

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness



SEPARATE FINANCIAL STATEMENTS
QUARTER I - 2026

Ha Noi, April, 2026

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness



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QUARTER I - 2026

Ha Noi, April, 2026

SEPARATE STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Unit: VND

ASSETS	Code	Note	Final number	Beginning balance
A - CURRENT ASSETS	100		2,499,466,437,460	2,781,744,203,138
I. Cash and cash equivalents	110		86,076,674,575	258,183,463,706
1. Cash	111		86,076,674,575	116,183,463,706
2. Cash equivalents	112			142,000,000,000
II. Short-term investments	120		123,365,773,162	123,365,773,162
1. Trading securities	121			
2. Provision for diminution in value of trading securities (*)	122			
3. Held-to-maturity investments	123		133,571,824,606	133,571,824,606
4. Provision for short-term held-to-maturity investments (*)	124		-10,206,051,444	-10,206,051,444
5. Other short-term investments	125			
6. Provision for impairment of other short-term investments (*)	126			
III. Short-term receivables	130		1,190,811,114,819	1,373,730,505,910
1. Short-term trade receivables	131		275,148,846,894	426,531,649,090
2. Short-term prepayments to suppliers	132		231,484,450,704	247,924,213,258
3. Short-term intra-company receivables	133			
4. Receivables according to the progress of construction contracts	134			
6. Other short-term receivables	135		688,838,856,161	703,935,682,502
7. Provision for short-term doubtful debts (*)	136		-4,661,038,940	-4,661,038,940
8. Shortage of assets awaiting resolution	137			
IV. Inventories	140		1,006,738,126,388	912,746,275,930
1. Inventories	141		1,006,738,126,388	912,746,275,930
2. Provision for devaluation of inventories (*)	142			
V. Short-term biological assets	150			
1. Livestock for one-off production – short-term	151			
2. Seasonal crops or crops for one-off harvest – short-term	152			
3. Provision for impairment of short-term biological assets (*)	153			
VI. Other short-term assets	160		92,474,748,516	113,718,184,430
1. Short-term prepaid expenses	161		7,463,562,034	5,516,382,135
2. Deductible VAT	162		57,849,266,137	86,403,162,979
3. Taxes and other receivables from the State budget	163		27,161,920,345	21,798,639,316

ASSETS	Code	Note	Final number	Beginning balance
4. Purchase and resale of Government bond	164			
5. Other current assets	165			
B - NON-CURRENT ASSETS	200		1,261,262,008,473	1,266,751,686,411
I. Long-term receivables	210		162,857,458,116	162,747,904,403
1. Long-term trade receivables	211			
2. Long-term prepayments to suppliers	212			
3. Working capital provided to sub-units	213			
4. Long-term intra-company receivables	214			
6. Other long-term receivables	215		162,857,458,116	162,747,904,403
7. Provision for long-term doubtful debts (*)	216			
II. Fixed assets	220		203,781,793,314	208,036,843,230
1. Tangible fixed assets	221		172,335,224,246	176,583,607,496
- Historical cost	222		335,668,291,856	335,668,291,856
- Accumulated depreciation	223		-163,333,067,610	-159,084,684,360
2. Finance lease fixed assets	224			
- Historical cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227		31,446,569,068	31,453,235,734
- Historical cost	228		32,114,705,374	32,114,705,374
- Accumulated amortization	229		-668,136,306	-661,469,640
III. Long-term biological assets	230			
1. Livestock for recurring production	231			
a) Immature livestock	232			
b) Mature livestock	233			
- Historical cost	234			
- Accumulated depreciation (*)	235			
2. Livestock for one-off production – long-term	236			
3. Seasonal crops or crops for one-off harvest – long-term	237			
4. Provision for impairment of long-term biological assets (*)	238			
IV. Investment properties	240		216,149,419,450	217,113,379,057
- Historical cost	241		256,875,057,081	256,143,361,901
- Accumulated depreciation	242		-40,725,637,631	-39,029,982,844
V. Long-term assets in progress	250		237,448,962,581	237,054,280,770
1. Long-term work in progress	251			
2. Construction in progress	252		237,448,962,581	237,054,280,770
VI. Long-term investments	260		405,629,143,250	405,629,143,250
1. Investments in subsidiaries	261		289,561,965,327	289,561,965,327

