SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

SEPARATE FINANCIAL STATEMENTS
QUARTER III - 2026

Ha Noi, October, 2026

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

TỔNG CÔNG TY 36-CTCP

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SEPARATE FINANCIAL STATEMENTS
QUARTER III - 2026

Ha Noi, October, 2026

36 CORPORATION - JSC

No. 141 Ho Dac Di, Kim Lien Ward, Hanoi City, Vietnam

Form No. B01 - DN

Attached with Circular No. 99/2025/TT-BTC dated October 27,

SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

ASSETS	Code	Note	Final number	Beginning balance
A - CURRENT ASSETS	100		**2,224,964,992,872**	**2,781,744,203,138**
I. Cash and cash equivalents	110		**191,233,798,282**	**258,183,463,706**
1. Cash	111		191,233,798,282	116,183,463,706
2. Cash equivalents	112			142,000,000,000
II. Short-term investments	120		**96,273,545,459**	**125,574,431,628**
1. Trading securities	121			
2. Provision for diminution in value of trading securities (*)	122			
3. Held-to-maturity investments	123		113,876,571,181	135,780,483,072
4. Provision for short-term held-to-maturity investments (*)	124		-17,603,025,722	-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		**886,996,203,428**	**1,371,521,847,444**
1. Short-term trade receivables	131		322,256,969,924	426,531,649,090
2. Short-term prepayments to suppliers	132		263,905,041,106	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		303,036,679,398	701,727,024,036
7. Provision for short-term doubtful debts (*)	136		-2,202,487,000	-4,661,038,940
8. Shortage of assets awaiting resolution	137			
IV. Inventories	140		**939,766,766,523**	**912,746,275,930**
1. Inventories	141		939,766,766,523	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 biologica assets (*)	153			
VI. Other short-term assets	160		**110,694,679,180**	**113,718,184,430**
1. Short-term prepaid expenses	161		9,524,242,145	5,516,382,135
2. Deductible VAT	162		88,357,589,319	86,403,162,979
3. Taxes and other receivables from the State budget	163		12,812,847,716	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		**1,371,873,976,118**	**1,266,751,686,411**
I. Long-term receivables	210		**4,701,959,203**	**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		4,701,959,203	162,747,904,403
7. Provision for long-term doubtful debts (*)	216			
II. Fixed assets	220		**195,808,324,154**	**208,036,843,230**
1. Tangible fixed assets	221		164,375,088,418	176,583,607,496
- Historical cost	222		333,748,633,040	335,668,291,856
- Accumulated depreciation	223		-169,373,544,622	-159,084,684,360
2. Finance lease fixed assets	224			
- Historical cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227		31,433,235,736	31,453,235,734
- Historical cost	228		32,114,705,374	32,114,705,374
- Accumulated amortization	229		-681,469,638	-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		**212,758,109,876**	**217,113,379,057**
- Historical cost	241		256,875,057,081	256,143,361,901
- Accumulated depreciation	242		-44,116,947,205	-39,029,982,844
V. Long-term assets in progress	250		**241,907,045,052**	**237,054,280,770**
1. Long-term work in progress	251			
2. Construction in progress	252		241,907,045,052	237,054,280,770
VI. Long-term investments	260		**687,262,435,995**	**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		417,220,897,626	165,920,897,626
3. Equity investments in other entities	263			
4. Provision for impairment of long-term investments in other entities (*)	264		-19,520,426,958	-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		**29,436,101,838**	**36,170,135,701**
1. Long-term prepaid expenses	271		29,355,889,277	35,729,827,705
2. Deferred income tax assets	272		80,212,561	440,307,996
3. Long-term equipment, supplies and spare parts	273			
4. Other long-term assets	274			
TOTAL ASSETS (280=100+200)	280		**3,596,838,968,990**	**4,048,495,889,549**
C - LIABILITIES	300		**2,475,981,245,397**	**2,944,533,685,406**
I. Current liabilities	310		**1,844,043,547,291**	**1,961,741,569,502**
1. Short-term trade payables	311		374,764,381,628	496,713,895,791
2. Short-term prepayments from customers	312		432,091,477,908	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		25,138,539,361	43,770,834,290
5. Payables to employees	315		7,475,998,017	8,169,844,119
6. Short-term accrued expenses	316		1,396,121,125	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		283,679,699,923	272,964,622,264
11. Short-term borrowings and finance lease liabilities	321		717,483,234,883	672,810,444,192
12. Provisions for short-term payables	322			
13. Bonus and welfare funds	323		2,012,932,586	955,030,494
14. Price stabilization fund	324			
15. Purchase and resale of Government bonds	325			
II. Non-current liabilities	330		**631,937,698,106**	**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		601,924,148,019	703,406,034,644
9. Long-term borrowings and finance lease liabilities	339		30,013,550,087	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		**1,120,857,723,593**	**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		64,158,748,219	47,263,228,769
- Retained earnings accumulated till the end of the previous year	420a		44,591,276,677	20,543,707,845
- Retained earnings of the current year	420b		19,567,471,542	26,719,520,924
11. Non-controlling interests	429			
TOTAL CAPITAL (440=300+400)	440		**3,596,838,968,990**	**4,048,495,889,549**

