	Recoverable Value	
a) Provide details for each type, including reasons for not being completed within a standard production or business cycle.	0	0	0	0	
.....	0	0	0	0	
b) Provide details for projects accounting for 10% or more of the total construction work in progress, including:	20,396,237,009	0	20,396,237,009	0	
Procurement	0	0	0	0	
Construction	20,396,237,009	0	20,396,237,009	0	
Repairs	0	0	0	0	
<b>Total</b>	<b>20,396,237,009</b>		<b>20,396,237,009</b>		



# NOTES TO THE FINANCIAL STATEMENTS

As at 31 March 2026

## 09. Changes in Tangible Fixed Assets

Item	Buildings and Structures	Machinery and Equipment	Transportation and Transmission Means	Management Equipment and Tools	Perennial Plants, Working Animals for Production	Other Tangible Fixed Assets	Total	Content
<b>Original Cost</b>								
Beginning balance	0	800,240,000	0	2,129,084,438	0	0	2,929,324,438	
-Purchases during the year	0	0	0	0	0	0	0	
-Completed construction investment projects	0	0	0	0	0	0	0	
-Other increases	0	0	0	0	0	0	0	
-Transfers to investment properties	0	0	0	0	0	0	0	
-Disposal or liquidation	0	0	0	0	0	0	0	
-Other decreases	0	0	0	0	0	0	0	
<b>Ending balance</b>	0	800,240,000	0	2,129,084,438	0	0	2,929,324,438	
<b>Accumulated Depreciation</b>								
Beginning balance	0	800,240,000	0	2,129,084,438	0	0	2,929,324,438	
Depreciation as of 12/31/2023	0	0	0	0	0	0	0	
-Other increases	0	0	0	0	0	0	0	
-Transfers to investment properties	0	0	0	0	0	0	0	
-Disposal or liquidation	0	0	0	0	0	0	0	
-Other decreases	0	0	0	0	0	0	0	
<b>Ending balance</b>	0	800,240,000	0	2,129,084,438	0	0	2,929,324,438	
<b>Net Book Value</b>								
At the beginning of the year	0	0	0	0	0	0	0	
At the end of Q4-2024	0	0	0	0	0	0	0	
-Net book value at year-end of tangible fixed assets used as collateral or pledged to secure loans:	0	0	0	0	0	0	0	
-Original cost at year-end of fully depreciated tangible fixed assets still in use:	0	0	0	0	0	0	0	
-Original cost at year-end of tangible fixed assets awaiting disposal:	0	0	0	0	0	0	0	
-Commitments regarding the purchase or sale of significant tangible fixed assets in the future:	0	0	0	0	0	0	0	
-Other changes in tangible fixed assets:	0	0	0	0	0	0	0	
Original Cost of Fully Depreciated Fixed Assets Still in Use:					2,929,324,438			



# NOTES TO THE FINANCIAL STATEMENTS

As at 31 March 2026

## 10. Changes in Intangible Fixed Assets

Indicator Name	Land Use Rights	Issuance Rights	Copyrights, Patents	Trademarks	Computer Software	Intangible Fixed Assets	Licenses	Total	Description
<b>Original Cost</b>									
Beginning balance	0	0	0	0	100,000,000	0	0	100,000,000	
-Purchases during the year	0	0	0	0	0	0	0	0	
-Created internally by the company	0	0	0	0	0	0	0	0	
-Increase due to business mergers	0	0	0	0	0	0	0	0	
-Other increases	0	0	0	0	0	0	0	0	
-Disposal or sale	0	0	0	0	0	0	0	0	
-Other decreases	0	0	0	0	0	0	0	0	
Ending balance	0	0	0	0	100,000,000	0	0	100,000,000	
<b>Accumulated Amortization</b>									
Beginning balance	0	0	0	0	100,000,000	0	0	100,000,000	
-Amortization during the year	0	0	0	0	0	0	0	0	
-Other increases	0	0	0	0	0	0	0	0	
-Disposal or sale	0	0	0	0	0	0	0	0	
-Other decreases	0	0	0	0	0	0	0	0	
Ending balance	0	0	0	0	100,000,000	0	0	100,000,000	
<b>Net Book Value</b>									
At the beginning of the year	0	0	0	0	0	0	0	0	
At the end of the year	0	0	0	0	0	0	0	0	
-Net book value at year-end of intangible fixed assets used as collateral or pledged to secure loans	0	0	0	0	0	0	0	0	
-Original cost of intangible fixed assets that have been fully amortized but are still in use	0	0	0	0	0	0	0	0	
-Notes and other explanations:	0	0	0	0	0	0	0	0	

