CÔNG TY CP ĐẦU TƯ VÀ PHÁT TRIỂN NHÀ SỐ 6 HÀ NỘI

FINANCIAL STATEMENT

Q3, 2026

PHẠM NGỌC QUỲNH

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

MID-YEAR BUSINESS PERFORMANCE REPORT

Q3, 2026

	Items	Code	NOTES	Quarter 3		Accumulated from the beginning of the year to this quarter	
				This year	Last year	This year	Last year
1	Revenue from sales and services	01		31,756,169,519	7,012,429,762	154,322,453,599	32,662,686,733
2	Revenue deductions	02					
3	Net revenue from sales and services (10=01-02)	10		31,756,169,519	7,012,429,762	154,322,453,599	32,662,686,733
4	Cost of goods sold	11		27,403,897,159	4,251,876,280	129,554,937,446	24,878,093,997
5	**Gross profit from sales and services (20=10-11)**	20		**4,352,272,360**	**2,760,553,482**	**24,767,516,153**	**7,784,592,736**
6	Profit/loss from the sale and liquidation of investment properties.			-	-	4,725,633	-
7	Financial operating revenue	21		786,750	1,623,737	10,638,204	13,729,238
8	Financial costs	22		946,910,490	-	2,645,573,471	1,844,726,850
	- Including: interest expense	23		946,910,490	-	2,645,573,471	1,844,726,850
9	Cost of goods sold	24		-	-	-	-
10	Business management costs	25		4,680,434,989	2,747,286,413	17,465,857,665	6,602,029,492
11	**Net profit from business operations {30=20+(21-22)-(24+25)}**	30		**(1,274,286,369)**	**14,890,806**	**4,671,448,854**	**(648,434,368)**
12	Other income	31		1,405,883,455	817,067,448	3,054,531,603	2,152,214,634
13	Other expenses	32		0	357,327,441	1,710,176,702	435,353,999
14	**Other profit (40=31-32)**	40		**1,405,883,455**	**459,740,007**	**1,344,354,901**	**1,716,860,635**
15	**Total accounting profit before tax (50=30+40)**	50		**131,597,086**	**474,630,813**	**6,015,803,755**	**1,068,426,267**
16	Current corporate income tax expense	51		30,519,417	-	1,561,996,091	146,964,402
17	Deferred corporate income tax expense	52					
18	**Profit after corporate income tax (60 = 50 - 51 - 52)**	60		**101,077,669**	**474,630,813**	**4,453,807,664**	**921,461,865**
19	Earnings per share (*)			6.69	31.39	294.56	60.94
20	Declining earnings per share (*)						

Ha Noi, September 30, 2026

Prepared by	Chief Accountant	General Director
Bui Thu Hang	Duong Thi Thai Huong	Be Ngoc Long

HANOI HOUSING DEVELOPMENT AND INVESTMENT JOINT-STOCK COMPANY NO.6
Floor 6A , Building Diamond Flower, 48 Le Van Luong