Approval date: Day 29 month 10 year 2026

PREPARER	CHIEF ACCOUNTANT	CHAIRMAN
Pham Thanh Lam	Nguyen Tuan Anh	Nguyen Dang Giap

36 CORPORATION - JSC

HEAD OFFICE

Form No. B02a - DN

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

SEPARATE STATEMENT OF INCOME

Quarter III/2026

Items	Code	Note	Reporting period		Accumulated from the beginning of th	
			This year	Last year	This year	Last year
1. Revenue from sales of goods and rendering of services	01	VI.25	249,799,502,167	341,443,093,232	599,671,435,314	1,065,242,398,055
2. Revenue deductions	02					
3. Net revenue from sales of goods and rendering of services	10		249,799,502,167	341,443,093,232	599,671,435,314	1,065,242,398,055
4. Cost of goods sold	11	VI.28	238,719,487,165	325,420,610,588	571,021,236,039	1,026,123,174,142
5. Gross profit from sales of goods and rendering of servic	20		11,080,015,002	16,022,482,644	28,650,199,275	39,119,223,913
6. Gain/(loss) from sale and disposal of investment proper	21					
7. Financial income	22	VI.29	8,775,997,902	14,797,008,469	50,204,143,338	49,847,587,601
8. Financial expense	23	VI.30	7,247,512,134	9,881,039,943	11,771,212,267	31,054,556,857
In which: Interest expense			7,247,512,134	9,881,039,943	34,707,530,734	51,595,447,316
9. Profit or loss in joint ventures and associates	24					
10. Selling expense	25		1,284,870,307	1,026,070,948	6,521,642,578	3,442,331,601
11. General and administrative expense	26		10,099,339,735	18,457,200,109	37,173,469,077	45,704,585,571
12. Net profit from operating activities	30		1,224,290,728	1,455,180,113	23,388,018,691	8,765,337,485
13. Other income	31		541,640,263	2,453,730,951	2,123,927,823	28,490,600,096
14. Other expense	32		22,221,995	46,356,323	54,896,062	3,002,418,534
15. Other profit	40		519,418,268	2,407,374,628	2,069,031,761	25,488,181,562
16. Total net profit before tax	50		1,743,708,996	3,862,554,741	25,457,050,452	34,253,519,047
17. Current corporate income tax expense	51	VI.31	945,195,107	781,782,212	5,567,827,967	7,559,877,492
18. Deferred corporate income tax expense	52	VI.32	197,156,497		321,750,943	-108,7[illegible]0,359
19. Profit after corporate income tax	60		601,357,392	3,080,772,529	19,567,471,542	26,802,421,914
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 10 year 2026

PREPARER	CHIEF ACCOUNTANT	CHAIRMAN
Pham Thanh Lam	Nguyen Tuan Anh	Nguyen Dang Giap

36 CORPORATION - JSC
HEAD OFFICE

Form No. B03a - DN
Attached with Circular No. 99/2025/TT-BTC
dated October 27, 2025 of the Ministry of Finance

