CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐẦU TƯ THĂNG LONG

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THANG LONG INVESTMENT GROUP JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period ended 30 September 2026

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STATEMENT OF THE BOARD OF MANAGEMENT AND GENERAL DIRECTORS

COMPANY OVERVIEW

Thang Long Investment Group Joint Stock Company operates under the initial Business Registration Certificate No. 0101164614 dated 27 July 2001, with the 33th amendment issued on 5 July2026 by the Hanoi Department of Planning and Investment.

Board of Management	
Mr. Nguyen Phuc Long	Chairman
Mr. Ho Ngoc Hai	Member
Ms. Dao Thi Thanh	Member
Mr. Nguyen Viet Viet	Member
Mr. Duong Quang Trung	Member
Board of General Directors	
Mr. Ho Ngoc Hai	Acting General Director
Ms. Dao Thi Thanh	Deputy General Director
Mr. Nguyen Minh Quan	Deputy General Director
Board of Supervision	
Ms. Nguyen Thi Anh Tuyet	Chairman
Ms. Ho Thi Thu Ha	Member
Mr. Vu Ngoc Anh	Member
Financial Accounting Department	
Ms. Nguyen Thi Thanh Huong	Chief Accountant
The Company's headquarters	8th Floor - Block B, Song Da Building, Pham Hung Street, Tu Liem Ward, Hanoi

RESPONSIBILITIES OF THE BOARD OF MANAGEMENT GENERAL DIRECTORS

The Board of Management and General Directors of Thang Long Investment Group Joint Stock Company (hereinafter referred to as the "Company") are responsible for preparing the consolidated financial statements which give a true and fair view of the consolidated financial position of the Company as at 30 July 2026, as well as the consolidated results of operations and consolidated cash flows of the Company for the year then ended. In preparing those financial statements, The Board of Management and General Directors are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the consolidated financial statements;
- Prepare and present financial statements in compliance with accounting standards, accounting

policies and current relevant regulations;

- Prepare the consolidated financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue in its business.

The Board of Management and General Directors of the Company are responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the consolidated financial position of the Company and for ensuring that the consolidated financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other related legal regulations on the preparation and presentation of the consolidated financial statements. The Board of Management and General Directors are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

OTHER COMMITMENTS

The Board of Management and General Directors confirm that the Company has not violated its obligation to disclose information in accordance with the provisions of Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance on information disclosure on the securities market.

APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS

The Board of Management and General Directors have approved the accompanying consolidated financial statements. The consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as at 30 July 2026, as well as its consolidated financial performance and consolidated cash flows for the financial year then ended, in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and related legal regulations on the preparation and presentation of the consolidated financial statements.

For and on behalf of the Board of Management and General Directors

Legal representative
Nguyen Phuc Long

Hanoi, 28 October 2026

CONSOLIDATED BALANCE SHEET

As at 30 September 2026

ASSETS	CODE	NOTES	30/09/2026 VND	01/01/2026 VND
A. CURRENT ASSETS	**100**		**1.693.418.920.651**	**1.620.144.319.192**
I. Cash and cash equivalents	**110**	5.1	**236.877.527.357**	**19.905.637.699**
1. Cash	111		236.846.527.357	19.875.637.699
2. Cash equivalents	112		31.000.000	30.000.000
II. Short-term financial investments	**120**	5.2	**405.476.810.206**	**571.834.423.021**
3. Short-term held-to-maturity investments	123		405.476.810.206	571.834.423.021
III. Current accounts receivable	**130**		**472.226.469.343**	**421.497.397.210**
1. Short-term trade receivables	131	5.3	224.720.705.119	259.042.486.083
2. Short-term advances to suppliers	132	5.4	241.608.347.786	148.928.369.233
5. Other short-term receivables	135	5.5	12.165.242.813	19.794.368.269
6. Provision for doubtful short-term receivables	137	5.6	(6.267.826.375)	(6.267.826.375)
IV. Inventories	**140**	5.7	**569.625.206.326**	**587.678.905.691**
1. Inventories	141		569.625.206.326	587.678.905.691
VI. Other current assets	**160**		**9.212.907.419**	**19.227.955.571**
1. Short-term deferred expenses	161	5.8	787.484.329	3.242.201.327
2. Value-added tax deductible	162		4.304.378.376	12.414.653.379
3. Tax and other receivables from the State Budget	163	5.15	4.121.044.714	3.571.100.865
B. NON-CURRENT ASSETS	**200**		**2.266.630.743.556**	**2.459.845.689.286**
I. Long-term receivables	**210**		**271.822.654.919**	**320.929.082.909**
2. Long-term advances to suppliers	212		71.667.032.269	120.927.660.259
5. Other long-term receivables	215	5.6	200.155.622.650	200.001.422.650
II. Fixed assets	**220**		**124.855.610.367**	**135.245.609.422**
1. Tangible fixed assets	221	5.10	124.775.054.811	135.245.609.422
- Cost	*222*		*216.127.422.810*	*215.498.922.810*
- Accumulated depreciation	*223*		*(91.352.367.999)*	*(80.253.313.388)*
3. Intangible fixed assets	227	5.11	80.555.556	-
- Cost	*228*		*526.345.556*	*446.504.252*
- Accumulated amortisation	*229*		*(445.790.000)*	*(446.504.252)*
IV. Investment properties	**240**	5.12	**96.221.774.845**	**96.225.883.389**
- Cost	*241*		*146.752.895.620*	*146.759.624.020*
- Accumulated depreciation	*242*		*(50.531.120.775)*	*(50.533.740.631)*
V. Long-term assets in progress	**250**		**346.099.266.494**	**310.343.048.001**
2. Construction in progress	252	5.9	346.099.266.494	310.343.048.001
VI. Long-term financial investments	**260**	5.2	**883.993.580.750**	**1.005.915.415.508**
2. Investments in joint ventures and associates	262		-	281.741.171.508
3.Investments in equity of other entities	263		255.073.580.750	27.544.244.000
5. Held-to-maturity investments	265		628.920.000.000	696.630.000.000
VII. Other long-term assets	**270**		**543.637.856.181**	**591.186.650.057**
1. Long-term prepaid expenses	271	5.8	20.762.807.802	21.900.578.381
5. Goodwill	279		522.875.048.379	569.286.071.676
TOTAL ASSETS	**280**		**3.960.049.664.207**	**4.079.990.008.478**