Original Cost of Fully Depreciated Fixed Assets Still in Use:

100,000,000



# NOTES TO THE FINANCIAL STATEMENTS

As at 31 March 2026

## 11. Changes in Finance Lease Fixed Assets

Item	Buildings and Structures	Machinery and Equipment	Transportation and Transmission Means	Management Equipment and Tools	Other Tangible Fixed Assets	Intangible Fixed Assets	Total	Content
<b>Original Cost</b>	0	0	0	0	0	0	0	
Beginning balance	0	0	0	0	0	0	0	
- Finance leases during the year	0	0	0	0	0	0	0	
- Purchase of finance lease assets	0	0	0	0	0	0	0	
- Other increases	0	0	0	0	0	0	0	
- Return of finance lease assets	0	0	0	0	0	0	0	
- Other decreases	0	0	0	0	0	0	0	
Ending balance	0	0	0	0	0	0	0	
<b>Accumulated Depreciation</b>	0	0	0	0	0	0	0	
Beginning balance	0	0	0	0	0	0	0	
- Depreciation during the year	0	0	0	0	0	0	0	
- Purchase of finance lease assets	0	0	0	0	0	0	0	
- Other increases	0	0	0	0	0	0	0	
- Return of finance lease assets	0	0	0	0	0	0	0	
- Other decreases	0	0	0	0	0	0	0	
Ending balance	0	0	0	0	0	0	0	
<b>Net Book Value</b>	0	0	0	0	0	0	0	
- At the beginning of the year	0	0	0	0	0	0	0	
- At the end of the year	0	0	0	0	0	0	0	
* Additional lease payments recognized as expenses during the year:	0	0	0	0	0	0	0	
* Basis for determining additional lease payments:	0	0	0	0	0	0	0	
* Lease extension terms or rights to purchase the asset:	0	0	0	0	0	0	0	



# NOTES TO THE FINANCIAL STATEMENTS

As at 31 March 2026

## 13. Changes in Investment Properties

Item	Beginning balance	Decrease during the year	Increase during the year	Ending balance	Content
<b>a) Investment Properties for Lease</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Original Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
- Land use rights	0	0	0	0	
- Buildings	0	0	0	0	
- Buildings and land use rights	0	0	0	0	
- Infrastructure	0	0	0	0	
<b>Accumulated Depreciation</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
- Land use rights	0	0	0	0	
- Buildings	0	0	0	0	
- Buildings and land use rights	0	0	0	0	
- Infrastructure	0	0	0	0	
<b>Net Book Value</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
- Land use rights	0	0	0	0	
- Buildings	0	0	0	0	
- Buildings and land use rights	0	0	0	0	
- Infrastructure	0	0	0	0	
<b>b) Investment Properties Held for Capital Appreciation</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Original Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
- Land use rights	0	0	0	0	
- Buildings	0	0	0	0	
- Buildings and land use rights	0	0	0	0	
- Infrastructure	0	0	0	0	
<b>Impairment Losses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
- Land use rights	0	0	0	0	
- Buildings	0	0	0	0	
- Buildings and land use rights	0	0	0	0	
- Infrastructure	0	0	0	0	
<b>Net Book Value</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
- Land use rights	0	0	0	0	
- Buildings	0	0	0	0	
- Buildings and land use rights	0	0	0	0	
- Infrastructure	0	0	0	0	
- Net book value at the end of the period of investment properties used as collateral or pledged to secure loans	0	0	0	0	
'- Original cost of investment properties that have been fully depreciated but are still leased or held for capital appreciation	0	0	0	0	
'- Notes and other explanations	0	0	0	0	



