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

CONSOLIDATED FINANCIAL STATEMENT

Q3, 2026

PHẠM NGỌC QUỲNH

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

CONSOLIDATED INTER-YEAR REPORT ON BUSINESS PERFORMANCE

Third quarter of 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		22,384,324,526	23,546,780,326	128,081,406,813	55,893,397,116
2	Revenue deductions	02					
3	Net revenue from sales and services (10=01-02)	10		22,384,324,526	23,546,780,326	128,081,406,813	55,893,397,116
4	Cost of goods sold	11		16,603,596,120	19,965,719,571	100,256,228,580	45,918,509,584
5	**Gross profit from sales and services (20=10-11)**	**20**		**5,780,728,406**	**3,581,060,755**	**27,825,178,233**	**9,974,887,532**
6	Profit/loss from the sale and liquidation of investment properties.			-	-	4,725,633	-
7	Financial operating revenue	21		36,795,618	1,308,404,933	555,060,158	5,440,480,224
8	Financial costs	22		946,910,490	-	2,645,573,471	2,832,114,946
10	Cost of goods sold	24		-	-	-	-
11	Business management costs	25		5,972,761,801	4,494,247,120	21,199,748,164	12,592,081,963
12	**Net profit from business operations {30=20+(21-22)-(24+25)}**	**30**		**(1,102,148,267)**	**395,218,568**	**4,539,642,389**	**(8,829,153)**
13	Other income	31		1,574,938,316	817,129,563	3,327,821,517	2,170,560,336
14	Other expenses	32		211,020,381	1,057,171,804	2,002,250,069	1,322,066,362
15	**Other profit (40=31-32)**	**40**		**1,363,917,935**	**(240,042,241)**	**1,325,571,448**	**848,493,974**
14	**Total accounting profit before tax (50=30+4**	**45**		**(79,710,096)**		**(79,710,096)**	
16	**Current corporate income tax expense**	**50**		**182,059,572**	**155,176,327**	**5,785,503,741**	**839,664,821**
17	Deferred corporate income tax expense	51		66,764,852	6,109,103	1,689,216,370	312,612,113
18	Profit after corporate income tax (60 = 50 - 51	52					
19	**Profit after corporate income tax (60=50-51-52)**	**60**		**115,294,720**	**149,067,224**	**4,096,287,371**	**527,052,708**
	Net profit after tax attributable to KKS shareholders			23,499,824	6,229,786	109,640,521	176,777,424
	Net profit after tax of the parent company			91,794,896	142,837,438	3,986,646,850	350,275,284

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
2A Floor, My Son Building, 62 Nguyen Huy Tuong

MID-YEAR CONSOLIDATED STATEMENT REPORT

As of Septpember 30, 2026

Unit of measurement: VND

ASSETS	Code number	Notes	30/09/2026 VND	01/01/2026 VND
A SHORT-TERM ASSETS	**100**		**705,235,975,342**	**435,466,039,894**
I Cash and cash equivalents	**110**		**38,550,294,625**	**60,840,632,594**
1 Cash	111		36,501,883,485	49,029,918,225
2 Cash equivalents	112		2,048,411,140	11,810,714,369
II Short-term financial investments	**120**		**67,566,700,565**	**32,660,139,954**
3 Held-to-maturity investments – short-term	123		11,518,636,260	2,518,636,260
4 Provision for short-term investments held to maturity (*	124		(2,018,636,260)	(2,018,636,260)
5 Other short-term investments	125		58,066,700,565	32,160,139,954
III Short-term receivables	**130**		**240,041,242,703**	**323,707,559,232**
1 Trade receivables	131		84,459,066,157	115,481,151,355
2 Short-term advances to suppliers	132		42,306,322,305	52,856,686,375
5 Other short-term receivables	135		121,894,034,834	163,987,902,095
6 Provision for doubtful short-term receivables (*)	136		(8,618,180,593)	(8,618,180,593)
IV Inventory	**140**		**342,708,777,544**	**9,785,098,767**
1 Inventory	141		342,708,777,544	9,785,098,767
VI Other current assets	**160**		**16,368,959,905**	**8,472,609,347**
1 Short-term prepaid expenses	161		69,544,128	-
2 Deductible VAT	162		13,894,556,338	7,245,845,078
3 Taxes and other amounts due to the State	163		2,404,859,439	1,226,764,269
B LONG-TERM ASSETS	**200**		**101,940,328,084**	**414,892,560,943**
II Fixed assets	**220**		**90,057,225,703**	**76,181,585,987**
1 Tangible fixed assets	221		90,057,225,703	76,181,585,987
- Original price	222		116,760,404,192	112,065,311,063
- Accumulated depreciation value (*)	223		(26,703,178,489)	(35,883,725,076)
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**		**4,734,710,307**	**330,263,185,895**
2 Construction in progress costs	252		4,734,710,307	330,263,185,895
VI Long-term financial investments	**260**		**1,399,578,699**	**1,479,288,794**
2 Investing in affiliated companies and joint ventures.	262		1,399,578,699	1,479,288,794
VII Other long-term assets	**270**		**4,126,245,921**	**5,345,932,813**
1 Long-term deferred costs	271		668,070,324	1,187,757,216
4 Deferred income tax assets			3,458,175,597	4,158,175,597
TOTAL ASSETS (280 = 100 + 200)	**280**		**807,176,303,426**	**850,358,600,837**