CONSOLIDATED BALANCE SHEET

As at 30 September 2026

(Cont'd)

RESOURCES	CODE	NOTES	30/09/2026 VND	01/01/2026 VND
C. LIABILITIES	**300**		**1.785.025.870.305**	**1.909.640.989.611**
I. Current liabilities	**310**		**1.067.104.517.064**	**1.223.968.558.461**
1. Short-term trade payables	311	5.13	113.398.251.301	129.276.487.633
2. Short-term advances from customers	312	5.14	58.032.370.132	21.433.559.860
4. Short-term tax and other payables to the	314	5.15	18.223.444.182	33.359.259.010
5. Payables to employees	315		4.368.640.759	6.916.992.260
6. Short-term accrued expenses	316	5.16	74.104.972.872	72.057.158.894
10. Short-term other payables	320	5.17	143.870.043.260	145.750.508.922
11. Short-term loan and finance lease	321	5.19	646.915.215.869	808.019.400.983
12. Short-term provisions	322		1.775.028.444	738.640.654
13. Bonus and welfare fund	323		6.416.550.245	6.416.550.245
II. Non-current liabilities	**330**		**717.921.353.241**	**685.672.431.150**
1. Long-term trade payables	331		45.904.716	-
4. Long-term accrued expenses	334	5.16	293.203.661	293.203.661
7. Long-term deferred revenue	337	5.18	241.021.490.380	248.029.208.804
8. Long-term other payables	338	5.17	190.120.000.000	190.120.000.000
9. Long-term loans and finance lease	339	5.19	286.440.754.484	247.230.018.685
D. OWNERS' EQUITY	**400**	5.20	**2.175.023.793.902**	**2.170.349.018.867**
1. Share capital	411		1.936.062.050.000	1.936.062.050.000
- Shares with voting rights	*411a*		*1.936.062.050.000*	*1.936.062.050.000*
2. Share premium	412		15.000.000.000	15.000.000.000
7. Foreign exchange differences reserve	417		(3.818.127.128)	(5.346.831.998)
8. Investment and development fund	418		7.150.700.951	7.150.700.951
9. Other funds belonging to owners' equity	419		1.065.033.362	1.065.033.362
10. Retained earnings	420		119.694.540.918	113.892.398.301
- Undistributed earnings by the end of prior period	*420a*		*113.892.398.301*	*39.507.503.918*
- Undistributed earnings of current period	*420b*		*5.802.142.617*	*74.384.894.383*
11. Non-Controlling Interest	429		99.869.595.799	102.525.668.251
TOTAL LIABILITIES AND OWNERS' EQUITY	**440**		**3.960.049.664.207**	**4.079.990.008.478**

Hanoi, 28 October 2026

Preparer	Chief accountant	For and on behalf of the Board of Management and General Directors
Le Thi Van	Nguyen Thi Thanh Huong	Legal representative Nguyen Phuc Long

CONSOLIDATED INCOME STATEMENT
Third quarter of 2026

Unit: VND

ITEMS	CODE	NOTES	Third quarter		Accumulated from the beginning of the period to the end of this quarter	
			This year VND	Last year VND	This year VND	Last year VND
1. Revenue from sale of goods and rendering of services	**01**	**6.1**	**105.610.778.806**	**170.863.372.040**	**404.094.353.929**	**810.382.859.773**
2. Deductions	02		-	-	-	-
3. Net revenue from sale of goods and rendering of services	**10**		**105.610.778.806**	**170.863.372.040**	**404.094.353.929**	**810.382.859.773**
4. Cost of goods sold and services rendered	11	6.2	65.255.806.166	145.475.303.566	309.734.046.034	694.644.754.454
5. Gross profit from sale of goods and rendering of services	**20**		**40.354.972.640**	**25.388.068.474**	**94.360.307.895**	**115.738.105.319**
6. Gain/loss from the sale, disposal of investment property	21	6.3	-	-	-	-
7. Finance income	22	6.4	20.781.305.251	21.669.532.875	69.343.271.267	57.548.830.439
8. Finance expenses	23	6.5	15.552.506.692	*7.178.243.983*	45.391.860.727	20.231.391.248
- In which: Interest expenses	*24*		*15.808.572.916*	*5.845.875.102*	*45.391.860.727*	*18.708.241.054*
9. Share of profit (loss) of joint ventures and associates	25	6.6	11.587.562.738	3.747.810.770	18.020.333.167	4.137.372.454
10. Selling expenses	26	6.6	25.002.212.710	23.346.300.442	72.459.041.667	76.228.916.114
11. General and administrative expenses	27	6.6				2.835.293
12. Operating profit	**30**		**8.993.995.751**	**12.785.246.154**	**27.832.343.601**	**72.692.091.235**
13. Other income	31	6.7	19.057.757	1.066.985.947	789.275.941	4.758.618.047
14. Other expenses	32	6.7	2.123.072.768	5.836.187.693	7.853.459.307	9.564.070.652
15. Other profit	**40**		**(2.104.015.011)**	**(4.769.201.746)**	**(7.064.183.366)**	**(4.805.452.605)**
16. Accounting profit before tax	**50**		**6.889.980.740**	**8.016.044.408**	**20.768.160.235**	**67.886.638.630**
17. Current corporate income tax expense	51	6.8	4.571.858.377	5.384.379.018	14.966.017.618	22.522.140.409
18. Deferred tax expense	52				-	-
19. Net profit after tax	**60**		**2.318.122.363**	**2.631.665.390**	**5.802.142.617**	**45.364.498.221**
20. Net profit after tax attributable to shareholders of the parent	61		1.364.026.266	38.258.730.164	5.117.796.667	46.878.232.141
21. Net profit after tax attributable to non-controlling interests	62		1.533.632.369	(102.283.907)	684.345.950	(1.513.733.920)
22. Basic earnings per share	**70**	6.9	**7**	**14**	**7**	**234**
23. Diluted earnings per share	**71**					