MID-YEAR FINANCIAL STATEMENT REPORT
As of September 30, 2026

Unit of measurement: VND

ASSETS	Code	Notes	30/09/2026 VND	01/01/2026 VND
A SHORT-TERM ASSETS	**100**		**209,959,147,140**	**189,944,486,727**
I Cash and cash equivalents	**110**		**3,166,777,409**	**34,740,738,595**
1 Cash	111		3,166,777,409	34,740,738,595
II Short-term financial investment	**120**		**28,226,700,565**	**32,160,139,954**
Other short-term investments	125		28,226,700,565	32,160,139,954
III Short-term receivables	**130**		**145,788,322,365**	**113,841,663,481**
1 Trade receivables	131		83,381,248,708	45,726,603,110
2 Short-term advances to suppliers	132		6,278,477,240	9,565,922,541
3 Other short-term receivables	135		64,746,777,010	67,167,318,423
4 Provision for doubtful short-term receivables (*)	136		(8,618,180,593)	(8,618,180,593)
IV Inventory	**140**		**32,476,143,846**	**8,155,576,527**
1 Inventory	141		32,476,143,846	8,155,576,527
VI Other current assets	**160**		**301,202,955**	**1,046,368,170**
3 Taxes and other amounts due to the State	163		301,202,955	1,046,368,170
B LONG-TERM ASSETS	**200**		**243,733,853,433**	**329,942,537,225**
II Fixed assets	**220**		**62,727,571,469**	**47,253,814,479**
1 Tangible fixed assets	221		62,727,571,469	47,253,814,479
- Original price	222		79,975,195,883	75,280,102,754
- Accumulated depreciation value (*)	223		(17,247,624,414)	(28,026,288,275)
IV Investment properties	**240**		**1,622,567,454**	**1,622,567,454**
- Original price	241		8,969,582,205	8,969,582,205
- Accumulated depreciation value (*)	242		(7,347,014,751)	(7,347,014,751)
V Long-term work-in-progress assets	**250**		**1,656,420,586**	**108,373,725,707**
2 Construction in progress costs	252		1,656,420,586	108,373,725,707
VI Long-term financial investments	**260**		**177,059,223,600**	**171,599,223,600**
1 Investing in subsidiaries	261		176,459,223,600	170,999,223,600
2 Investing in affiliated companies and joint ventures.	262		600,000,000	600,000,000
VII Other long-term assets	**270**		**668,070,324**	**1,093,205,985**
1 Long-term deferred costs	271		668,070,324	1,093,205,985
TOTAL ASSETS (280 = 100 + 200)	**280**		**453,693,000,573**	**519,887,023,952**

SOURCES OF CAPITAL	Code	Notes	30/06/2026 VND	01/01/2026 VND
C LIABILITIES	**300**		**199,226,905,627**	**254,754,736,670**
I Current liabilities	**310**		**174,351,660,679**	**168,609,628,776**
1 Short-term trade payables	311		33,439,963,695	25,769,555,865
2 Short-term advances from customers	312		682,872,039	9,113,937,616
3 Dividends and profit payable	313		7,378,259,068	7,378,259,068
4 Taxes and other payables to the State	314		7,196,575,310	488,732,472
5 Payables to employees	315		2,411,990,844	27,027,826
6 Short-term accrued expenses	316		35,092,383	0
10 Other short-term payables	320		23,009,794,815	47,499,892,914
11 Short-term loans and financial leases	322		96,838,239,510	74,700,000,000
13 Bonus and welfare fund	324		3,358,873,015	3,632,223,015
II Non-current liabilities	**330**		**24,875,244,948**	**86,145,107,894**
8 Other long-term payables	338		14,775,876,467	76,045,739,413
13 Long-term provisions	343		10,099,368,481	10,099,368,481
D EQUITY	**400**		**254,466,094,946**	**265,132,287,282**
1 Owner's equity contribution	411		151,200,000,000	151,200,000,000
2 Capital surplus	412		1,273,275,917	1,273,275,917
8 Development Investment Fund	418		19,286,957,090	19,286,957,090
10 Undistributed after-tax profit	420		82,705,861,939	93,372,054,275
- Undistributed net profit accumulated up to the end of	420a		82,604,784,270	0
- Undistributed profits for this period	420b		101,077,669	0
TOTAL CAPITAL (440 = 300 + 400)	**440**		**453,693,000,573**	**519,887,023,952**

Ha Noi, September 30, 2026

Prepared by	Chief Accountant	General Director
Bui Thu Hang	Duong Thi Thai Huong	Be Ngoc Long

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

INTER-YEARLY CASH FLOW REPORT

(According to the direct method)