BÁO CÁO LƯU CHUYỂN TIỀN TỆ

Quarter III/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		162,069,775,250	139,810,456,441	679,921,765,964	684,178,091,841
2. Cash paid to suppliers	02		-75,567,725,333	-107,600,873,348	-195,862,420,092	-320,106,754,459
3. Cash paid to employees	03		-15,031,917,783	-13,947,520,481	-42,141,228,652	-41,196,494,610
4. Interest paid	04		-6,770,732,812	-5,051,643,951	-19,693,954,554	-14,717,291,004
5. Corporate income tax paid	05		-2,299,955,644		-14,681,917,367	-2,088,653,816
6. Other receipts from operating activities	06		497,598,632,767	157,607,152,721	1,560,112,239,896	915,525,802,596
7. Other payments on operating activities	07		-398,578,772,858	-270,516,425,498	-1,601,232,304,018	-1,343,151,285,329
Net cash flow from production and business activities	20		161,419,303,587	-99,698,854,116	366,422,181,177	-121,556,584,781
II. CASH FLOWS FROM INVESTING ACTIVITIES						
1. Purchase or construction of fixed assets and other long-term assets	21				-208,340,000	
2. Proceeds from disposals of fixed assets and other long-term assets	22		22,221,995	908,304,432	5,152,692,525	908,304,432
3. Loans and purchase of debt instruments from other enti	23		-41,200,000,000		-49,200,000,000	-50,000,000,000
4. Collection of loans and resale of debt instrument of othe entities	24		53,832,577,231		72,982,628,733	
5. Equity investments in other entities	25		-251,300,000,000	-30,000,000,000	-251,300,000,000	-112,860,000,000
6. Proceeds from equity investment in other entities	26					
7. Interest and dividend received	27		1,264,375,228	65,895,093	4,463,936,798	3,166,843,524
Net cash flows from investment activities	30		-237,380,825,546	-29,025,800,475	-218,109,081,944	-158,784,852,044
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		657,442,369,057	177,626,374,137	916,473,107,756	532,449,610,857
4. Cash repayments of borrowings	34		-533,936,634,958	-92,956,560,548	-1,131,735,872,413	-472,622,547,964
5. Cash repayments of finance lease liabilities	35					
6. Dividends and profits paid to owners	36					
Net cash flows from financing activities	40		123,505,734,099	84,669,813,589	-215,262,764,657	59,827,071,873
Net cash flow during the period (50 = 20 + 30 + 40)	50		47,544,212,140	-44,054,841,002	-66,949,665,424	-220,514,364,952
Cash and cash equivalents at the beginning of the period	60		143,689,586,142	173,276,074,238	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		191,233,798,282	129,221,233,236	191,233,798,282	129,221,233,233

Approval date: Day 29 month 10 year 2026

PREPARER	CHIEF ACCOUNTANT	CHAIRMAN
Pham Thanh Lam	Nguyen Tuan Anh	Nguyen Dang Giap

M.S.D.N: 0105...762 TỔNG CÔNG TY 36-CTCP P. KIM LIÊN - TP. HÀ NỘI

36 CORPORATION - JSC

Form No. B 09 - DN
(Attached with Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter III/2026

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

01. Cash and cash equivalents

Unit: VND

Items	End of period	Beginning of period	Note
- Cash	3,739,050,920	2,428,239,298	
- Demand deposits	187,494,747,362	113,755,224,408	
- Cash in transit	-	142,000,000,000	
Total	**191,233,798,282**	**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	113,876,571,181	96,273,545,459	(17,603,025,722)	135,780,483,072	125,574,431,628	(10,206,051,444)

b1) Short-term investments	113,876,571,181	96,273,545,459	(17,603,025,722)	135,780,483,072	125,574,431,628	(10,206,051,444)
- Term deposits	78,670,519,737	78,670,519,737	-	100,574,431,628	100,574,431,628	-
- Bonds	-	-	-	-	-	-
- Loans	35,206,051,444	17,603,025,722	(17,603,025,722)	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	**706,782,862,953**	**(19,520,426,958)**	**687,262,435,995**	**455,482,862,953**	**(49,853,719,703)**	**405,629,143,250**
- Investment in 36.71 BOT Company Limited	269,222,655,327	(17,559,916,945)	251,662,738,382	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 36 Quy Nhon Joint Stock Company	251,300,000,000	-	251,300,000,000	-	-	-
- 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
a) Short-term	322,256,969,924	426,531,649,090
b) Long-term	-	-

04. Other receivables.

Items	End of period		Beginning of period	
	Value	Provision	Value	Provision
a) Short-term	**886,996,203,428**	**(2,202,487,000)**	**1,371,521,847,444**	**(4,661,038,940)**
- Trade receivables	322,256,969,924	(2,202,487,000)	426,531,649,090	(4,661,038,940)
- Prepayments to suppliers	263,905,041,106	-	247,924,213,258	-
- Receivables from employees	-	-	-	-
- Mortgages	-	-	1,531,202,826	-
- Intra-company receivables	-	-	-	-
- Provision for short-term doubtful debts	(2,202,487,000)	-	(4,661,038,940)	-
- Others.	303,036,679,398	-	700,195,821,210	-
b) Long-Term	**4,701,959,203**	-	**162,747,904,403**	-
- Receivables from equitization	-	-	-	-
- Dividends receivable and profit distributed	-	-	-	-
- Receivables from employees	-	-	-	-
- Mortgages	4,701,959,203	-	4,492,405,490	-
- Others.	-	-	158,255,498,913	-
Total	**891,698,162,631**	**(2,202,487,000)**	**1,534,269,751,847**	**(4,661,038,940)**