SOURCES OF CAPITAL	Code number	Notes	30/09/2026 VND	01/01/2026 VND
C LIABILITIES	**300**		**386,717,243,863**	**443,765,804,544**
I Current liabilities	**310**		**238,106,880,552**	**222,495,307,516**
1 Short-term trade payables	311		34,659,194,840	30,925,346,165
2 Short-term advances from customers	312		12,748,804,996	12,059,553,847
3 Dividends and profit payable	313		9,132,683,878	7,378,259,068
4 Taxes and other payables to the State	314		8,538,676,321	1,366,026,691
5 Payables to employees	315		3,634,397,792	903,257,299
6 Short-term accrued expenses	316		2,112,093,736	5,606,204,107
9 Short-term deferred revenue	319		1,386,907,559	1,403,680,339
10 Other short-term payables	320		53,007,458,085	97,283,261,974
11 Short-term loans and financial leases	322		89,338,239,510	55,815,340,000
12 Short-term provisions	323		14,659,155,811	-
13 Bonus and welfare fund	324		8,889,268,024	9,754,378,026
II Non-current liabilities	**330**		**148,610,363,311**	**221,270,497,028**
8 Other long-term payables	338		14,775,876,467	76,045,739,413
9 Long-term loans and financial leases	339		123,735,118,363	120,402,493,323
13 Long-term provisions	343		10,099,368,481	24,822,264,292
D EQUITY	**400**		**420,459,059,563**	**406,592,796,293**
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		21,053,779,248	21,053,779,249
9 Other funds belonging to equity capital	419		635,302,307	1,535,326,407
10 Undistributed after-tax profit	420		88,499,308,262	99,632,661,413
11 Minority interest	421		157,797,393,829	131,897,753,307
TOTAL CAPITAL (440 = 300 + 400)	**440**		**807,176,303,426**	**850,358,600,837**

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 CONSOLIDATED CASH FLOW STATEMENT

(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 operation activities.				
1. Revenues from sales of goods, rendering of services and other revenues	01		136,124,800,210	95,595,741,616
2. Payment to suppliers	02		(123,113,119,182)	(228,167,347,679)
3. Payment to employees	03		(15,265,884,544)	(19,172,919,468)
4. Interest paid	04		(1,662,590,183)	(1,227,232,877)
5. Corporate income tax paid	05		(2,239,741,350)	(26,054,667,975)
6. Other receipt from operating activities	06		39,507,641,648	102,409,916,749
7. Other payments for operating activities	07		(51,152,476,632)	(48,972,019,170)
Net cash flows from operating activities (20=01+02+03+04+05+06+07)	**20**		**(17,801,370,033)**	**(125,588,528,804)**
II. Cash flow from investment activities.			-	-
1. Payments for acquisitions, constructions of fixed assets and long-term assets	21			(1,524,070,844)
2. Proceeds from disposal and liquidation of fixed assets and other long-term assets	22			70,267,896
3. Payment for loans and purchases of debt instruments of other entities	23		(16,365,000,000)	(72,216,565,216)
4. Proceeds from loans given and disposal of debt instruments of other entities	24		25,485,000,000	85,603,262,350
5. Payments for equity investment in other entities	25		(5,460,000,000)	-
6. Proceed from equity investments in other entitites	26			-
7. Proceed from interest, dividends and profit distribution received	27		119,361,528	1,000,079,656
Net Cash flow from investment activities (30=21+22+23+24+25+26+27)	**30**		**3,779,361,528**	**12,932,973,842**
III. Cash flow from financial activities.			-	-
1. Proceeds from issuance of shares, capital contribution from shareholders	31			
2. Repayments of capital contribution to owners, repurchases of shares issued	32			
3. Proceeds from short-term and long-term loans	33		45,228,740,786	94,763,676,565
4. Repayments of loans principal	34		(39,000,000,000)	(20,214,990,000)
5. Repayments for of financial leasehold assets	35			
6. Dividends paid, profits shared to shareholders	36		(14,497,100,250)	
Net Cash flow from financial activities. (40=31+32+33+34+35+36)	**40**		**(8,268,359,464)**	**74,548,686,565**
Net cash flows during the period (50=20+30+40)	**50**		**(22,290,367,969)**	**(38,106,868,397)**
Cash and cash equivalents at the beginning of the period	**60**		**60,840,632,594**	**67,845,230,186**
Foreign exchange diffirences on cash and cash equivalents				
Cash and cash equivalents at the end of period. (70=50+60+61)	**70**		**38,550,264,625**	**29,738,361,789**