Q3, 2026

Indicators	Code number	Explanation	Cumulative figures from the beginning of the year to the end of this quarter.	
			This year	Last year
1	2			
I. Cash flow from operating activities				
1. Revenue from the sale of goods, provision of services, and other income.	01		73,297,696,756	34,558,381,641
2. Payments to suppliers of goods and services	02		(60,339,385,325)	(20,505,101,780)
3. Employee compensation	03		(5,001,598,988)	(6,641,230,606)
4. Borrowing costs paid	04		(1,662,590,183)	(1,227,232,877)
5. Corporate income tax paid	05		-	-
6. Other revenue from business operations	06		18,039,375,182	2,680,094,332
7. Other expenses for business operations	07		(38,372,452,328)	(5,599,013,161)
Net cash flow from operating activities	**20**		**(14,038,954,886)**	**3,265,897,549**
II. Cash flow from investing activities				
1. Expenses for purchasing and constructing fixed assets and other long-term assets.	21			
2. Proceeds from the liquidation and sale of fixed assets and other assets.	22			
3. Money spent on loans and purchasing debt instruments from other entities.	23			
4. Proceeds from loan repayments and resale of debt instruments from other entities.	24			
5. Funds spent on investment and capital contributions to other entities.	25		(5,460,000,000)	
6. Recovered investment capital contributed to other entities.	26			
7. Interest income from loans, dividends, and distributed profits.	27		10,638,204	
Net cash flow from investing activities	**30**		**(5,449,361,796)**	-
III. Cash flow from financing activities				
1. Proceeds from issuing shares, receiving capital from shareholders.	31			
2. Payment of capital contributions to owners, repurchase of issued shares of the enterprise.	32			
3. Money received from borrowing	33		45,311,455,746	10,000,000,000
4. Loan principal repayment	34		(42,900,000,000)	(13,000,000,000)
5. Principal repayment of a financial lease	35			
6. Dividends and profits paid to owners	36		(14,497,100,250)	
Net cash flow from financing activities 40=31+32+33+34+35+36)	**40**		**(12,085,644,504)**	**(3,000,000,000)**
Net cash flow during the period (50=20+30+40)	**50**		**(31,573,961,186)**	**265,897,549**
Cash and cash equivalents at the beginning of the period	**60**		**34,740,738,595**	**4,746,193,319**
The impact of changes in foreign exchange rates				
Cash and cash equivalents at the end of the period (70=50+60+61)	**70**		**3,166,777,409**	**5,012,090,868**

Ha Noi, September 30, 2026

Prepared by	Chief Accountant	General Director
Bui Thu Hang	Duong Thi Thai Huong	Be Ngoc Long

S.Đ.K.K.D: 0100383[illegible] - C.T.C.P - CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN NHÀ SỐ 6 HÀ NỘI - Q.THANH XUÂN - TP.HÀ NỘI

Hanoi Housing Investment and Development Corporation
Hanoi No. 6 Housing Development and Investment Joint Stock Company
2nd Floor, My Son Building, 62 Nguyen Huy Tuong Street

NOTES TO THE FINANCIAL STATEMENTS
For the fiscal year ending September 30, 2026

1. General information of the enterprise

1.1 Form of capital owership.

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

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

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

Headquarters: 2nd Floor, My Son Building, 62 Nguyen Huy Tuong Street, Thanh Xuan Province, Hanoi City.

1.2 Business lines.

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

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

2. Basis for preparing financial statements and accounting period.

Basis for preparing financial statements

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

Fiscal year

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

3. Applicable Accounting Standards and Regime

Applicable Accounting

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

Form of applicable accounting book application

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

4. Applicable Accounting policies

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

Accounting estimates

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

Cash and cash equivalents

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

Receivables and provision for doubtful debts.

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

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

Inventories

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

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

Fixed assets and depreciation.

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

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

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

Intangible fixed assets and amortization

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

Investment properties.

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

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

Basic construction.

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

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

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

Owner's equity
Owner's equity is recorded according to the owner's actual contributed capital.
Share capital surplus is recorded according to the larger/or smaller difference between the actual issuing price and the face value of shares when issuing shares for the first time, issuing additional shares or re-issuing treasury shares.
Dividends payable to shareholders are recorded as payables in the Company's Balance Sheet after the dividend announcement is issued by the Board of Directors of the Company.
Undistributed after-tax profit is the amount of profit from the enterprise's activities after deducting (-) adjustments due to retroactive application of changes in accounting policies and retroactive adjustment of major errors of the last years.

Revenue recognition
Sales revenue is recognized when the five (5) following conditions are simultaneously satisfied:
(a) The Company has transferred substantially all the risks and rewards associated with ownership of the products or goods to the
(b) The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
(c) Revenue is determined relatively reliably;
(d) The company will collect the costs associated with the sales transaction;

Revenue from a service provision transaction is recognized when the outcome of that transaction can be reliably determined. In case that a service provision transaction involves multiple periods, revenue is recognized in the year according to the result of work completed at the Balance Sheet date of that period. The result of a service provision transaction is determined when all four (4) following conditions are satistified:
(a) Revenue is determined relatively reliably;
(b) It is possible to obtain economic benefits from the transaction of providing that service.;
(c) Determine the work completed at the Balance Sheet date;
(d) Determine the costs incurred for the transaction and the costs to complete the provision transaction of that service.
Deposit interest is recognized on an accrual basis, determined on the balance of deposit accounts and the applicable interest rate.