## NOTES TO THE FINANCIAL STATEMENTS

*As at 31 March 2026*

### 14. Prepaid Expenses

Item	Ending Balance	Beginning Balance	Content
a) Short-term (detailed by each item)	0	0	
Prepaid expenses for operating lease of fixed assets	0	0	
Tools and instruments issued for use	0	0	
Borrowing costs	0	0	
Other items (provide details if of significant value)	0	0	
b) Long-term (detailed by each item)	0	0	
Business establishment expenses	0	0	
Insurance purchase costs	0	0	
Other items (provide details if of significant value)	0	0	
<b>Total</b>	<b>0</b>	<b>0</b>	

Item	Ending Balance	Beginning Balance	Content
a) Short-term (detailed by each item)	0	0	
b) Long-term (detailed by each item)	788,730,000	782,550,000	
<b>Total</b>	<b>788,730,000</b>	<b>782,550,000</b>	





## NOTES TO THE FINANCIAL STATEMENTS

As at 31 March 2026

### 17. Accounts Payable to Suppliers

Item	As at 31 March 2026		Beginning Balance		Content
	Value	Recoverable Amount	Value	Recoverable Amount	
a) Short-term accounts payable to suppliers	5,254,608,874	5,254,608,874	5,254,608,874	5,254,608,874	
Details for each supplier accounting for 10% or more of the total payables	0	0	0	0	
Payables to other suppliers	0	0	0	0	
b) Long-term accounts payable to suppliers: Details similar to short-term payables	0	0	0	0	
c) Overdue payables	0	0	0	0	
Details for each supplier accounting for 10% or more of the total overdue amount	0	0	0	0	
Payables to other overdue suppliers	0	0	0	0	
d) Accounts payable to related parties: Details for each related party	0	0	0	0	
<b>Total</b>	<b>5,254,608,874</b>	<b>5,254,608,874</b>	<b>5,254,608,874</b>	<b>5,254,608,874</b>	

### 19. Taxes and Other Payables to the State

Item	Beginning Balance	Amount Payable in the Year	Amount Paid in the Year	As at 31 March 2026	Content
<b>a) Payables (detailed by each type of tax)</b>	12,497,827,521	0	800,000,000	11,697,827,521	
Value-added tax	4,400,449,279	0	0	4,400,449,279	
Special consumption tax	0	0	0	0	
Import and export duties	0	0	0	0	
Corporate income tax	8,097,378,242	0	800,000,000	7,297,378,242	
Personal income tax	0	0	0	0	
Resource tax	0	0	0	0	
Real estate and land lease taxes	0	0	0	0	
Other taxes	0	0	0	0	
Fees, charges, and other payables	0	0	0	0	
<b>Total</b>	<b>12,497,827,521</b>	<b>0</b>	<b>800,000,000</b>	<b>11,697,827,521</b>	
<b>b) Receivables (detailed by each type of tax)</b>	0	0		0	
Value-added tax	0	0		0	
Special consumption tax	0	0	0	0	
Import and export duties	0	0	0	0	
Corporate income tax	0	0	0	0	
Personal income tax	0	0	0	0	
Resource tax	0	0	0	0	
Real estate and land lease taxes	0	0	0	0	
Other taxes	0	0	0	0	
Fees, charges, and other receivables	0	0	0	0	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