Ha Noi, September 30, 2026

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

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

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

Revenue from a service provision transaction is recognized when the outcome of that transaction can be reliably determined. In case that a service provision transaction involves multiple periods, revenue is recognized in the year according to the result of work completed at the Balance Sheet date of that period. The result of a service provision transaction is determined when all four (4) following conditions are 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 Income Statement

Unit of measurement: VND

1. Money

Money	36,501,883,485	49,029,918,225
Cash equivalents	2,048,411,140	11,810,714,369
	-	-
Total	**38,550,294,625**	**60,840,632,594**

2. Accounts receivable from customers	**30/09/2026 VND**	**01/01/2026 VND**
	84,459,066,157	115,481,151,355
Total	**84,459,066,157**	**115,481,151,355**

3. Prepayment to short-term suppliers	**30/09/2026 VND**	**01/01/2026 VND**
Prepayment to short-term suppliers	42,306,322,305	52,856,686,375
Total	**42,306,322,305**	**52,856,686,375**

4. Investment held until maturity.	**30/09/2026 VND**	**01/01/2026 VND**
	11,518,636,260	2,518,636,260
Total	**11,518,636,260**	**2,518,636,260**

5. Other receivables	30/09/2026 VND	01/01/2026 VND
- Advances	15,903,411,286	15,814,503,820
- Other receivables	105,990,623,548	148,173,398,275
Total	**121,894,034,834**	**163,987,902,095**

6. Inventory	30/09/2026 VND	01/01/2026 VND
Production and Business Costs	342,708,777,544	9,785,098,767
Total	**342,708,777,544**	**9,785,098,767**

7. Taxes and Receivables from the State	30/09/2026 VND	01/01/2026 VND
- VAT that is still deductible	13,894,556,338	7,245,845,078
- Overpaid taxes to the State:	2,404,859,439	1,226,764,269
Total	**16,299,415,777**	**8,472,609,347**

8. Increase and decrease in tangible fixed assets

Targets	Machines, equipment	Houses, Buildings	Management tools and equipment, Transport vehicles and transmission equipment	Investment properties	Total
I. Historical costs of tangibel fixed assets					
1. Balance on 01/01/2026	**12,991,825,270**	**9,132,150,646**	**89,941,335,147**	**8,969,582,205**	**121,034,893,268**
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	**547,036,000**	**9,132,150,646**	**107,081,217,546**	**8,969,582,205**	**125,729,986,397**
II. Accumlated depreciation					
1. Balance on 01/01/2026	**12,991,825,270**	**2,972,267,119**	**19,919,632,687**	**7,347,014,751**	**43,230,739,827**
2. Increase in the year	**-**	**192,496,359**	**3,265,270,135**	**-**	**3,457,766,494**
- Depriciate		192,496,359	3,265,270,135		3,457,766,494
- 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	**547,036,000**	**3,164,763,478**	**22,991,379,012**	**7,347,014,751**	**34,050,193,241**
III. Remaining value					
1. Balance on 01/01/2026	**-**	**6,159,883,527**	**70,021,702,460**	**1,622,567,454**	**77,804,153,441**
2. Balance on 30/09/2026	**-**	**5,967,387,168**	**84,089,838,534**	**1,622,567,454**	**91,679,793,156**

9. Construction in progress costs	30/09/2026 VND	01/01/2026 VND
The project is funded by the City Budget.	-	-
Company's business project	*4,734,710,307*	*330,263,185,895*
In there:		
+ Project C1 Trung Hoa - Nhan Chinh	-	104,784,897,877
+ *Investing in projects in Bo Xuyen, Thai Binh*	3,078,289,721	221,889,460,188
+ *Other projects*	1,656,420,586	3,588,827,830
Total	**4,734,710,307**	**330,263,185,895**

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	1,399,578,699	1,479,288,794
Total	**1,399,578,699**	**1,479,288,794**

11. Upfront costs	30/09/2026 VND	01/01/2026 VND
- Short-term	69,544,128	-
- Long-term	668,070,324	1,187,757,216
Total	**737,614,452**	**1,187,757,216**

12. Short-term payables to suppliers.	30/09/2026 VND	01/01/2026 VND
	34,659,194,840	30,925,346,165
Total	**34,659,194,840**	**30,925,346,165**

13. Short-term loans and financial leases	30/09/2026 VND	01/01/2026 VND
Loans from organizations and individuals	89,338,239,510	55,815,340,000
Total	**89,338,239,510**	**55,815,340,000**