Contruction contract
In case the construction contract stipulates that the Company is paid according to the planned progress, when the results of construction contract performance are reliably estimated, revenue and costs related to the contract are recorded corresponding to the completed work as determined by the Company itself on the date of preparing the Financial Statement, regardless of whether the payment invoice according to the planned schedule is made or not and regardless of what is the amount stated on the invoice.
In case the construction contract stipulates that the Company is paid according to the value of the volume performed, when the results of construction contract performance are reliably determined and confirmed by the customer, then revenue and expenses related to the contract will be recorded corresponding to the completed work confirmed by the customer during the year reflected on the invoice prepared.
When the results of contract performance cannot be reliably estimated, in case the Company can recover the contract costs spent, reasonable revenue is recognized only to the extent of the spent costs recoverable. At that time, no profit will be recorded, even when the total cost of implementing the contract may exceed the total revenue of the contract.

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

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

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

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

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

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

Unit: VND

1. Money	**30/09/2026 VND**	**01/01/2026 VND**
Cash	799,938,497	298,771,424
Bank deposits	2,366,838,912	34,441,967,171
Total	**3,166,777,409**	**34,740,738,595**

2. Accounts receivable from customers	**30/09/2026 VND**	**01/01/2026 VND**
	83,381,248,708	45,726,603,110
Total	**83,381,248,708**	**45,726,603,110**

3. Prepayment to short-term suppliers	**30/09/2026 VND**	**01/01/2026 VND**
Prepayment to other short-term sellers	6,278,477,240	9,565,922,541
Total	**6,278,477,240**	**9,565,922,541**

4. Other short-term receivables	**30/09/2026 VND**	**01/01/2026 VND**
- Advance payment	15,903,411,286	15,814,503,820
- Other receivables	48,843,365,724	51,352,814,603
Total	**64,746,777,010**	**67,167,318,423**

5. Inventories.	30/09/2026 VND	01/01/2026 VND
- Unfinished production and business costs	32,476,143,846	8,155,576,527
Total	**32,476,143,846**	**8,155,576,527**

6. Taxes and other amounts due to the State	30/09/2026 VND	01/01/2026 VND
- Taxes overpaid to the State	301,202,955	1,046,368,170
Total	**301,202,955**	**1,046,368,170**

7. Increase and decrease in tangible fixed assets

Targets	Machines, equipment	Transport vehicles and transmission equipment	Management tools and equipment	Investment properties	Total
I. Historical costs of tangibel fixed assets					
1. Balance on 01/01/2026	**12,854,925,270**	**9,752,260,453**	**52,672,917,031**	**8,969,582,205**	**84,249,684,959**
2. Increase in the year	**-**	**-**	**17,333,406,209**	**-**	**17,333,406,209**
- Purchase during the fiscal year					-
- New constructions and other			17,333,406,209		17,333,406,209
3. Decrease in the year	**12,444,789,270**	**0**	**193,523,810**	**0**	**12,638,313,080**
- Liquidation or transfer	12,444,789,270		193,523,810		**12,638,313,080**
- Other decreases					
4. Balance on 30/09/2026	**410,136,000**	**9,752,260,453**	**69,812,799,430**	**8,969,582,205**	**88,944,778,088**
II. Accumlated depreciation					
1. Balance on 01/01/2026	**12,854,925,270**	**9,752,260,453**	**5,419,102,552**	**7,347,014,751**	**35,373,303,026**
2. Increase in the year	**-**	**-**	**1,859,649,219**	**-**	**1,859,649,219**
- Depriciate			1,859,649,219	-	1,859,649,219
- Transfer				-	-
3. Decrease in the year	**12,444,789,270**	**-**	**193,523,810**	**-**	**12,638,313,080**
- Liquidation or transfer	12,444,789,270		193,523,810	-	**12,638,313,080**
- Other				-	-
4. Balance on 30/09/2026	**410,136,000**	**9,752,260,453**	**7,085,227,961**	**7,347,014,751**	**24,594,639,165**
III. Remaining value					
1. Balance on 01/01/2026	**-**	**-**	**47,253,814,479**	**1,622,567,454**	**48,876,381,933**
2. Balance on 30/09/2026	**-**	**-**	**62,727,571,469**	**1,622,567,454**	**64,350,138,923**