Hanoi, 28 October 2026

Preparer	Chief accountant	For and on behalf of the Board of Management and General Directors
Le Thi Van	Nguyen Thi Thanh Huong	Legal representative Nguyen Phuc Long

THANG LONG INVESTMENT GROUP JSC
Block B, Song Da building, Pham Hung Street, Tu Liem Ward, Hanoi

Issued according to Circular No. 43/2026/TT-BTC
on 20 April 2026 of the Ministry of Finance

CONSOLIDATED CASH FLOW STATEMENT

(Applying indirect method)

From 01 January 2026 to 30 September 2026

ITEMS	CODE	This period VND	Last period VND
I. Net cash flows from operating activities			
1. Profit before tax	**01**	**6.889.980.740**	**67.886.638.630**
2. Adjustments for			
- Depreciation and amortization of fixed assets and investment properties	02	11.099.054.611	57.403.727.514
- Provisions	03	1.036.387.790	6.385.231.095
- (Profits)/losses from investing activities	05	(20.781.305.251)	(57.548.830.439)
- Interest expense	06	15.552.506.692	18.708.241.054
- Other adjustments	07	-	-
3. Operating profit before movements in working capital	**08**	**13.796.624.582**	**92.835.007.854**
- (Increase)/decrease in receivables	09	43.433.331.400	57.549.277.972
- (Increase)/decrease in inventories	10	18.053.699.365	27.466.843.317
- Increase/(decrease) in payables (excluding interest, corporate income tax)	11	43.687.283.854	(380.582.708.376)
- Increase/(decrease) in deferred expenses	12	3.592.487.577	(1.724.473.278)
- Interest expenses paid	14	(15.552.506.692)	(59.949.966.748)
- Corporate income tax paid	15	(37.020.312.177)	(61.081.484.436)
Net cash flows from operating activities	**20**	**69.990.607.909**	**(325.487.503.695)**
II. Cash flows from investing activities			
1.Purchase and construction of fixed assets and other long-term	21	36.464.559.797	(140.567.871.389)
3.Loans to other entities and payments for purchase of debt	23	(379.149.716.024)	(164.000.000.000)
4.Collections from borrowers and proceeds from sale of debt	24	545.607.328.839	89.875.079.187
6.Proceeds from sales of investments in other entities	26	54.211.834.758	54.211.834.758
7.Interest and dividends received	27	21.146.668.076	60.471.462.157
Net cash flows from investing activities	**30**	**278.280.675.446**	**(100.009.495.287)**
III. Cash flows from financing activities			
1.Drawdown of borrowings	33	425.233.643.934	671.155.198.255
2.Repayment of borrowings	34	(556.533.037.631)	(454.819.866.772)
Net cash flows from financing activities	**40**	**(131.299.393.697)**	**216.335.331.483**
Net increase/(decrease) in cash for the period	**50**	**216.971.889.658**	**(209.161.667.499)**
Cash and cash equivalents at the beginning of the period	**60**	**19.905.637.699**	**287.232.418.064**
Cash and cash equivalents at the end of the period	**70**	**236.877.527.357**	**78.070.750.565**

Hanoi, 28 October 2026

Preparer	Chief accountant	For and on behalf of the Board of Management and General Directors
Le Thi Van	Nguyen Thi Thanh Huong	Legal representative Nguyen Phuc Long

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period ended 30 September 2026

(These notes are an integral part of and should be read in conjunction with the consolidated financial statements)

I. BUSINESS HIGHLIGHTS

1 STRUCTURE OF OWNERSHIP

Thang Long Investment Group Joint Stock Company operates under the initial Business Registration Certificate No. 0101164614 dated 27 July 2001, with the 33th amendment issued on 5 July 2026 by the Hanoi Department of Planning and Investment.

2 Business fields: Trade, services, real estate investment and financial investment

The Company's real estate investment and business activities include the development and operation of real estate products for sale, lease, and properties for resort tourism, entertainment, and outdoor sports.

In addition, TIG operates in the business of distributing construction materials for civil construction projects, traffic infrastructure, etc. and a number of other construction, tourism, comercial activities, service and communication activities according to Vietnamese Regulations.

4 Normal production and business cycle

The Company's normal production and business cycle is within 12 months, from 1 January to31 December.

5 Characteristics of business activities in the period affecting the consolidated financial statements:

There are no significant characteristics in the Company's operations that affect the consolidated financial statements.

6 Business structure

6.1 As at 30 September 2026, the Company has the following subsidiaries:

Companies	Place of Incorporation	Proportion of Ownership	Proportion of Voting	Main Business Activities
Thang Long Phu Tho Investment JSC	Hanoi	94.3%	94.3%	Accommodation services; Real estate...
Sakura Real Estate JSC	Hanoi	80%	80%	Real estate business
TLG International Co., Ltd	Hungary	100%	100%	Real estate business
RE-G Real Estate Utilization Co., Ltd	Hungary	100%	100%	Real estate business
Hang Hieu Viet Technology & Trading Joint Stock Company	Hanoi	51%	51%	Commercial business...