# NOTES TO THE FINANCIAL STATEMENTS

As at 31 March 2026

item name	Ending Balance	Beginning Balance	Content
<b>20. Accrued Expenses</b>	<b>0</b>	<b>0</b>	
a) Short-term	0	0	
-Accrued wages for vacation time	0	0	
-Expenses during business suspension	0	0	
- Chi phí trích trước tạm tính giá vốn hàng hóa, thành phẩm BĐS đã bán	0	0	
- Các khoản trích trước khác	0	0	
b) Dài hạn	0	0	
- Lãi vay	0	0	
- Các khoản khác (chi tiết từng khoản)	0	0	
.....	0	0	
<b>21. Other Payables</b>	<b>27,386,292</b>	<b>24,905,428</b>	
a) Short-term	27,386,292	24,905,428	
-Surplus assets awaiting resolution	0	0	
-Trade union funds	23,952,198	23,952,198	
-Social insurance	3,434,094	953,230	
-Health insurance		0	
-Unemployment insurance	0	0	
-Payables related to equitization	0	0	
-Short-term deposits and guarantees received	0	0	
-Dividends and profits payable	0	0	
-Other payables and liabilities	0	0	
b) Long-term (detailed by each item)	0	0	
-Long-term deposits and guarantees received	0	0	
-Other payables and liabilities	0	0	
c) Overdue liabilities not yet settled (detailed by each item, including reasons for non-payment of overdue debts)	0	0	
<b>22. Unearned revenue</b>	<b>0</b>	<b>0</b>	
a) Short-term	0	0	
- Revenue received in advance	0	0	
- Revenue from traditional customer programs	0	0	
- Other unearned revenue items	0	0	
b) Long-term	0	0	
- Revenue received in advance;	0	0	
- Revenue from traditional customer programs;	0	0	
- Other unearned revenue items.	0	0	
c) Inability to perform contracts with customers (details of each item, reason for non-performance).	0	0	
<b>23. Preferred shares classified as liabilities</b>	<b>0</b>	<b>0</b>	
- Par value;	0	0	
- Issuance targets (management, staff, employees, other parties);	0	0	
- Buyback terms (time, buyback price, other basic terms in the issuance contract);	0	0	
- Repurchased value during the period;	0	0	
- Other notes	0	0	



<b>24. Provisions for liabilities</b>	<b>0</b>	<b>0</b>
a) Short-term	0	0
- Product warranty provision;	0	0
-Construction warranty provision;	0	0
- Restructuring provision;	0	0
- Other provisions for liabilities (Fixed asset repair costs, environmental remediation costs, etc.)	0	0
b) Long-term	0	0
- Product warranty provision;	0	0
- Construction warranty provision;	0	0
- Restructuring provision;	0	0
- Other provisions for liabilities (Fixed asset repair costs, environmental remediation costs, etc.)	0	0
<b>25. Deferred income tax assets and deferred income tax liabilities</b>	<b>0</b>	<b>0</b>
<b>a - Deferred income tax assets</b>	<b>0</b>	<b>0</b>
- Corporate income tax rate used to determine the value of deferred tax assets	0	0
- Deferred tax assets related to unused taxable losses	0	0
- Deferred tax assets related to unused tax incentives	0	0
- Deferred tax assets related to deductible temporary differences	0	0
- Offset against deferred tax liabilities	0	0
<b>b - Deferred income tax liabilities</b>	<b>0</b>	<b>0</b>
- Corporate income tax rate used to determine the value of deferred tax liabilities	0	0
- Deferred income tax liabilities arising from taxable temporary differences	0	0
- Offset against deferred tax assets	0	0