8. Construction in progress costs	30/09/2026 VND	01/01/2026 VND
Projects belonging to city budget capital	-	-
Business projects of company	*1,656,420,586*	*108,373,725,707*
- *In which:*	-	104,784,897,877
+ Project C1 Trung Hoa - Nhan Chinh	1,656,420,586	3,588,827,830
+ *Other projects*		
Total	**1,656,420,586**	**108,373,725,707**

9. Investing in Subsidiaries	30/09/2026 VND	01/01/2026 VND
- Handico 6 Real Estate Transaction Center and Trading Service Joint Stock Company	6,000,000,000	6,000,000,000
- Diamond Flower Tower Joint Stock Company	499,223,600	499,223,600
- Ha Long No.6 Housing Development and Investment Joint Stock Company	169,960,000,000	164,500,000,000
Total	**176,459,223,600**	**170,999,223,600**

10. Investing in affiliated companies and joint ventures.	30/09/2026 VND	01/01/2026 VND
- Handico 6 Mechanical Electrical Construction Installation Joint Stock Company	600,000,000	600,000,000
Total	**600,000,000**	**600,000,000**

11. Long-term prepaid expenses	30/09/2026 VND	01/01/2026 VND
- Long-term prepaid expenses	668,070,324	1,093,205,985
Total	**668,070,324**	**1,093,205,985**

12. Short-term payables to suppliers.	30/09/2026 VND	01/01/2026 VND
	33,439,963,695	25,769,555,865
Total	**33,439,963,695**	**25,769,555,865**

13. Short-term loans and financial leases	30/09/2026 VND	01/01/2026 VND
Loans from organizations and individuals	96,838,239,510	74,700,000,000
Total	**96,838,239,510**	**74,700,000,000**

14. Taxes and other payments due to the State	30/09/2026 VND	01/01/2026 VND
- Value Added Tax	3,369,411,533	215,973,377
- Corporate Income Tax	1,305,071,673	#REF!
- Personal income tax	2,522,092,104	272,759,095
- Các khoản phí, lệ phí và các khoản phải nộp khác		
Total	**7,196,575,310**	**#REF!**

15. Other short-term payables and liabilities	30/09/2026 VND	01/01/2026 VND
- Social, health, unemployment insurance	-	-
- Trade union fees	240,941,606	298,507,986
- Payables to construction units	16,049,081	1,482,120
- Other payables	22,752,804,128	47,199,902,808
Total	**23,009,794,815**	**47,499,892,914**

16. Other long-term liabilities	30/09/2026 VND	01/01/2026 VND
- Received capital contribution for business cooperation from Hanoi Commercial and Investment Joint Stock Company under the construction contract of C1 THNC building	3,825,876,467	65,095,739,413
- Received capital contribution for business cooperation from Dai Hai Ha Joint Stock Company under the Contract No. 12/2009 (Project C2 Trung Hoa - Nhan Chinh)	500,000,000	500,000,000
- Received capital contribution for business cooperation from Vietnam DTT Commercial	9,200,000,000	9,200,000,000
- Received capital contribution fro business cooperation from individuals of the HT KT	1,250,000,000	1,250,000,000
Total	**14,775,876,467**	**76,045,739,413**

17. Long-term provisions for liabilities	30/09/2026 VND	01/01/2026 VND
Contingency costs payable	10,099,368,481	10,099,368,481
Total	**10,099,368,481**	**10,099,368,481**