The consolidated financial statements prepared by the Company ensure the comparability of information.

II ACCOUNTING PERIOD AND CURRENCY

1 The Company's financial year begins on 1 January and ended on 31 December of the calendar year.

2 The currency used in accounting is the Vietnamese Dong (VND)

III ADOPTION OF ACCOUNTING STANDARDS AND SYSTEMS

1 Adoption of accounting systems

The Company applies the Vietnamese Enterprise Accounting System as promulgated under Circular No 43/2026/TT-BTC dated 20 April 2026 issued by the Ministry of Finance providing guidance on the Corporate Accounting System.

2 Declaration of compliance with accounting standards and accounting system

The Company has applied Vietnamese Accounting Standards and documents guiding the Standards issued by the State. Financial statements are prepared and presented in accordance with the provisions of the standards, circulars guiding the implementation of standards and the current applicable Accounting System.

3. Basis for preparing consolidated financial statements

The Company's consolidated financial statements are prepared on the basis of consolidating the Company's separate financial statements and the financial statements of the subsidiaries controlled by the Company. Controlling is achieved when the Company has the rights to control the financial and operating policies of the investees so as to obtain benefits from their activities.

The financial statements of the subsidiaries are prepared for the same financial year as the Company's separate financial statements, applying accounting policies consistent with those of the Company. Where necessary, adjustments are made to the financial statements of the subsidiaries to ensure consistency in accounting policies applied by the Company and its subsidiaries.

The operating results of subsidiaries acquired or sold during the year are presented in the consolidated financial statements from the date of acquisition or up to the date of disposal of the investment in that company.

Significant balances, income and expenses, including unrealized gains or losses arising from intra-group transactions, are eliminated in the consolidation of the Financial Statements.

Non-controlling interests represent the profit or loss and net assets not held by the Company's shareholders and are presented in a separate item on the Consolidated Balance Sheet and Consolidated Income Statement.

VI SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1 Financial instruments

Financial instruments are recorded according to the guidance in Circular 210/2009/TT-BTC dated 6 November 2009 of the Ministry of Finance - "Guidelines on International Accounting Standards on presentation of financial statements and disclosure of financial instruments".

Initial Recognition

At the date of initial recognition, financial assets are recorded at cost plus transaction costs that are directly attributable to the acquisition of the financial assets.

The company's financial assets include cash, investments, trade receivables, and other receivables.

At the date of initial recognition, financial liabilities are recorded at cost less transaction costs that are directly attributable to the issuance of the financial liability.

The company's financial liabilities include loans, trade payables, other payables, and accrued expenses.

Value after initial recognition

Currently, there are no regulations or guidelines on the revaluation of financial instruments after initial recognition.

2 Foreign currency transactions

Companies with economic transactions arising in foreign currencies shall record accounting book and prepare financial statements in a unified currency - Vietnamese Dong. The conversion of foreign currencies into Vietnamese Dong is based on:

- Actual transaction rate; Accounting exchange rate.

- In cases where foreign currencies are deposited into the cash fund or bank accounts, they shall be converted into Vietnamese Dong at the exchange rate on the transaction date or the buying rate announced by the Commercial Bank at the time of the transaction for accounting record purposes.

- In cases where foreign currencies are purchased for cash fund deposits, bank deposits, or settlement of foreign currency payables in Vietnamese Dong, they shall be converted into Vietnamese Dong at the applicable buying rate or payment rate.

- Monetary asset groups with economic transactions denominated in foreign currencies are converted into Vietnamese Dong and are concurrently monitored in detail by original currency and reflected in off-balance sheet items.

The actual foreign exchange differences arising during the period are recognized in financial income or financial expenses in the financial year.

At the time of preparing these financial statements in accordance with legal regulations, foreign currency balances are revalued at the actual transaction exchange rate, which is the buying rate of the commercial bank in which the Company regularly transacts as at the date of the financial statement preparation.

3 Cash and cash equivalents

Cash and cash equivalents include cash on hand, bank deposits, short-term investments, and highly liquid investments. Highly liquid investments are those that can be converted into a fixed amount of cash within no more than three months and carry minimal risk of fluctuations in their conversion value.

4. Goodwill

Goodwill on the Consolidated Financial Statements is the excess of the purchase price over the Company's interest in the total fair value of the assets, liabilities and contingent liabilities of the subsidiary, associated company or joint venture at the date of the investment transaction. Goodwill is considered an intangible asset and is amortized using the straight-line method over its estimated useful life and not exceeding 10 years.

When selling a subsidiary, associated company or joint venture, the remaining value of the unamortized goodwill is included in the profit/loss from the sale of the respective company

5 Financial investments

5.1 Investment in Subsidiaries, Associates

For the purpose of these financial statements, investments in subsidiaries and associates are initially recognised at cost, which includes the purchase price and any directly attributable costs.

Provision for impairment of investments is made when the investee incurs a loss, except when the loss was anticipated by the Company when making the investment decision. Provision for impairment of investments is reversed when the investee subsequently makes profits to offset the losses for which the provision was made. The provision is reversed only to the extent that the carrying amount of the investment does not exceed its carrying amount that would have been determined if no provision had been made.

5.2 Trading securities

Trading securities are securities held by a company for trading purposes, i.e. purchased for resale. Trading securities are initially recorded at cost, which includes purchase price plus directly attributable costs. After initial recognition, securities are measured at cost less allowances for diminution in value of trading securities. A provision is created when the market value of trading securities is lower than their carrying amount. After this provision is created, if the market value of trading securities increases, the provision is reversed. The provision is reversed to the extent that the carrying amount of existing securities does not exceed the carrying amount that would have been assumed if no provision had been recognized.