# NOTES TO THE FINANCIAL STATEMENTS

As at 31 March 2026

Item	Owner's Contributed Capital	Share Premium	Convertible Bond Option	Development Investment Fund	Asset Revaluation Surplus	foreign exchange differences	Undistributed Post-Tax Profit	(Non- controlling Interests)	Total	Content
<b>27.Owner's Equity</b>										
Beginning Balance of Last Year	315,049,750,000	0	0	6,894,055,616	0	0	(32,131,493,603)	0	289,812,312,013	
<b>a. Reconciliation of Changes in Equity</b>	0	0	0	0	0	0	0	0	0	
-Increase in capital during last year	0	0	0	0	0	0	0	0	0	
-Profit for last year	0	0	0	0	0	0	929,641,714	0	929,641,714	
-Other increases	0	0	0	0	0	0	0	0	0	
-Decrease in capital during last year	0	0	0	0	0	0	0	0	0	
-Loss for last year	0	0	0	0	0	0	0	0	0	
-Other decreases	0	0	0	0	0	0	0	0	0	
Beginning Balance of This Year	315,049,750,000	0	0	6,894,055,616	0	0	(31,201,851,889)	0	290,741,953,727	
-Increase in capital during this year	0	0	0	0	0	0	0	0	0	
-Profit for this year	0	0	0	0	0	0	65,463,647	0	65,463,647	2,395,353,126
-Other increases	0	0	0	0	0	0	0	0	0	
-Decrease in capital during this year	0	0	0	0	0	0	0	0	0	
-Loss for this year	0	0	0	0	0	0	0	0	0	
-Other decreases	0	0	0	0	0	0	0	0	0	
Ending Balance of This Year	315,049,750,000	0	0	6,894,055,616	0	0	(31,136,388,242)	0	290,807,417,374	



# NOTES TO THE FINANCIAL STATEMENTS

As at 31 March 2026

item name	Ending Balance	Beginning Balance	Content
<b>23. Owner's Equity</b>	<b>321,943,805,616</b>	<b>321,943,805,616</b>	
<b>b- Detailed Investment of the Owner</b>	<b>0</b>	<b>0</b>	
- Contribution from Parent Company (if a subsidiary)	0	0	
-Contribution from Other Entities	0	0	
<b>c- Transactions with Owners and Dividend Distribution</b>	<b>315,049,750,000</b>	<b>315,049,750,000</b>	
-Owner's Investment	315,049,750,000	315,049,750,000	
+Contribution at the Beginning of the Year	315,049,750,000	315,049,750,000	
+Increase in Contribution during the Year	0	0	
+Decrease in Contribution during the Year	0	0	
+Contribution at the End of the Year	315,049,750,000	315,049,750,000	
-Dividends and Profits Distributed	0	0	
<b>d. Shares</b>	<b>31,504,975</b>	<b>31,504,975</b>	
-Number of Shares Registered for Issuance	31,504,975	31,504,975	
-Number of Shares Sold to the Public	31,504,975	31,504,975	
-Ordinary Shares	31,504,975	31,504,975	
-Preferred Shares (classified as Owner's Equity)	0	0	
- Number of Shares Repurchased (Treasury Shares)	0	0	
+Ordinary Shares	0	0	
+Preferred Shares (classified as Owner's Equity)	0	0	
-Number of Shares Outstanding	31,504,975	31,504,975	
+Ordinary Shares	31,504,975	31,504,975	
+Preferred Shares (classified as Owner's Equity)	0	0	
*Number of Shares Outstanding	10,000	10,000	
<b>d- Dividends</b>	<b>0</b>	<b>0</b>	
-Dividends Announced after the End of the Fiscal Year	0	0	
+Dividends Announced on Ordinary	0	0	
+ Dividends Announced on Preferred Shares	0	0	
-Accrued Dividends on Preferred Shares Not Yet Recognized	0	0	
<b>e- Company's Funds</b>	<b>6,894,055,616</b>	<b>6,894,055,616</b>	
-Development Investment Fund:	6,894,055,616	6,894,055,616	
-Enterprise Restructuring Support Fund	0	0	
-Other Funds from Owner's Equity	0	0	
<b>g- Income and Expenses, Gains or Losses Recognized Directly in Owner's Equity According to Accounting Standards</b>	<b>0</b>	<b>0</b>	
-....	0	0	
-....	0	0	
<b>24.Asset Revaluation Differences</b>	<b>0</b>	<b>0</b>	
Reason for Change Between Beginning and Ending Balance (Which assets were revalued, and under what decision?).	0	0	
<b>25.Exchange Rate Differences</b>	<b>0</b>	<b>0</b>	
-Exchange Rate Differences from Foreign Currency Translation of Financial Statements into VND	0	0	