18. Equity

a. Table comparing changes in equity

	Owner's equity	Share surplus	Development Investment Fund	Construction investment fund	Undistributed after-tax profit
As of January 1, 2026	**151,200,000,000**	**1,273,275,917**	**19,286,957,090**	**-**	**93,372,054,275**
Increase during the year			-		**4,352,729,995**
- Shareholder's capital contribution			-		-
- Profit/Loss					4,352,729,995
- Profit distribution					
- Other increases					
Decrease during the year			-	**0**	**(15,120,000,000)**
- Dividend payment					(15,120,000,000)
- Profit distribution					
- Other discounts					
Balance as of June 30, 2026	**151,200,000,000**	**1,273,275,917**	**19,286,957,090**	**-**	**82,604,784,270**
As of July 1, 2026	**151,200,000,000**	**1,273,275,917**	**19,286,957,090**	**-**	**82,604,784,270**
Increase during the year			-		**101,077,669**
- Shareholder's capital contribution					
- Profit/Loss					101,077,669
- Profit distribution					
- Other increases					
Decrease during the year	-	-	-	-	**0**
- Profit distribution					
- Other discounts					
- Dividend payment					
Balance as of September 30, 2026	**151,200,000,000**	**1,273,275,917**	**19,286,957,090**	**-**	**82,705,861,939**

b. Equity details

	30/09/2026 VND	01/01/2026 VND
- State capital contribution	24,602,450,000	24,602,450,000
- Capital contributions from other parties	126,597,550,000	126,597,550,000
Total	**151,200,000,000**	**151,200,000,000**

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

	30/09/2026 VND	01/01/2026 VND
Owner's investment capital		
Capital contribution as of January 1st	151,200,000,000	151,200,000,000
Capital contribution as of December 31st	151,200,000,000	151,200,000,000

d. Stocks

	Year 2025 Shares	Year 2024 Shares
Number of shares registered for issuance	**15,120,000**	**15,120,000**
Par value of outstanding shares (VND/share)	10,000	10,000

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

	30/09/2026 VND	30/09/2025 VND
19. Revenue from the provision of goods and services		
Revenue from real estate sales and rentals		3,081,549,580
Construction contract revenue	27,237,074,228	-
Other revenue	4,519,095,291	3,930,880,182
Total	**31,756,169,519**	**7,012,429,762**

	30/09/2026 VND	30/09/2025 VND
20. Cost of goods sold		
Cost of goods sold for real estate business and rental	-	2,927,472,101
Cost of construction contracts	26,784,014,086	-
Other cost of goods sold	619,883,073	1,324,404,179
Total	**27,403,897,159**	**4,251,876,280**

	30/09/2026 VND	30/09/2025 VND
22. Financial operating revenue		
Interest on deposits and loans	786,750	1,623,737
Total	**786,750**	**1,623,737**

	30/09/2026 VND	30/09/2025 VND
23. Financial costs		
- Interest on loans	946,910,490	-
Total	**946,910,490**	**-**

	30/09/2026 VND	30/09/2025 VND
24. Business management costs		
	4,680,434,989	2,747,286,413
Total	**4,680,434,989**	**2,747,286,413**

	30/09/2026 VND	30/09/2025 VND
25. Other income		
	1,405,883,455	817,067,448
Total	**1,405,883,455**	**817,067,448**

	30/09/2026 VND	30/09/2025 VND
26. Other expenses		
	-	357,327,441
Total	**-**	**357,327,441**

	30/09/2026 VND	30/09/2025 VND
27. Current corporate income tax expense		
Pre-tax accounting profit	131,597,086	474,630,813
Adjustments that increase taxable income	21,000,000	40,824,000
Adjustments that reduce taxable income	-	515,454,813
Tax rate	,20%	,20%
Current income tax expenses	**30,519,417**	**-**

	30/09/2026 VND	30/09/2025 VND
28. Earnings per Share		
Net profit after corporate income tax (VND)	**101,077,669**	**474,630,813**
Average number of outstanding common shares during the period	15,120,000	15,120,000
Basic Earnings (Loss) per Share (VND/share)	**6.69**	**31.39**

29. Imformation about related parties

- Income of Board of directors, Control Board, Board of General directors and another managers.