5.3 Held to maturity investments

Held to maturity investments include: Term deposits (including treasury bills and promissory notes), bonds, preferred shares that the issuer is required to repurchase at a certain time in the future, loans, etc. held to maturity for the purpose of earning periodic interest and other held to maturity investments.

5.4 Loan receivables

Loan receivables under contracts among parties but not traded or sold on the market like securities. Depending on each contract, loans under contracts can be recovered once at maturity or gradually recovered each period.

For loan receivables, if there is no provision for doubtful debts as prescribed by law, the accountant will assess the recovery ability. In case there is certain evidence that a part or the whole of the loan may not be recovered, the accountant will record the loss in financial expenses in the period. In case the loss cannot be reliably determined, the accountant will explain in the Financial Statements about the recovery ability of the loan.

5.5 Investment in other entities

Investments in other entities are initially recognized at cost, which includes the purchase price and any directly attributable expenses. After initial recognition, these investments are measured at cost less any provision for impairment. A provision for impairment is made when the investee incurs a loss, except where such a loss was anticipated by the Company at the time of investment. The provision for impairment is reversed when the investee subsequently generates profits sufficient to offset previously recognized losses for which the provision was made. The reversal of a provision shall not result in the carrying amount of the investment exceeding its original cost as if no provision had been recognized.

6 6 Receivables

The classification of receivables as trade receivables and other receivables is based on the following principles:

a. Trade receivables comprise amounts receivable arising from transactions of a commercial nature, such as receivables from the sale of goods, provision of services, liquidation or disposal of assets (including fixed assets, investment properties, and financial investments) between the Company and buyers (independent parties, including receivables between the parent company and subsidiaries, joint ventures, and associates).

b. Other receivables comprise amounts receivable not arising from commercial transactions and not related to the purchase or sale of goods or services, such as:

- Receivables generating financial income, such as receivables from lending interest, deposits, dividends, and distributed profits;
- Non-trade receivables such as asset lending, receivables from fines, compensations, or shortage of assets awaiting resolution, etc.

When preparing the financial statements, the Company classifies receivables as current or non-current based on their remaining maturity.

Provision for doubtful debts is established for each specific doubtful receivable in accordance with Circular No. 228/2009/TT-BTC issued by the Ministry of Finance on 7 December 2009.

The determination of receivables requiring provision for doubtful debts is based on the items classified as short-term and long-term receivables in the balance sheet.

Provision for doubtful debts is made for each specific receivable based on the overdue period of the debt or the estimated potential loss.

7 Inventories

Inventories are recognized at cost. Where the net realizable value is lower than cost, inventories are measured at net realizable value. The cost of inventories includes purchase costs, processing costs, and other directly attributable costs incurred in bringing the inventories to their present location and condition.

The cost of inventories issued is calculated using the first-in, first-out method.

Inventories are accounted for using the perpetual method.

Provision for inventory devaluation is made at the end of the year for the difference where the cost of inventories exceeds their net realizable value.

8 Tangible fixed assets and depreciation

Tangible and intangible fixed assets are initially recognized at historical cost. During the usage period, tangible and intangible fixed assets are recorded at historical cost, accumulated depreciation, and net book value.

The depreciation method applied: Fixed assets are depreciated on a straight-line method over their estimated useful lives, in accordance with Circular No. 45/2013/TT-BTC dated 25 April 2013 issued by the Ministry of Finance.

9 Investment property

Investment property (IPR) is recognized as an asset when it satisfies both of the following conditions:

- It is certain that future economic benefits will flow to it; and
- The cost must be reliably determined.

IPR does not include real estate purchased for sale in the ordinary course of business or constructed for sale in the near future, owner-occupied real estate, or real estate under construction that is not yet completed for future use as IPR.

The cost of an IPR is the total cost (cash or cash equivalents) incurred by an enterprise or the fair value of other consideration given to acquire the IPR up to the date of purchase or completion of construction of the IPR. IPR is recorded at cost. During the operating lease period, IPR is recorded at cost, accumulated depreciation, and residual value.

Investment real estate for operating lease is depreciated and recorded in business expenses during the period (including during the period of suspension of leasing). The Company relies on similar owner-occupied real estate to estimate the depreciation period and determine the depreciation method of investment real estate.

Investment real estate held for capital appreciation The Company does not depreciate. In cases where there is solid evidence that the investment real estate has decreased in value compared to market value and the decrease is reliably determined, the Company will reduce the original cost of the investment real estate and record the loss in cost of goods sold (similar to the provision for real estate goods).

The transfer from owner-occupied real estate to investment real estate or from investment real estate to owner-occupied real estate or inventory only when there is a change in the purpose of use as in the following cases:

• Investment real estate is converted into owner-occupied real estate when the owner begins to use this asset;

• Investment real estate is converted into inventory when the owner begins to develop it for the purpose of sale;

• Owner-occupied real estate is converted into investment real estate when the owner stops using the property and when another party leases it;

• Inventories are converted into investment real estate when the owner begins to lease it to another party;

• Construction real estate is converted into investment real estate when the construction phase is completed and the property is handed over for investment.

10 Prepaid expenses

Prepaid expenses that are related solely to the current financial year's production and business activities are recorded as short-term prepaid expenses and fully allocated to production and business expenses within the same financial year.

The following expenses incurred during the financial year are recorded as long-term prepaid expenses to be gradually allocated to business results over multiple years:

- Expenses for tools and supplies; insurance expenses;
- Expenses for the repair of mining equipment; and other related expenses.