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-Exchange Rate Differences Arising from Other Causes (Specify Reason)	0	0
<b>26.Funding</b>	0	0
-Funding Sources Allocated in the Year	0	0
<b>27. Items Outside the Balance Sheet</b>	<b>0</b>	<b>0</b>
a) Lease Assets: Total Minimum Lease Payments in Future for Non-cancellable Operating Lease Contracts	0	0
-1 Year or Less	0	0
-More than 1 Year but Less than 5 Years;	0	0
-More than 5 Years;	0	0
c) Foreign Currencies: The company must disclose the quantity of each type of foreign currency in original units. Monetary gold must be presented in weight units in both domestic and international ounces, with the value in USD theo USD	0	0
d) Monetary Gold: The company must disclose the cost, quantity (in international units), and types of monetary gold	0	0
d) Bad Debts Written Off: The company must disclose the value (in original currency and VND) of bad debts written off within 10 years from the date of write-off, categorized by debtor and cause	0	0
e) Other Information on Items Outside the Balance Sheet	0	0
<b>28.Other Information Disclosed by the Company</b>	<b>0</b>	<b>0</b>



# NOTES TO THE FINANCIAL STATEMENTS

As at 31 March 2026

Description	This Year	Last Year
<b>VI - Additional Information for Items Presented in the Income Statement</b>		
<b>1.Total Sales Revenue and Service Provision Revenue (Code 01)</b>	<b>0</b>	<b>0</b>
a. Revenue	0	0
-Sales revenue	0	0
-Service provision revenue	0	0
-Revenue from construction contracts	0	0
+Revenue recognized from construction contracts during the period	0	0
+Total cumulative revenue from construction contracts recognized up to the financial statement preparation date	0	0
b) Revenue from related parties (detailed by entity).	0	0
c) In cases where rental revenue is recognized as the total amount received in advance, the company must disclose the difference between recognizing revenue using the method of gradual allocation over the rental period; the impact on future profits and cash flows due to	0	0
<b>2.Revenue Deductions (Code 02)</b>	<b>0</b>	<b>0</b>
-Trade discounts	0	0
-Sales discounts	0	0
-Sales returns	0	0
<b>3.Cost of Goods Sold (Code 11)</b>	<b>0</b>	<b>0</b>
-Cost of goods sold	0	0
-Cost of finished goods sold	0	0
Among which: Cost of goods, finished real estate sold, and its provision for losses, including	0	0
+Provision expenses	0	0
+Provisions allocated to individual items	0	0
+Estimated period when costs will be incurred.	0	0
-Cost of services rendered	0	0
+Remaining value, costs of disposal, liquidation of investment properties	0	0
-Real estate business costs for investment properties	0	0
-Loss of inventory value during the period	0	0
-Value of inventory loss beyond expected shrinkage	0	0
-Provision for inventory loss	0	0
-Other deductions from the cost of goods sold	0	0
<b>4.Financial Income (Code 21)</b>	<b>499,813,624</b>	<b>36,334</b>
-Interest on deposits and loans	1,094	36,334
-Profit from investment sales	0	0
-Dividends and profits received	0	0
-Exchange rate gains	499,812,530	0
-Profit from installment sales, payment discounts	0	0
-Other financial income	0	0
<b>5.Financial Expenses (Code 22)</b>	<b>0</b>	<b>366,367,072</b>
-Interest on loans	0	0
-Payment discounts, installment sales interest	0	0
-Losses from liquidation of financial investments	0	366,367,072
-Exchange rate losses	0	0
-Provision for impairment of trading securities and investment losses	0	0
-Other financial expenses	0	0