	Nature of Transaction	Q3/2026 VND	Q3/2025 VND
Board of directors			
Le Quoc Binh	Salary, reward, remuneration	119,000,000	163,540,000
Be Ngoc Long	Salary, reward, remuneration	107,000,000	143,380,000
Dang Ba Toan	Salary, reward, remuneration	91,000,000	-
Dinh Ngoc Linh	Salary, reward, remuneration	-	123,900,000
Vu Tuan Anh	Remuneration	7,000,000	10,500,000
Pham Ngoc Chien	Remuneration	7,000,000	10,500,000
Control Board		-	-
Nguyen Thi Thu Hien	Remuneration	7,000,000	10,500,000
Pham Anh Tu	Salary, reward, remuneration	6,275,931	28,416,312
Phan Thi Kim Dung	Salary, reward, remuneration	30,500,000	42,510,000
Information publicist		-	-
Pham Ngoc Quynh	Salary, reward, remuneration	58,200,000	82,120,000
Board of general directors		-	-
Ngo Van Dong	Salary, reward	64,000,000	88,160,000
Chief accountant		-	-
Duong Thi Thai Huong	Salary, reward	68,000,000	98,320,000
Total		**564,975,931**	**801,846,312**

- Transactions with other related parties

Transactions with related parties	**Relationship**	**Nature of Transaction**	Q3/2026 VND	Q3/2025 VND
Sales			**31,445,284,790**	**4,200,880,182**
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Revenue from services and other amounts	3,291,406,761	3,232,032,000
Ha Long No6 housing development and investment joint stock company	Subsidiary	Revenue from construction and erection	27,237,074,228	-
		Revenue from services	916,803,801	968,848,182

Transactions with related parties	**Relationship**	**Nature of Transaction**	Q3/2026 VND	Q3/2025 VND
Purchases			**167,565,004**	**73,552,466**
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Value of services	167,565,004	-
Ha Long No6 housing development and investment joint stock company	Subsidiary	Value of services	-	73,552,466
Other transactions			-	**462,179,536**
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Receive dividends	-	462,179,536

Balance with related parties

	Relationship	**Nature of Transaction**	30/09/2026 VND	01/01/2026 VND
Receivable from customers			**41,786,970,111**	**9,617,241,825**
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Service receivable	-	877,885,721
		Advance payment for services	63,504,781	-
Ha Long No6 housing development and investment joint stock company	Subsidiary	Receivables for construction works	41,723,465,330	-
		Advanced payment for construction	-	8,739,356,104

	Relationship	Nature of Transaction	30/09/2026 VND	01/01/2026 VND
Payables to the sellers			**180,663,064**	**7,684,716,159**
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Payable to the sellers	180,663,064	7,684,716,159

Related parites	**Relationship**	**Nature of Transaction**	30/09/2026 VND	01/01/2026 VND
Other payables			**2,010,950,529**	**1,444,465,870**
Handico 6 Electromechanical Construction Joint Stock Company	Affiliated company	Loan interest payable	1,846,238,200	1,038,980,939
Mrs Nguyen Thi Thu Hien	Head of control board	Loan interest payable	104,712,329	70,000,000
Mr Be Ngoc Long	Member of the Board of Directors, General director	Loan interest payable	60,000,000	15,123,287
Mr Le Hoang Nam	Related person	Loan interest payable	-	190,520,548
Mr Le Quoc Binh	Chairman of the Board of directors	Loan interest payable	-	95,260,274
Ha Long No6 housing development and investment joint stock company	Subsidiary	Loan interest payable	-	34,580,822

	Relationship	Nature of Transaction	30/09/2026 VND	01/01/2026 VND
Loan payables			**47,700,000,000**	**79,100,000,000**
Ha Long No6 housing development and investment joint stock company	Subsidiary	Loan payable	-	34,400,000,000
Handico 6 Electromechanical Construction Joint Stock Company	Affiliated company	Loan payable	25,100,000,000	25,100,000,000
Mr Be Ngoc Long	Member of the Board of Directors, General director	Loan payable	600,000,000	600,000,000
Mrs Nguyen Thi Thu Hien	Head of control board	Loan payable	1,000,000,000	1,000,000,000
Mr Le Hoang Nam	Related person	Loan payable	4,000,000,000	12,000,000,000
Mr Le Quoc Binh	Chairman of the Board of directors	Loan payable	9,000,000,000	6,000,000,000
Handico 6 Electromechanical Construction Joint Stock Company	Affiliated company	Loan payable	8,000,000,000	-

Ha Noi, September 30, 2026

Chief accountant

Duong Thi Thai Huong

General director

S.Đ.K.K.D: 0100383878 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN NHÀ SỐ 6 HÀ NỘI
Q.THANH XUÂN - TP.HÀ NỘI

Be Ngoc Long