14. Taxes and other payments due to the State	30/09/2026 VND	01/01/2026 VND
- Value added tax	4,212,941,985	425,332,913
- Profit tax	1,402,205,314	329,228,716
- Personal income tax	2,923,529,022	611,465,062
Total	**8,538,676,321**	**1,366,026,691**

15. Short-term accrued expenses	30/09/2026 VND	01/01/2026 VND
Short-term accrued expenses	2,112,093,736	5,606,204,107
Total	**2,112,093,736**	**5,606,204,107**

16. Other short-term payables	30/09/2026 VND	01/01/2026 VND
- Social, health, unemployment insurance	31,003,119	-
- Trade union fees	406,287,773	416,818,983
- Payables to construction units	16,049,081	11,651,201
- Other payables	52,554,118,112	96,854,791,790
Total	**53,007,458,085**	**97,283,261,974**

17. Other short-term payables and 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 and Investment Joint Stock Company	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**

19. Long-term loans and financial leases	30/09/2026 VND	01/01/2026 VND
Long-term loans and financial leases	123,735,118,363	120,402,493,323
Total	**123,735,118,363**	**120,402,493,323**

20. Long-term provisions for liabilities	30/09/2026 VND	01/01/2026 VND
	10,099,368,481	24,822,264,292
Total	**10,099,368,481**	**24,822,264,292**

21. Equity

a. Owner's equity Fluctuation Reconciliation Table

	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**	**1,535,326,407**	**99,632,661,413**
Increase during the year			-	-	**3,894,851,954**
- Shareholder's capital contribution					
- Profit/Loss					3,894,851,954
- Profit distribution					
- Other increases					
Decrease during the year					**(15,120,000,000)**
- Dividend distribution					(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**	**1,535,326,407**	**88,407,513,366**
As of July 1, 2026	**151,200,000,000**	**1,273,275,917**	**19,286,957,090**	**1,535,326,407**	**88,407,513,366**
Increase during the year			-		**91,794,896**
- Shareholder's capital contribution					
- Profit/Loss					91,794,896
- Profit distribution					
- Other increases					**0**
Decrease during the year					-
- Profit distribution					
- Other discounts					
- Dividend payment					
Balance as of September 30, 2026	**151,200,000,000**	**1,273,275,917**	**19,286,957,090**	**1,535,326,407**	**88,499,308,262**

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 capital contribution		
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 2026 Shares	Year 2025 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

22. Revenue from the provision of goods and services	30/09/2026 VND	30/09/2025 VND
Revenue from real estate sales and rentals	-	3,081,549,580
Revenue from construction contracts	453,060,142	-
Other revenues	21,931,264,384	20,465,230,746
Total	**22,384,324,526**	**23,546,780,326**

23. Cost of goods sold	30/09/2026 VND	30/09/2025 VND
Cost of goods sold for real estate business and rental	-	2,927,472,101
Cost of construction contracts	-	-
Other cost of goods sold	16,603,596,120	17,038,247,470
Total	**16,603,596,120**	**19,965,719,571**

25. Financial operating revenue	30/09/2026 VND	30/09/2025 VND
Bank deposits interests, loan interests	36,795,618	1,308,404,933
Total	**36,795,618**	**1,308,404,933**

26. Financial costs	30/09/2026 VND	30/09/2025 VND
- Credit interests	946,910,490	-
Total	**946,910,490**	**-**

27. Other income	30/09/2026 VND	30/09/2025 VND
	1,574,938,316	817,129,563
Total	**1,574,938,316**	**817,129,563**

28. Other expenses	30/09/2026 VND	30/09/2025 VND
	211,020,381	1,057,171,804
Total	**211,020,381**	**1,057,171,804**

29. Business management expenses, selling expenses	30/09/2026 VND	30/09/2025 VND
- Business management costs	5,972,761,801	4,494,247,120
- Cost of goods sold	-	-
Total	**5,972,761,801**	**4,494,247,120**

30. Current corporate income tax expenses	30/09/2026 VND	30/09/2025 VND
Pre-tax accounting profit	261,769,668	155,176,327
Adjustments that increase taxable income	72,054,593	40,824,000
Adjustments that reduce taxable income	-	515,454,813
Corporate income tax		
Tax rate	,20%	,20%
Corporate income tax for the current year	-	-
Corporate income tax is exempted or reduced.	-	-
Current income tax expense	**66,764,852**	**6,109,103**

31. Earnings per Share	30/09/2026 VND	30/09/2025 VND
Net profit after corporate income tax (VND)	**115,294,720**	**149,067,224**
Adjustments		
The downward adjustment is due to the allocation of the reward fund.		
Average number of outstanding common shares during the period	15,120,000	15,120,000
Basic Earnings (Loss) per Share (VND/share)	**7.63**	**9.86**

Ha Noi, September 30, 2026

Chief accountant	General director
Duong Thi Thai Huong	Be Ngoc Long