The calculation and allocation of long-term prepaid expenses to production and business expenses in each accounting period are based on the nature and magnitude of each type of expense, in order to select a reasonable method and basis for allocation.

Prepaid expenses are allocated on a straight-line method.

11 Liabilities

Classification of liabilities as trade payables and other payables is performed based on the following principles:

a. Trade Payables include amounts payable of a commercial nature arising from transactions of purchasing goods, services, and assets from suppliers (being independent entities from the buyer, including payables between the parent company and its subsidiaries, joint ventures, and associates).

b. Other Payables comprise amounts payable that are non-commercial and not related to the purchase, sale, or provision of goods and services, including:

- Payables related to financial expenses, such as interest payable on borrowings, dividends and profits payable, and investment operation expenses payable;
- Non-commercial payables such as liabilities arising from asset borrowings, fines and compensation payables, surplus assets pending resolution, and payables related to social insurance, health insurance, unemployment insurance, and trade union fees, etc.

When preparing the financial statements, the accountant shall classify payables as either current or non-current based on their remaining maturity. Where there is evidence indicating that a loss is likely to occur with certainty, the accountant shall recognize a payable immediately in accordance with the Conservatism Principle.

12 Accrued expenses

Actual expenses that have not yet been incurred but are accrued in production and business costs during the period aim to ensure that, when the actual expenses arise, they do not cause sudden fluctuations in production and business costs, based on the matching principle between revenues and expenses. When these expenses are actually incurred, if there is a difference compared to the amounts previously accrued, the accountant shall record an adjustment to either increase or decrease the expenses corresponding to the variance.

13 Owners' equity

Owner's contributions are recognized based on the actual amount contributed by shareholders.

Equity funds are appropriated from the company's post-tax profits and, during the course of operations, are managed and utilized in accordance with the company's charter.

Undistributed profit after tax represents the profit generated from the company's activities after deducting (-) adjustments arising from the retrospective application of changes in accounting policies and the retrospective correction of material misstatements from previous years.

14 Revenue recognition

Revenue from sale of goods:

Revenue from sale of goods is recognized when all five (5) of the following conditions are met:

- The Company has transferred the majority of risks and rewards associated with ownership of the product or goods to the buyer;
- The Company no longer retains control over the goods as the owner or the ability to control the goods;
- Revenue can be reliably measured;
- The Company has received or is expected to receive economic benefits from the sales transaction; and
- The costs associated with the sales transaction can be reliably determined.

Revenue from Rendering of Services:

Revenue from rendering of services is recognized when the outcome of the transaction can be measured reliably. In cases where the rendering of services relates to multiple accounting periods, revenue is recognized during the period based on the stage of completion of the transaction at the balance sheet date. The outcome of a service transaction is deemed to be reliably measurable when all of the following conditions are satisfied:

- Revenue can be measured reliably;
- It is probable that economic benefits associated with the transaction will flow to the company;
- The stage of completion of the service at the balance sheet date can be reliably measured;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The stage of completion of the service rendered is determined using the work completion assessment method.

In cases where lease payments are received in advance for multiple periods, revenue is recognized based on the principle of allocating the prepaid lease income over the lease term. If the lease term covers more than 90% of the asset's useful life, the company may select to recognize the entire prepaid revenue at once, provided that all of the following conditions are simultaneously met:

- The lessee has no unilateral right to cancel the lease contract, and the lessor has no obligation to refund the prepaid lease amount under any circumstances or in any form;
- The prepaid amount is not less than 90% of the total expected lease payments under the contract over the entire lease term, and the lessee must settle the full lease amount within 12 months from the commencement date of the lease;
- Substantially all risks and rewards incidental to ownership of the leased asset have been transferred to the lessee;
- The lessor is able to reasonably estimate the cost of the leasing operation.

Enterprises that recognize revenue based on the total amount of prepaid lease income in this case must disclose in the financial statements the following:

- The difference in revenue and profit compared to the scenario where revenue would have been recognized progressively over the lease term;
- The impact of recognizing revenue in the current period on the entity's cash-generating ability, and the risks of potential declines in revenue and profit in the future.

Finance Income

Finance income arising from interest, royalties, dividends, profit sharing, and other financial activities is recognized when both of the following conditions are satisfied:

- It is probable that economic benefits associated with the transaction will flow to the enterprise;

- The amount of revenue can be measured reliably.

Other Income

Other income reflects revenue earned outside the company's main production and business activities, including:

- Income from the sale or disposal of fixed assets;
- Income from sale and leaseback transactions;
- Taxes initially payable upon sales of goods or services but subsequently refunded or reduced (such as refunded export duties, refunded or reduced value-added tax (VAT), excise tax, environmental protection tax);
- Compensation received from third parties for asset losses (e.g., insurance compensation received, compensation for relocation of business premises, and other similar amounts);
- Penalty income collected from customers for breaches of contract;
- Other income not classified under the above categories.

15 Cost of Goods sold

The cost of goods sold reflects the carrying value of products, goods, and services sold during the period.

Provision for inventory devaluation is included in the cost of goods sold based on the quantity of inventory on hand and the difference where the net realizable value is lower than the original cost of inventory.

In the case of inventory shortages or losses, the related value is charged directly to the cost of goods sold (after deducting any compensation received, if applicable).

Direct material costs consumed in excess of normal levels, abnormal labor costs, and unallocated fixed production overheads are also charged directly to the cost of goods sold (after deducting any compensation received, if applicable), even if the related products or goods have not yet been recognized as sold.

Import duties, special consumption tax, and environmental protection tax that have been included in the purchase cost of goods, if refunded upon the sale of goods, are recognized as a reduction in the cost of goods sold.