ASSETS	Code	Note	Final number	Beginning balance
2. Investments in joint ventures and associates	262		165,920,897,626	165,920,897,626
3. Equity investments in other entities	263			
4. Provision for impairment of long-term investments in other entities (*)	264		-49,853,719,703	-49,853,719,703
5. Long-term held-to-maturity investments	265			
6. Provision for long-term held-to-maturity investments (*)	266			
VII. Other non-current assets	270		35,395,231,762	36,170,135,701
1. Long-term prepaid expenses	271		34,864,639,955	35,729,827,705
2. Deferred income tax assets	272		530,591,807	440,307,996
3. Long-term equipment, supplies and spare parts	273			
4. Other long-term assets	274			
TOTAL ASSETS (280=100+200)	280		3,760,728,445,933	4,048,495,889,549
C - LIABILITIES	300		2,656,606,986,814	2,944,533,685,406
I. Current liabilities	310		1,774,873,908,941	1,961,741,569,502
1. Short-term trade payables	311		410,292,158,343	496,713,895,791
2. Short-term prepayments from customers	312		507,763,861,398	455,781,342,306
3. Dividends and profit payable	313		1,161,860	1,161,860
4. Taxes and other payables to State budget	314		5,237,987,263	43,770,834,290
5. Payables to employees	315		7,111,866,176	8,169,844,119
6. Short-term accrued expenses	316		13,821,905,830	10,574,394,186
7. Short-term intra-company payables	317			
8. Payables according to the progress of construction contracts	318			
9. Short-term unearned revenue	319			
10. Other short-term payables	320		264,126,967,646	272,964,622,264
11. Short-term borrowings and finance lease liabilities	321		565,833,019,931	672,810,444,192
12. Provisions for short-term payables	322			
13. Bonus and welfare funds	323		684,980,494	955,030,494
14. Price stabilization fund	324			
15. Purchase and resale of Government bonds	325			
II. Non-current liabilities	330		881,733,077,873	982,792,115,904
1. Long-term trade payables	331			
2. Long-term prepayments from customers	332			
3. Taxes and other payables to the State – long-term	333			
4. Long-term accrued expenses	334			
5. Intra-company payables on operating capital	335			
6. Long-term intra-company payables	336			

ASSETS	Code	Note	Final number	Beginning balance
7. Long-term unearned revenue	337			
8. Other long-term payables	338		570,772,940,886	703,406,034,644
9. Long-term borrowings and finance lease liabilities	339		310,960,136,987	279,386,081,260
10. Convertible bonds	340			
11. Preference shares	341			
12. Deferred income tax liabilities	342			
13. Provisions for long-term payables	343			
14. Science and technology development fund	344			
D - OWNER'S EQUITY	400		1,104,121,459,119	1,103,962,204,143
1. Contributed capital	411		1,037,450,670,000	1,037,450,670,000
- Ordinary shares with voting rights	411a		1,037,450,670,000	1,037,450,670,000
- Preference shares	411b			
2. Share premium	412		941,932,986	941,932,986
3. Conversion options on convertible bonds	413			
4. Other capital	414			
5. Treasury shares (*)	415			
6. Differences upon asset revaluation	416			
7. Exchange rate differences	417			
8. Development and investment funds	418		18,306,372,388	18,306,372,388
9. Other reserves	419			
10. Retained earnings	420		47,422,483,745	47,263,228,769
- Retained earnings accumulated till the end of the previous year	420a		47,263,228,769	20,543,707,845
- Retained earnings of the current year	420b		159,254,976	26,719,520,924
11. Non-controlling interests	429			
TOTAL CAPITAL (440=300+400)	440		3,760,728,445,933	4,048,495,889,549

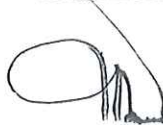
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PREPARER



Pham Thanh Lam

CHIEF ACCOUNTANT



Nguyen Tuan Anh



Nguyen Dang Giap

HEAD OFFICE

Attached with Circular No. 99/2025/TT-BTC
dated October 27, 2025 of the Ministry of Finance