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

06. Inventories.

Items	End of period		Beginning of period	
	Original price	Provision	Original price	Provision
- Goods in transit	-	-	-	-
- Raw materials	11,861,405,509	-	2,159,411,577	-
- Tools, supplies	-	-	243,300,000	-
- Work in progress	875,759,784,985	-	849,935,999,603	-

- Finished product	52,145,576,029	-	58,283,564,750	-
- Goods	-	-	2,124,000,000	-
- Consignments	-	-	-	-
- Goods at bonded warehouse.	-	-	-	-
Total	**939,766,766,523**	-	**912,746,275,930**	-

- 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	**241,907,045,052**	**241,907,045,052**	**237,054,280,770**	**237,054,280,770**
Project No.6,8 Chua Boc	241,698,705,052	241,698,705,052	237,054,280,770	237,054,280,770
Other projects	208,340,000	208,340,000	-	-
Asset Purchase	-	-	-	-
Vehicles, transportation equipment	-	-	-	-
Total	**241,907,045,052**	**241,907,045,052**	**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	**350,308,194**	-	**1,537,290,909**	**2,461,260,600**	**4,348,859,703**
- Purchase in period	-	-	1,537,290,909	2,461,260,600	3,998,551,509
- Completed construction investment	-	-	-	-	-
- Major repairs of fixed assets	350,308,194	-	-	-	350,308,194
- Re-evaluate	-	-	-	-	-
- Other increas	-	-	-	-	-

Decrease in period	-	**6,268,518,519**	-	-	**6,268,518,519**
- Transfer to investment properties	-	-	-	-	-
- Liquidation, disposal	-	6,268,518,519	-	-	**6,268,518,519**
- Other decrease	-	-	-	-	-
Ending balance	**280,512,179,525**	**2,792,986,875**	**32,420,528,564**	**18,022,938,076**	**333,748,633,040**
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	**8,718,488,505**	**388,657,407**	**1,467,850,392**	**874,191,017**	**11,449,187,321**
- Depreciation in period	8,718,488,505	388,657,407	1,467,850,392	874,191,017	11,449,187,321
- Other increase	-	-	-	-	-
Decrease in period	-	1,160,327,059	-	-	1,160,327,059
- Transfer to investment properties	-	-	-	-	-
- Liquidation, disposal	-	1,160,327,059	-	-	1,160,327,059
- Other decrease	-	-	-	-	-
Ending balance	**135,755,479,036**	**2,792,986,875**	**17,823,950,023**	**13,001,128,688**	**169,373,544,622**
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	**144,756,700,489**	**0**	**14,596,578,541**	**5,021,809,388**	**164,375,088,418**

* 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. Intanggible 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	-	-	-	19,999,998	19,999,998
- Other increase	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-
- Other decrease	-	-	-	-	-
Ending balance of the year	-	-	-	**681,469,638**	**681,469,638**
Net carrying amount					-
- Beginning balance	**31,385,135,374**	-	-	**68,100,360**	**31,453,235,734**
- Ending balance	**31,385,135,374**	-	-	**48,100,362**	**31,433,235,736**

* *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**	**5,086,964,361**	-	**44,116,947,205**
- Land use rights	-	-	-	-
- Buildings	39,029,982,844	5,086,964,361	-	44,116,947,205
- Buildings and land-use rights.	-	-	-	-
- Infrastructure	-	-	-	-
Net carrying amount	**217,113,379,057**	**(4,355,269,181)**	-	**212,758,109,876**
- Land use rights	-	-	-	-
- Buildings	217,113,379,057	(4,355,269,181)	-	212,758,109,876
- 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	**9,524,242,145**	**5,516,382,135**
- Prepaid expenses of operating lease	-	-
- Dispatched tools and supplies	-	-
- Borrowing costs	-	-

- Others	9,524,242,145	5,516,382,135
b)Long-term	**29,355,889,277**	**35,729,827,705**
- Expenses of enterprise establishment	-	-
- Insurance premiums	-	-
- Others	29,355,889,277	35,729,827,705
Total	**38,880,131,422**	**41,246,209,840**