-Deductions from financial expenses.		0	0
<b>6.Other Income</b>		0	0
-Disposal or sale of fixed assets		0	0
-Gains from revaluation of assets		0	0
-Fines received		0	0
-Tax reductions		0	0
-Other income		0	0
<b>7.Other Expenses</b>		0	0
-Remaining value of fixed assets and costs of disposal or sale of fixed assets		0	0
-Losses from asset revaluation		0	0
-Fines		0	0
-Other expenses		0	0
<b>8.Selling Expenses and Administrative Expenses</b>	434,349,977	287,143,702	
a) Administrative expenses incurred during the period	434,349,977	287,143,702	
-Detailed items that account for 10% or more of total administrative expenses	434,349,977	287,143,702	
-Other administrative expenses		0	0
b) Selling expenses incurred during the period		0	0
-Detailed items that account for 10% or more of total selling expenses		0	0
-Other selling expenses		0	0
c) Deductions from selling and administrative expenses		0	0
-Reversal of product and inventory warranty provisions		0	0
Reversal of restructuring provisions and other provisions		0	0
-Other deductions		0	0
<b>9.Production and Business Costs by Element</b>		0	0
-Raw materials and supplies		0	0
-Labor costs		0	0
-Depreciation of fixed assets		0	0
-Outsourced service costs		0	0
-Other cash expenses		0	0
<b>10.Current Corporate Income Tax Expense (Code 51)</b>		0	0
-Corporate income tax expense on taxable income for the current year		0	0
-Adjustments to corporate income tax expenses from previous years included in current year tax expense		0	0
-Total corporate income tax expense for the current year		0	0
<b>11.Deferred Corporate Income Tax Expense (Code 52)</b>		0	0
-Deferred corporate income tax expense arising from temporary taxable differences		0	0
-Deferred corporate income tax expense arising from the reversal of deferred tax assets		0	0
-Deferred corporate income tax income from temporary deductible differences		0	0
-Deferred corporate income tax income from unused tax losses and tax credits		0	0
-Deferred corporate income tax income from the reversal of deferred tax liabilities		0	0
-Total deferred corporate income tax expense		0	0
<b>VII.Additional Information for Items Presented in the Cash Flow Statement</b>		0	
<b>1.Non-cash Transactions Affecting Cash Flow and Cash Held but Not Used</b>		0	0



-Acquiring assets by incurring directly related debts or through financial leasing		0	0
-Acquiring businesses by issuing shares		0	0
-Converting debt into equity		0	0
-Other non-cash transactions		0	0
<b>2.Cash Held but Not Used</b> <b>Present the value and reasons for large amounts of cash and cash equivalents held by the company but not used due to legal restrictions or other obligations the company must adhere to</b>		0	0
<b>3.Cash Received from Borrowings During the Period:</b>		0	0
-Cash received from borrowings under regular loan agreements		0	0
-oCash received from issuing regular bonds		0	0
-Cash received from issuing convertible bonds		0	0
-Cash received from issuing preferred stock classified as debt		0	0
-Cash received from government bond repurchase transactions and other securities repurchase transactions		0	0
-Cash received from other forms of borrowing		0	0
<b>4.Principal Loan Repayments Made During the Period:</b>		0	0
-Repayment of principal on regular loans		0	0
-Repayment of principal on regular bonds		0	0
-Repayment of principal on convertible bonds		0	0
-Repayment of principal on preferred stock classified as debt		0	0
-Payments for government bond repurchase transactions and other securities repurchase transactions		0	0
-Repayment of loans in other forms		0	0

Preparer

  
Lê Thị Phương Thảo

Chief Accountant

  
Lê Thị Phương Thảo

Approved, April 21, 2026



  
Bùi Xuân Hiếu