SEPARATE STATEMENT OF INCOME

Quarter I/2026

Items	Code	Note	Reporting period		Accumulated from the beginning of the	
			This year	Last year	This year	Last year
1. Revenue from sales of goods and rendering of services	01	VI.25	115,200,797,590	143,357,017,479	115,200,797,590	143,357,017,479
2. Revenue deductions	02					
3. Net revenue from sales of goods and rendering of services	10		115,200,797,590	143,357,017,479	115,200,797,590	143,357,017,479
4. Cost of goods sold	11	VI.28	107,989,941,363	134,319,148,651	107,989,941,363	134,319,148,651
5. Gross profit from sales of goods and rendering of services	20		7,210,856,227	9,037,868,828	7,210,856,227	9,037,868,828
6. Gain/(loss) from sale and disposal of investment property	21					
7. Financial income	22	VI.29	19,020,905,472	15,552,833,331	19,020,905,472	15,552,833,331
8. Financial expense	23	VI.30	12,397,397,434	12,753,926,158	12,397,397,434	12,753,926,158
In which: Interest expense			12,397,397,434	12,753,926,158	12,397,397,434	12,753,926,158
9. Profit or loss in joint ventures and associates	24					
10. Selling expense	25		825,633,333	229,495,514	825,633,333	229,495,514
11. General and administrative expense	26		13,412,510,515	10,769,152,014	13,412,510,515	10,769,152,014
12. Net profit from operating activities	30		-403,779,583	838,128,473	-403,779,583	838,128,473
13. Other income	31		631,342,147	401,601,381	631,342,147	401,601,381
14. Other expense	32		22,795,075	451,918	22,795,075	451,918
15. Other profit	40		608,547,072	401,149,463	608,547,072	401,149,463
16. Total net profit before tax	50		204,767,489	1,239,277,936	204,767,489	1,239,277,936
17. Current corporate income tax expense	51	VI.31	135,796,324	247,855,588	135,796,324	247,855,588
18. Deferred corporate income tax expense	52	VI.32	-90,283,811		-90,283,811	
19. Profit after corporate income tax	60		159,254,976	991,422,348	159,254,976	991,422,348
20. Profit after tax of parent company	61					
21. Profit after taxes of non-controlling shareholders	62					
22. Basic earnings per share	70					
23. Declining earnings per share	71					

Approval date: Day 28 month 01 year 2026

PREPARER



Pham Thanh Lam

CHIEF ACCOUNTANT



Nguyen Tuan Anh



Nguyen Dang Giap

SEPARATE STATEMENT OF CASH FLOWS

Quarter I/2026

Items	Code	No	Reporting Period		Accumulated from the beginning of th	
			This year	Last year	This year	Last year
I. CASH FLOWS FROM BUSINESS ACTIVITIES						
1. Proceeds from sales of goods and rendering of services and other revenues	01		303,463,214,718	268,875,534,072	303,463,214,718	268,875,534,072
2. Cash paid to suppliers	02		-52,951,472,372	-90,548,090,914	-52,951,472,372	-90,548,090,914
3. Cash paid to employees	03		-14,721,654,772	-13,445,843,798	-14,721,654,772	-13,445,843,798
4. Interest paid	04		-5,733,695,703	-4,896,360,941	-5,733,695,703	-4,896,360,941
5. Corporate income tax paid	05		-12,291,677,912	-2,088,653,816	-12,291,677,912	-2,088,653,816
6. Other receipts from operating activities	06		499,630,824,057	330,627,659,922	499,630,824,057	330,627,659,922
7. Other payments on operating activities	07		-806,696,204,394	-474,558,597,132	-806,696,204,394	-474,558,597,132
Net cash flow from production and business activities	20		-89,300,666,378	13,965,647,393	-89,300,666,378	13,965,647,393
II. CASH FLOWS FROM INVESTING ACTIVITIES						
1. Purchase or construction of fixed assets and other long-term assets	21		-208,340,000		-208,340,000	
2. Proceeds from disposals of fixed assets and other long-term assets	22		591,538		591,538	
3. Loans and purchase of debt instruments from other entities	23			-50,000,000,000		-50,000,000,000
4. Collection of loans and resale of debt instrument of other entities	24					
5. Equity investments in other entities	25			-82,860,000,000		-82,860,000,000
6. Proceeds from equity investment in other entities	26					
7. Interest and dividend received	27		379,049,970	81,463,066	379,049,970	81,463,066
Net cash flows from investment activities	30		171,301,508	-132,778,536,934	171,301,508	-132,778,536,934
III. CASH FLOWS FROM FINANCING ACTIVITIES						
1. Proceeds from issuance of shares and receipt of contributed capital	31					
2. Cash payments for return of capital to owners and repurchase of issued shares	32					
3. Cash receipts from borrowings	33		117,212,196,047	132,920,515,198	117,212,196,047	132,920,515,198
4. Cash repayments of borrowings	34		-200,189,620,308	-112,096,201,743	-200,189,620,308	-112,096,201,743
5. Cash repayments of finance lease liabilities	35					
6. Dividends and profits paid to owners	36					
Net cash flows from financing activities	40		-82,977,424,261	20,824,313,455	-82,977,424,261	20,824,313,455
Net cash flow during the period (50 = 20 + 30 + 40)	50		-172,106,789,131	-97,988,576,086	-172,106,789,131	-97,988,576,086
Cash and cash equivalents at the beginning of the period	60		258,183,463,706	349,735,598,188	258,183,463,706	349,735,598,188
Effect of exchange rate fluctuations	61					
Cash and cash equivalents at end of period (70 = 50 + 60 + 61)	70		86,076,674,575	251,747,022,102	86,076,674,575	251,747,022,102