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

14. Borrowings and finace lease lianilities

Note	End of period				Beginning of period	
	Value	Ability to pay debt	Increase in period	Decrease in period	Value	Ability to pay debt
a) Short-term borrowings	717,483,234,883	717,483,234,883	1,015,360,677,191	970,687,886,500	672,810,444,192	672,810,444,192
Joint Stock Commercial Bank for Investment and Development of Vietnam- Hoan Kiem Branch	303,630,971,459	303,630,971,459	308,708,413,767	396,928,769,789	391,851,327,481	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	-	-	-	168,000,000,000	168,000,000,000	168,000,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch	36,200,000,000	36,200,000,000	44,200,000,000	8,000,000,000	-	-
Tien Phong Commercial Joint Stock Bank - Cau Giay Branch	15,590,037,823	15,590,037,823	15,590,037,823	-	-	-
Global Housing Development Investment Join Stock Company	22,200,000,000	22,200,000,000	-	41,800,000,000	64,000,000,000	64,000,000,000
36 Quy Nhon Joint Stock Company	249,550,000,000	249,550,000,000	249,550,000,000	-	-	-
Nguyen Dang Hung (1)	90,312,225,601	90,312,225,601	90,312,225,601	-	-	-

Nguyen Dang Hung (2)	-	-	307,000,000,000	307,000,000,000	-	-
b) Long-term borrowings	**30,013,550,087**	**30,013,550,087**	**36,000,454,740**	**285,372,985,913**	**279,386,081,260**	**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	30,013,550,087	30,013,550,087	19,553,393,222	46,200,000,000	56,660,156,865	56,660,156,865
Nguyen Dang Hung (1)	-	-	16,447,061,518	80,125,000,000	63,677,938,482	63,677,938,482
Total	747,496,784,970	747,496,784,970	1,051,361,131,931	1,256,060,872,413	952,196,525,452	952,196,525,452

c) Finance lease liabilities

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

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

15. Trade payables	End of period		Beginning of period	
	Value	Number of debtors	Value	Number of debtors
a) Short-term	374,764,381,628	374,764,381,628	496,713,895,791	496,713,895,791
b) Long-term	-	-	-	-
Total	374,764,381,628	374,764,381,628	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

Khoản mục	End of period	Beginning of period
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	Amount payable	Actual payment	End of period
- Value-added tax	(70,201,787,229)	13,709,688,532	18,040,492,225	(74,532,590,922)
- Special excise tax	-	-	-	-
- Export, import duties	-	-	-	-
- Value-added tax on imported goods	-	-	-	-
- Corporate income tax	4,986,616,393	7,652,649,458	14,681,917,367	(2,042,651,516)
- Personal income tax	862,514,143	1,151,095,011	1,370,004,987	643,604,167
- Natural resource tax	(881,199,003)	5,145,204,452	4,636,686,452	(372,681,003)
- Land tax and land rental	751,412,095	5,971,543,432	6,722,955,527	-
- Other taxes	(1,000,000)	623,400,994	622,400,994	-
- Fees, charges and other payables	52,475,596	4,800,297,565	4,580,351,561	272,421,600
Total	**(64,430,968,005)**	**39,053,879,444**	**50,654,809,113**	**(76,031,897,674)**

18. Accrued expenses	End of period	Beginning of period
a) Short-term	1,396,121,125	10,574,394,186
- Accrued annual leave salary	-	-
- Expense of business cessation	-	-
- Estimated cost of goods/real estate sold	-	-

- Other accrued expenses	1,396,121,125	10,574,394,186
b) Long-term accrued expenses	-	-
- Interest expense	-	-
- Other accrued expenses	-	-
Total	**1,396,121,125**	**10,574,394,186**

19. Other payables	**End of period**	**Beginning of period**
a) Short-term		
- Surplus of assets awaiting resolution	-	-
- Trade union fee	582,104,307	126,024,587
- Social insurance	2,397,102,649	2,732,816,429
- Health insurance	70,796,321	38,740,106
- Unemployment insurance	26,188,072	12,708,245
- Payables on equitization	-	-
- Short-term deposits, collateral received	-	-
- Other payables	280,603,508,574	270,054,332,897
Total	**283,679,699,923**	**272,964,622,264**

b) Long-term payables	**601,924,148,019**	**703,406,034,644**
- Long-term deposits, collateral received	997,500,000	997,500,000
- Other payables	600,926,648,019	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.