Cost items that are classified as non-deductible expenses for corporate income tax (CIT) purposes under the tax law, but are fully supported by invoices and documents and correctly recorded according to the Company's accounting regime, are not adjusted in accounting records but only adjusted in the CIT finalization to increase the CIT payable.

16 Financial expenses

Finance expenses reflect costs or losses related to financial investment activities, including borrowing and lending costs, expenses related to investments in joint ventures and associates, losses from the disposal of short-term securities, transaction costs from the sale of securities, provision for devaluation of trading securities, provision for losses on investments in other entities, losses from the sale of foreign currencies, and exchange rate losses.

Finance expenses that are classified as non-deductible for corporate income tax (CIT) purposes under the applicable tax laws, but are fully supported by appropriate invoices and documents and properly recorded under the Company's accounting regime, are not adjusted in the accounting books but are adjusted during the CIT finalization to increase the payable CIT amount.

17 Selling expenses and general administrative expenses

Selling expenses include: Actual expenses incurred during the process of selling products, goods, and providing services, such as expenses for offering and introducing products, product advertising, sales commissions, warranty costs for products and goods, preservation, packaging, transportation costs, etc.

General and administrative expenses include: Salaries and wages of administrative staff (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees, and unemployment insurance for administrative staff; costs of office materials, tools and supplies; depreciation of fixed assets used for administrative purposes; land rental, business license tax; provision for doubtful debts; outsourced services (electricity, water, telephone, fax, property and fire insurance, etc.); and other cash expenses (such as customer reception, client meetings, etc.).

18 Taxes

Current corporate income tax expense is determined based on taxable income and the applicable corporate income tax (CIT) rate for the current year.

Deferred corporate income tax expense is determined based on deductible temporary differences, taxable temporary differences, and the applicable CIT rate.

The applicable corporate income tax rate is 20%, pursuant to the Law amending and supplementing a number of articles of the Corporate Income Tax Regulation.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)

For the period ended 30 September 2026

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET

5.1 Cash and cash equivalents

Cash and cash equivalents held by the entity but not subject to restrictions on use

	30/09/2026 VND	01/01/2026 VND
Cash on hand	68.348.818.995	14.831.363.416
Cash at bank	168.497.708.362	5.044.274.283
Cash in transit	-	-
Cash equivalents	31.000.000	30.000.000
Total	**236.877.527.357**	**19.905.637.699**

5.2 Financial investment

a. Held-to-maturity investments

	30/09/2026 (VND)			01/01/2026 (VND)		
	Cost	Recoverable value	Provision	Cost	Recoverable value	Provision
Short-term	**405.476.810.206**	**405.476.810.206**	-	**571.834.423.021**	**571.834.423.021**	-
- Term deposits	332.454.687.552	332.454.687.552		492.900.000.295	492.900.000.295	
- Bonds	-	-		-	-	
- Loan receivables	73.022.122.654	73.022.122.654	-	78.934.422.726	78.934.422.726	-
Hanoi Agricultural Development and Investment Co., Ltd	6.000.000.000	6.000.000.000		6.000.000.000	6.000.000.000	
Hanoi Technology Construction Co.,Ltd	826.720.100	826.720.100		826.720.100	826.720.100	
Kim Lan Financial Investment JSC	16.000.000.000	16.000.000.000		16.000.000.000	16.000.000.000	
Accrued interest on deposits, loans, and bonds	1.321.426.493	1.321.426.493		48.016.454.965	48.016.454.965	
Others	48.873.976.061	48.873.976.061		8.091.247.661	8.091.247.661	
	-	-				
- Other investments	-	-		-	-	
Long-term	**628.920.000.000**	**628.920.000.000**	-	**696.630.000.000**	**696.630.000.000**	-
- Term deposits	-	-		-	-	
- Bonds	300.000.000.000	300.000.000.000		300.000.000.000	300.000.000.000	
- Loan receivables	328.920.000.000	328.920.000.000	-	396.630.000.000	396.630.000.000	-
Kim Lan Financial Investment JSC	328.920.000.000	328.920.000.000		396.630.000.000	396.630.000.000	
- Other investments						
Total	**1.034.396.810.206**	**1.034.396.810.206**	-	**1.268.464.423.021**	**1.268.464.423.021**	-

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)

For the period ended 30 September 2026

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET (Cont'd)

5.2 Financial investment (Cont'd)

Investment in other entities (Cont'd)

	30/09/2026 (VND)			01/01/2026 (VND)		
	Book value	Carrying value of investment under the equity method	Fair value	Book value	Carrying value of investment under the equity method	Fair value
Investment in joint ventures, associates						
Viet Nam Investment in Real estate and Renewable Energy Development JSC				108.550.980.352	108.550.980.352	
TIG Global International Joint Stock Company				30.004.756.730	30.004.756.730	
HDE Distribution Joint Stock Company				78.783.118.219	78.783.118.219	
Hanoi Production & Import - Export JSC				64.402.316.207	64.402.316.207	
Total	**-**	**-**	**-**	**281.741.171.508**	**281.741.171.508**	**-**

	30/09/2026 (VND)			01/01/2026 (VND)		
	Cost	Recoverable value	Provision	Cost	Recoverable value	Provision
Investment in other entities						
HDE Holdings Investment Corporation	27.544.244.000			27.544.244.000	27.544.244.000	
Viet Nam Investment in Real estate and Renewable Energy Development JSC	88.399.998.000	88.399.998.000				
TIG Global International Joint Stock Company	23.750.000.000	23.750.000.000				
HDE Distribution Joint Stock Company	62.479.338.750	62.479.338.750				
Hanoi Production & Import - Export JSC	52.900.000.000	52.900.000.000				
Total	**255.073.580.750**	**227.529.336.750**	**-**	**27.544.244.000**	**27.544.244.000**	**-**

(i) At the date of these consolidated financial statements, the Company had not yet determined the fair value of the investments to be noted in the consolidated financial statements because there were no listed market prices and the Vietnamese Accounting Standards and Vietnamese Corporate Accounting System currently have not provided guidance yet on the use of valuation techniques in determining the fair value of investments.