PREPARER



Pham Thanh Lam

CHIEF ACCOUNTANT



Nguyen Tuan Anh

Approval date: Day 23 month 01 year 2026



36 CORPORATION - JSC

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Quarter I/2026

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION

Unit: VND

01. Cash and cash equivalents

Items	End of period	Beginning of period	Note
- Cash	1,992,453,555	2,428,239,298	
- Demand deposits	84,084,221,020	113,755,224,408	
- Cash in transit	-	142,000,000,000	
Total	86,076,674,575	258,183,463,706	

02. Financial investments.

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

Items	End of period			Beginning of period		
	Original price	Recoverable value	Provision	Original price	Recoverable value	Provision
b) Held to maturity investments						
	133,571,824,606	123,365,773,162	(10,206,051,444)	133,571,824,606	123,365,773,162	(10,206,051,444)

b1) Short-term investments	133,571,824,606	123,365,773,162	(10,206,051,444)	133,571,824,606	123,365,773,162	(10,206,051,444)
- Term deposits	98,365,773,162	98,365,773,162	-	98,365,773,162	98,365,773,162	-
- Bonds	-	-	-	-	-	-
- Loans	35,206,051,444	25,000,000,000	(10,206,051,444)	35,206,051,444	25,000,000,000	(10,206,051,444)
- Others	-	-	-	-	-	-
b2) Long-term investments	-	-	-	-	-	-
- Term deposits	-	-	-	-	-	-
- Bonds	-	-	-	-	-	-
- Loans	-	-	-	-	-	-
- Others	-	-	-	-	-	-

	Original price	Provision	Fair value	Original price	Provision	Fair value
c) Equity investments in other entities	455,482,862,953	(49,853,719,703)	405,629,143,250	455,482,862,953	(49,853,719,703)	405,629,143,250
- Investment in 36.71 BOT Company Limited	269,222,655,327	(47,893,209,690)	221,329,445,637	269,222,655,327	(47,893,209,690)	221,329,445,637
- Investment in 36.55 Joint Stock Company	9,060,897,626	(1,387,038,203)	7,673,859,423	9,060,897,626	(1,387,038,203)	7,673,859,423
- Investment in TMT Dong Tan Company Limited	82,860,000,000	-	82,860,000,000	82,860,000,000	-	82,860,000,000
- Investment in Dong Thinh TMQ Company Limited	20,339,310,000	-	20,339,310,000	20,339,310,000	-	20,339,310,000
- Investment in Global Housing Development Investment Join Stock Company	74,000,000,000	(573,471,810)	73,426,528,190	74,000,000,000	(573,471,810)	73,426,528,190

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

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

03. Trade receivables.	End of period		Beginning of period	
	Value	Provision	Value	Provision
a) Short-term	275,148,846,894	-	275,148,846,894	426,531,649,090
b) Long-term	-	-	-	-

04. Other receivables.

Items	End of period		Beginning of period	
	Value	Provision	Value	Provision
a) Short-term	1,190,811,114,819	(4,661,038,940)	1,373,730,505,910	(4,661,038,940)
- Trade receivables	275,148,846,894	(4,661,038,940)	426,531,649,090	(4,661,038,940)

- Prepayments to suppliers	231,484,450,704	-	247,924,213,258	-
- Receivables from employees	-	-	-	-
- Mortgages	1,531,202,826	-	1,531,202,826	-
- Intra-company receivables	-	-	-	-
- Provision for short-term doubtful debts	(4,661,038,940)	-	(4,661,038,940)	-
- Others.	687,307,653,335	-	702,404,479,676	-
b) Long-Term	162,857,458,116	-	162,747,904,403	-
- Receivables from equitization	-	-	-	-
- Dividends receivable and profit distributed	-	-	-	-
- Receivables from employees	-	-	-	-
- Mortgages	4,601,959,203	-	4,492,405,490	-
- Others.	158,255,498,913	-	158,255,498,913	-
Total	1,353,668,572,935	(4,661,038,940)	1,536,478,410,313	(4,661,038,940)

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

	End of period		Beginning of period	
Items	Original price	Provision	Original price	Provision
- Goods in transit	-	-	-	-
- Raw materials	2,313,886,804	-	2,159,411,577	-
- Tools, supplies	243,300,000	-	243,300,000	-
- Work in progress	943,773,374,834	-	849,935,999,603	-
- Finished product	58,283,564,750	-	58,283,564,750	-
- Goods	2,124,000,000	-	2,124,000,000	-
- Consignments	-	-	-	-
- Goods at bonded warehouse.	-	-	-	-
Total	1,006,738,126,388	-	912,746,275,930	-