23. Provisions for payables .	**End of period**	**Beginning of period**
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		
Deferred income tax assets	*80,212,561*	*440,307,996*

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						
	Contributed capital	Conversion options on convertible bonds	Other capital	Differences revaluation of assets	Exchange rate difference	Retained earnings	Total
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	-	-	-	-	-	19,567,471,542	19,567,471,542
- Other increase	-	-	-	-	-	-	-
- Decrease in capital in this current	-	-	-	-	-	-	-
- Loss for this current	-	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	(2,671,952,092)	(2,671,952,092)
Ending balance of this current	**1,037,450,670,000**	-	**19,248,305,374**	-	-	**64,158,748,219**	**1,120,857,723,593**

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 sharesi:.....		
- Dividends on accumulated preference shares not recorded:.....		

đ) Issued shares	End of period	Beginning of period
- Quantity of Authorized issuing shares	103,745,067	103,745,067
- Quantity of issued shares	103,745,067	103,745,067
+ Common shares	*103,745,067*	*103,745,067*
+ Preference shares		
- Quantity of shares repurchased	-	-
+ Common stocks		
+ Preference shares		
- Quantity of outstanding shares in circulation	103,745,067	103,745,067
+ Common shares	*103,745,067*	*103,745,067*
+ Preference shares		

* Par value per share : 10.000 VND

e. Company's reserves: **18,306,372,388**

- Development and investment funds 18,306,372,388

- Other reserves
- Enterprise Restructuring Support Fund

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

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).	**249,799,502,167**	**341,443,093,232**
+ Revenue from construction contracts	204,670,476,840	205,650,157,336
+ Revenue from real estate business	31,276,861,228	128,953,520,134
+ Revenue from sale of goods	7,559,936,250	-
+ Revenue from rendering of services	6,292,227,849	6,839,415,762
+ Revenue from other industries	-	-

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

03. Cost of goods sold (code 11)	This time	Last time
- Cost of construction contracts	204,632,742,598	196,790,397,422
- Cost of assignment of investment properties	24,280,232,902	126,272,697,428
- Cost of finished goods sold	7,559,936,250	0
- Cost of services rendered	2,246,575,415	2,357,515,738
- 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	**238,719,487,165**	**325,420,610,588**

04. Financial income (Code 21)	This time	Last time
- Interest income	8,775,997,902	14,797,008,469
- Gain from disposal of financial investments	-	-
- Dividends or profits received	-	-
- ealised exchange gain	-	-
- Interest from deferred payment sale or payment discount	-	-
- Other financial income	-	-
Total	**8,775,997,902**	**14,797,008,469**

05. Financial expenses (Code 22).	This time	Last time
- Interest expenses	7,247,512,134	9,881,039,943
- 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	**7,247,512,134**	**9,881,039,943**

06. Other Income	This time	Last time
- Gain from liquidation, disposal of fixed assets	-	-
- Gain from revaluation of assets	-	-
- Collected fines	-	-
- Deductible taxes	-	-
- Others	541,640,263	2,453,730,951
Total	**541,640,263**	**2,453,730,951**

07. Other expenses	This time	Last time
- Loss from liquidation, disposal of fixed assets	-	-
- Loss from revaluation of assets	-	-
- Fines	-	-
- Others	22,221,995	46,356,323
Total	**22,221,995**	**46,356,323**

08. Selling expenses and business management expenses	This time	Last time
a) Operating Expenses Incurred During the Period	10,099,339,735	18,457,200,109
- Details of expenses accounting for 10% or more of total operating expenses		
- Other operating expenses		
b) Selling Expenses Incurred During the Period	1,284,870,307	1,026,070,948
- 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	153,827,145,326	123,060,430,597
- Labour expenses	25,045,052,397	40,946,311,065
- Machinery expenses	14,755,408,048	30,212,990,136
- Expenses of outsourcing services	20,097,181,889	17,679,972,679
- Other expenses in cash	1,404,873,225	8,093,753,274
Total	**215,129,660,885**	**219,993,457,751**

10. Current corporate income tax expense (Code 51).	This time	Last time
- Adjustment of tax expenses from previous year s to current year		
- Total current corporate income tax expense	945,195,107	781,782,212

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.	197,156,497	-

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.

Approval date: day 29 month 10 year 2026

Preparer	Chief Accountant	Chairman
Pham Thanh Lam	Nguyen Tuan Anh	Nguyen Dang Giap