06. Inventories.

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

07. Long-Term asset in progress.

Items	End of period		Beginning of period	
	Original price	Recoverable value	Original price	Recoverable value
Construction in progress	237,270,762,581	237,270,762,581	237,054,280,770	237,054,280,770
Project No.6,8 Chua Boc	237,062,422,581	237,062,422,581	237,054,280,770	237,054,280,770
Other projects	208,340,000	208,340,000	-	-
Asset Purchase	178,200,000	178,200,000	-	-
Vehicles, transportation equipment	178,200,000	178,200,000	-	-
Total	237,448,962,581	237,448,962,581	237,054,280,770	237,054,280,770

08. Tangible fixed assets.

Note	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management equipment	Totals
Historical cost					
Beginning balance	280,161,871,331	9,061,505,394	30,883,237,655	15,561,677,476	335,668,291,856
Increase in period	-	-	-	-	-
- Purchase in period	-	-	-	-	-
- Completed construction investment	-	-	-	-	-
- Major repairs of fixed assets	-	-	-	-	-
- Re-evaluate	-	-	-	-	-
- Other increas	-	-	-	-	-
Decrease in period	-	-	-	-	-
- Transfer to investment properties	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-
- Other decrease	-	-	-	-	-
Ending balance	280,161,871,331	9,061,505,394	30,883,237,655	15,561,677,476	335,668,291,856
Accumulated depreciation					

Beginning balance	127,036,990,531	3,564,656,527	16,356,099,631	12,126,937,671	159,084,684,360
Increase in period	2,889,074,631	388,657,407	690,460,125	280,191,087	4,248,383,250
- Depreciation in period	2,889,074,631	388,657,407	690,460,125	280,191,087	4,248,383,250
- Other increase	-	-	-	-	-
Decrease in period	-	-	-	-	-
- Transfer to investment properties	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-
- Other decrease	-	-	-	-	-
Ending balance	129,926,065,162	3,953,313,934	17,046,559,756	12,407,128,758	163,333,067,610
Net carrying amount					
- Beginning balance	153,124,880,800	5,496,848,867	14,527,138,024	3,434,739,805	176,583,607,496
- Ending balance	150,235,806,169	5,108,191,460	13,836,677,899	3,154,548,718	172,335,224,246

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

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

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

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

* Other changes related to tangible fixed assets:

* Other changes related to tangible fixed assets:

09. Intangible fixed assets.

Note	Land use rights	Publishing rights	Copyrights and patents	Other intangible	Totals
Historical cost					-
Beginning balance	31,385,135,374	-	-	729,570,000	32,114,705,374
- Purchase in the year	-	-	-	-	-
- Internally generated assets	-	-	-	-	-
- Increase due to merger	-	-	-	-	-
- Other increase	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-
- Other decrease	-	-	-	-	-
Ending balance of the year	31,385,135,374	-	-	729,570,000	32,114,705,374
Accumulated amortization					-
Beginning balance	-	-	-	661,469,640	661,469,640
- Amortization in the year	-	-	-	6,666,666	6,666,666
- Other increase	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-

- Other decrease		-	-	-	-	-	-
Ending balance of the year		-	-	-	-	668,136,306	668,136,306
Net carrying amount							-
- Beginning balance		31,385,135,374	-	-	-	68,100,360	31,453,235,734
- Ending balance		31,385,135,374	-	-	-	61,433,694	31,446,569,068

* Explanatory notes on data and other clarifications

10. Finance lease fixed assets.

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

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

* Basis for determining additional rent incurred:

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

11. Investment properties.

Note	Beginning balance	Increase in period	Decrease in period	Ending balance
Historical cost	256,143,361,901	731,695,180	-	256,875,057,081
- Land use rights	-	-	-	-
- Buildings	256,143,361,901	731,695,180	-	256,875,057,081
- Buildings and land-use rights.	-	-	-	-
- Infrastructure	-	-	-	-
Accumulated depreciation	39,029,982,844	1,695,654,787	-	40,725,637,631
- Land use rights	-	-	-	-
- Buildings	39,029,982,844	1,695,654,787	-	40,725,637,631
- Buildings and land-use rights.	-	-	-	-
- Infrastructure	-	-	-	-
Net carrying amount	217,113,379,057	(963,959,607)	-	216,149,419,450
- Land use rights	-	-	-	-
- Buildings	217,113,379,057	(963,959,607)	-	216,149,419,450
- Buildings and land-use rights.	-	-	-	-
- Infrastructure	-	-	-	-

* Explanatory notes on data and other clarifications:

12. Prepaid expenses.

Note	End of period	Beginning of period
a) Short-term	7,463,562,034	5,516,382,135
- Prepaid expenses of operating lease	-	-
- Dispatched tools and supplies	-	-
- Borrowing costs	-	-
- Others	7,463,562,034	5,516,382,135
b) Long-term	34,864,639,955	35,729,827,705
- Expenses of enterprise establishment	-	-
- Insurance premiums	-	-
- Others	34,864,639,955	35,729,827,705
Total	42,328,201,989	41,246,209,840

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

14. Borrowings and finance lease liabilities		End of period			Beginning of period	
Note		Value	Ability to pay debt	Increase in period	Decrease in period	Value
a) Short-term borrowings		565,833,019,931	565,833,019,931	92,212,196,047	199,189,620,308	672,810,444,192
Joint Stock Commercial Bank for Investment and Development of Vietnam- Hoan Kiem Branch		326,873,903,220	326,873,903,220	92,212,196,047	157,189,620,308	391,851,327,481
Joint Stock Commercial Bank for Investment and Development of Vietnam- Hoan Kiem Branch		48,959,116,711	48,959,116,711	-	-	48,959,116,711
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch		126,000,000,000	126,000,000,000	-	42,000,000,000	168,000,000,000
Global Housing Development Investment Joint Stock Company		64,000,000,000	64,000,000,000	-	-	64,000,000,000
b) Long-term borrowings		310,960,136,987	310,960,136,987	32,574,055,727	1,000,000,000	279,386,081,260
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch		159,047,985,913	159,047,985,913	-	-	159,047,985,913
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch		75,213,550,087	75,213,550,087	19,553,393,222	1,000,000,000	56,660,156,865
Nguyen Dang Hung		76,698,600,987	76,698,600,987	13,020,662,505	-	63,677,938,482
Total		876,793,156,918	876,793,156,918	124,786,251,774	200,189,620,308	952,196,525,452

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

Overdue and unpaid loans and financial lease debts		End of period		Beginning of period	
- Get a loan					
- Finance lease debt					
- Reason for non-payment					
Total		-	-	-	-

15. Trade payables		End of period		Beginning of period	
		Value	Number of debtors	Value	Number of debtors
a) Short-term		410,292,158,343	410,292,158,343	496,713,895,791	496,713,895,791
b) Long-term		-	-	-	-
Total		410,292,158,343	410,292,158,343	496,713,895,791	496,713,895,791

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

16. Dividends and profit payable		End of period		Beginning of period	
Khoản mục					
Dividends and profit payable			1,161,860		1,161,860
Cộng			1,161,860		1,161,860

17. Taxes and other receivables from the State budget		Beginning of period		Actual payment		End of period	
- Value-added tax		(70,201,787,229)	7,926,176,156	11,135,551,831	(73,411,162,904)		
- Special excise tax		-	-	-	-		
- Export, import duties		-	-	-	-		

- Value-added tax on imported goods	-	-	-	-
- Corporate income tax	4,986,616,393	135,796,324	12,291,677,912	(7,169,265,195)
- Personal income tax	862,514,143	385,548,605	977,223,644	270,839,104
- Natural resource tax	(881,199,003)	2,023,301,288	1,720,080,000	(577,977,715)
- Land tax and land rental	751,412,095	5,033,738	5,033,738	751,412,095
- Other taxes	(1,000,000)	-	-	(1,000,000)
- Fees, charges and other payables	52,475,596	3,249,439,131	2,937,959,331	363,955,396
Total	(64,430,968,005)	13,725,295,242	29,067,526,456	(79,773,199,219)

18. Accrued expenses	End of period	Beginning of period
a) Short-term	13,821,905,830	10,574,394,186
- Accrued annual leave salary	-	-
- Expense of business cessation	-	-
- Estimated cost of goods/real estate sold	-	-
- Other accrued expenses	13,821,905,830	10,574,394,186
b) Long-term accrued expenses	-	-
- Interest expense	-	-
- Other accrued expenses	-	-
Total	13,821,905,830	10,574,394,186

19. Other payables	End of period	Beginning of period
a) Short-term	-	-
- Surplus of assets awaiting resolution	162,258,642	126,024,587
- Trade union fee	3,639,055,533	2,732,816,429
- Social insurance	145,081,701	38,740,106
- Health insurance	58,571,167	12,708,245
- Unemployment insurance	-	-
- Payables on equitization	-	-
- Short-term deposits, collateral received	260,122,000,603	270,054,332,897
- Other payables	264,126,967,646	272,964,622,264
Total		

b) Long-term payables	570,772,940,886	703,406,034,644
- Long-term deposits, collateral received	997,500,000	997,500,000
- Other payables	569,775,440,886	702,408,534,644
c) Unpaid overdue payables (Detailed Breakdown of Each Item and Reason for Overdue Payment)		

20. Unearned revenue	End of period	Beginning of period
a) Short-term		
- Prepaid revenue		
- Revenues from traditional customer loyalty program		
- Other unearned revenues		
Total	-	-

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

21. Convertible bonds	End of period			Beginning of period		
21.1.Regular bonds	Value	Interest rate	Term	Value	Interest rate	Term
- Face value issue						
- Discounted issue						
- Premium issue						
Total	-	-	-	-	-	-

21.2. Convertible Bonds:

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

b) Additional Convertible Bonds Issued During the Period:

- Issuance time, original term of each type of convertible bond.
 - Quantity of each type of convertible bond.
 - Par value, interest rate of each type of convertible bond.
 - Conversion rate into shares for each type of convertible bond.
 - Discount rate used to determine the value of the principal debt for each type of convertible bond.
 - The value of the principal debt and the option to convert into shares of each type of convertible bond.
- c) Convertible Bonds Converted into Shares During the Period:
- Quantity of each type of convertible bond converted into shares during the period; quantity of additional shares issued during the period for the conversion of bonds.
 - The value of the principal debt of the convertible bonds that is recorded as an increase in equity capital.
- d) Convertible Bonds that Mature Without Being Converted into Shares During the Period:
- Quantity of each type of convertible bond that matured without being converted into shares during the period.
 - The value of the principal debt of the convertible bonds that is repaid to investors.

e) Convertible Bonds at the End of the Period:

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

22. Preferred Shares Classified as Debt:

- Par value.
- Issuance target (management, staff, employees, other parties).
- Repurchase terms (time, repurchase price, and other basic terms in the issuance contract).
- Value repurchased during the period.
- Other disclosures.

		End of period	Beginning of period
23. Provisions for payables .			
a) Short-term provisions		-	-
- Provision for product warranty			

- Provision for construction warranty	-	-
- Provision for corporate restructuring	-	-
- Other provisions for payables (expenses of periodical repair of fixed assets, environmental restoration expenses, etc	-	-
Total	-	-
b) Long-term provisions		

24. Deferred tax assets and deferred tax liabilities

a) Deferred tax asset:	End of period	Beginning of period
- The income tax rate used to determine the value of the deferred tax asset		
-The deferred tax asset related to deductible temporary differences		
- The deferred tax asset related to unused tax losses		
- The deferred tax asset related to unused tax credits		
- The offset with deferred tax liabilities	530,591,807	440,307,996
Deferred income tax assets		

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

25. Owner's equity

a) Statement of Changes in Equity

	Details of Contributed capital						Total
	Contributed capital	Conversion options on convertible bonds	Other capital	Differences revaluation of assets	Exchange rate difference	Retained earnings	
A	1	2	3	4	5	6	7
Beginning balance of previous	1,037,450,670,000	-	19,248,305,374	-	-	62,771,353,986	1,119,470,329,360
- Increase in capital in previous	-	-	-	-	-	(39,526,870,527)	(39,526,870,527)
- Profit/(loss) for previous	-	-	-	-	-	26,719,520,924	26,719,520,924
- Other increase	-	-	-	-	-	-	-

- Decrease in capital in previous	-	-	-	-	-	-	-
- Loss distribution	-	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	(2,700,775,614)	(2,700,775,614)
Beginning balance of current	1,037,450,670,000	-	-	19,248,305,374	-	47,263,228,769	1,103,962,204,143
- Increase in capital of this current	-	-	-	-	-	-	-
- Profit/(loss) for this current	-	-	-	-	-	159,254,976	159,254,976
- Other increase	-	-	-	-	-	-	-
- Decrease in capital in this current	-	-	-	-	-	-	-
- Loss for this current	-	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	-	-
Ending balance of this current	1,037,450,670,000	-	-	19,248,305,374	-	47,422,483,745	1,104,121,459,119

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

c) Capital transactions with owners and distribution of dividends and profits	This time	Last time
- Owner's contributed capital		
+ At the beginning of the year	1,037,450,670,000	1,037,450,670,000
+ Increase in the year	-	-
+ Decrease in the year	-	-
+ At the end of the year	1,037,450,670,000	1,037,450,670,000
- Distributed dividends and profit	-	-

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

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

* Par value per share :

18,306,372,388

18,306,372,388

e. Company's reserves:

- Development and investment funds

- Other reserves

- Enterprise Restructuring Support Fund

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

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

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

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

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

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

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

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

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

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

e) Other information regarding items outside the balance sheet.

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

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

Unit: VND

	This time	Last time
01. Total Revenue from sale of goods and rendering of services (code 01).	115,200,797,590	143,357,017,479
+ Revenue from construction contracts	95,669,619,765	129,282,754,623
+ Revenue from real estate business	-	7,076,016,030
+ Revenue from sale of goods	12,954,303,250	585,968,874
+ Revenue from rendering of services	6,576,874,575	6,412,277,952
+ Revenue from other industries	-	-

	This time	Last time
02. Revenue deductions (Code 02).		
+ Trade discounts		
+ Sale discounts		
+ Sale returns		

03. Cost of goods sold (code 11)		This time	Last time
- Cost of construction contracts		92,831,450,838	125,035,428,743
- Cost of assignment of investment properties		-	6,416,288,553
- Cost of finished goods sold		12,954,303,250	555,498,493
- Cost of services rendered		2,204,187,275	2,311,932,862
- Expenses of sales of investment properties		-	-
- Normal loss of inventories		-	-
- Abnormal loss of inventories		-	-
- Other abnormal expenses included in cost of goods sold		-	-
- Provision for devaluation of inventories		-	-
- Cost of other industries		-	-
Total		107,989,941,363	134,319,148,651

04. Financial income (Code 21)		This time	Last time
- Interest income		19,020,905,472	15,552,833,331
- Gain from disposal of financial investments		-	-
- Dividends or profits received		-	-
- Realised exchange gain		-	-
- Interest from deferred payment sale or payment discount		-	-
- Other financial income		-	-
Total		19,020,905,472	15,552,833,331

05. Financial expenses (Code 22).		This time	Last time
- Interest expenses		12,397,397,434	12,753,926,158
- Payment discount or interests from deferred payment purchase		-	-
- Loss from disposal of financial investments		-	-
- Realised exchange loss		-	-
- Provision for diminution in value of trading securities and impairment loss from investment		-	-
- Other financial expenses		-	-
- Other decreases in financial expenses.		-	-
Total		12,397,397,434	12,753,926,158

06. Other Income	This time	Last time
- Gain from liquidation, disposal of fixed assets	-	-
- Gain from revaluation of assets	-	-
- Collected fines	-	-
- Deductible taxes	-	-
- Others	631,342,147	401,601,381
Total	631,342,147	401,601,381

07. Other expenses	This time	Last time
- Loss from liquidation, disposal of fixed assets	-	-
- Loss from revaluation of assets	-	-
- Fines	-	-
- Others	22,795,075	451,918
Total	22,795,075	451,918

08. Selling expenses and business management expenses	This time	Last time
a) Operating Expenses Incurred During the Period	13,412,510,515	10,769,152,014
- Details of expenses accounting for 10% or more of total operating expenses		
- Other operating expenses		
b) Selling Expenses Incurred During the Period	825,633,333	229,495,514
- Details of expenses accounting for 10% or more of total selling expenses		
- Other selling expenses		

09. Production and business costs by factor	This time	Last time
- Raw materials	143,763,958,522	148,766,040,899
- Labour expenses	13,743,178,326	19,505,716,703
- Machinery expenses	9,492,793,961	21,388,169,510
- Expenses of outsourcing services	21,172,605,508	17,434,783,762
- Other expenses in cash	4,123,674,360	1,013,856,422
Total	192,296,210,677	208,108,567,296

10. Current corporate income tax expense (Code 51).	This time	Last time
- Adjustment of tax expenses from previous years to current year		
- Total current corporate income tax expense	135,796,324	247,855,588

11. Deferred income tax (Code 52).	This time	Last time
- Deferred CIT expense relating to taxable temporary difference		
- Deferred CIT expense relating to reversal of Deferred income tax assets		
- Deferred CIT income arising from deductible temporary difference		
- Deferred CIT income arising from unused tax loss and tax credits		
- Deferred CIT income arising from reversal of deferred income tax liabilities		
- Total deferred corporate income tax expense.	(90,283,811)	-

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

1. Non-cash transactions affecting the cash flow statement and cash held by the enterprise but not used.

a) Acquisition of assets through the assumption of related debts or through financial lease transactions.

- Acquisition of a business through the issuance of shares.

- Conversion of debt into equity.

b) Acquisition and disposal of subsidiaries or other business units during the reporting period.

- Total value of acquisition or disposal.

- The portion of the acquisition or disposal value paid in cash and cash equivalents.

- The amount of cash and cash equivalents actually held in the acquired or disposed subsidiary or business unit.

- The portion of non-cash assets and liabilities in the acquired or disposed subsidiary or business unit during the period.

c) Presentation of the value and reasons for large amounts of cash and cash equivalents held by the enterprise but not used due to legal restrictions or other binding commitments the enterprise must comply with.

VII. OTHER INFORMATION

1. Contingent liabilities, commitments, and other financial information.

2. Events occurring after the end of the financial year.

3. Information on related parties.

4. Presentation of assets, revenues, and business results by segment (by business area or geographical area) as per Accounting Standard No. 28.

- 5. Comparative information.
- 6. Information about going concern.
- 7. Other information.

Preparer



Pham Thanh Lam

Chief Accountant



Nguyen Tuan Anh

Approval date: day 18 month 04 year 2026

Chairman



Nguyen Dang Giap