Trading securities

	30/09/2026 (VND)			01/01/2026 (VND)		
	Cost	Fair value	Provision	Cost	Fair value	Provision
- Shares						
Total	**-**		**-**	**-**		**-**

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)

For the period ended 30 September 2026

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET (Cont'd)

5.3 Short-term trade receivables

	30/09/2026 VND		01/01/2026 VND	
	Book value	Provision	Book value	Provision
Ha Thanh Trading and Investment JSC	33.895.269.925		60.144.611.927	
Others	190.825.435.194		198.897.874.156	
Total	**224.720.705.119**		**259.042.486.083**	
In which:				
Trade receivables from related parties		**724.199.998**		**153.000.000**
(Detailed in Note No. 7.1)				

5.4 Short-term prepayments to suppliers

	30/09/2026 VND		01/01/2026 VND	
	Giá trị ghi sổ	Giá trị dự phòng	Giá trị ghi sổ	Giá trị dự phòng
a. Short-term	**241.608.347.786**	**-**	**148.928.369.233**	**-**
Thu Do Investment and Trading JSC	15.000.000.000		37.200.000.000	
HDE Vietnam Electric Cable JSC	500.000.000		12.200.000.000	
HDE Holdings Investment Corporation	85.512.342.318		15.298.629.191	
TIG Holdings JSC	67.600.000.000		46.600.000.000	
Viet Nam Investment in Real estate and Renewable Energy Development JSC	56.352.782.379		-	
Others	16.643.223.089		37.629.740.042	
b. Long-term	**71.667.032.269**	**-**	**120.927.660.259**	**-**
HDE Holdings Investment Corporation	58.104.649.864		110.624.649.864	
TIG Holdings JSC	9.003.010.395		10.303.010.395	
Others	4.559.372.010			
Total	**313.275.380.055**	**-**	**269.856.029.492**	**-**
In which:				
Prepayments to related parties		**56.514.854.173**		**294.467.864**
(Detailed in Note No. 7.1)				

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)

For the period ended 30 September 2026

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET (Cont'd)

5.5 Other receivables

	30/09/2026 VND		01/01/2026 VND	
	Book value	Provision	Book value	Provision
Short-term	**12.165.242.813**	-	**19.794.368.269**	-
- Deposit and collateral	10.000.000	-	1.582.297.360	-
- Others	8.071.075.578	-	15.954.880.313	-
Long-term	**200.155.622.650**	-	**200.001.422.650**	-
- Deposit and collateral (i)	5.310.334.000	-	5.307.334.000	-
Investment Co., Ltd	32.000.000.000		32.000.000.000	
Consultant JSC	3.340.461.000		3.340.461.000	
Hanoi Technology Construction Co.,Ltd	513.627.650		513.627.650	
Son Thuy Vuon Vua Golf Course and Eco Housing JSC	158.840.000.000		158.840.000.000	
- Others	151.200.000		-	
Total	**212.320.865.463**	-	**219.795.790.919**	-
In which:				
Other receivables from related parties		-		-
(Detailed in Note No. 7.1)				

5.6 Bad debts

	30/09/2026 VND		01/01/2026 VND	
	Original value	Recoverable value	Original value	Recoverable value
Hoang Hung Construction - Consultancy JSC	2.752.435.000	-	2.752.435.000	-
Thang Long Bi-Me JSC	3.999.167.524	1.199.750.258	3.999.167.524	1.199.750.258
Vietnam T.A.H.I Co.,Ltd	1.022.820.156	306.846.047	1.022.820.156	306.846.047
Total	**7.774.422.680**	**1.506.596.305**	**7.774.422.680**	**1.506.596.305**

5.7 Inventories

	30/09/2026 VND		01/01/2026 VND	
	Value	Provision	Value	Provision
Purchased goods in transit	-	-	-	-
Raw materials	1.146.004.925	-	864.574.122	-
Tools and supplies	634.896.770	-	2.086.601.366	-
Work in progress	495.832.895.755	-	521.403.928.464	-
Goods	72.011.408.876	-	63.323.801.739	-
Total	**569.625.206.326**	-	**587.678.905.691**	-

5.8 Prepaid expenses

	30/09/2026 VND	01/01/2026 VND
Short-term	**787.484.329**	**3.242.201.327**
- Office rental cost	-	

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)

For the period ended 30 September 2026

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET (Cont'd)

- Tools, supplies	314.319.923		2.789.220.814
- Other prepaid expenses awaiting allocation	473.164.406		452.980.513
Long-term		**20.762.807.802**	**21.900.578.381**
- Tools, supplies	10.079.342.014	-	8.804.471.958
- Employee bonus expenses for real estate sales	10.683.465.788		12.933.621.204
- Other prepaid expenses awaiting allocation		-	162.485.219
Total		**21.550.292.131**	**25.142.779.708**

5.9 Long-term assets in progress

	30/09/2026 VND	01/01/2026 VND
a) Long term work in progress	**346.099.266.494**	**310.343.048.001**
Vuon Vua Project	10.313.557.717	12.640.754.917
No. 108 Nguyen Trai Project	335.785.708.777	296.807.472.134
Other Projects		894.820.950
b) Investment in fixed assets		-
Total	**346.099.266.494**	**310.343.048.001**

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)

For the period ended 30 September 2026

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET (Cont'd)

5.10 Increase and decrease in tangible fixed assets

Unit: VND

	Buildings, structures	Machinery, equipment	Means of transportation, transmission	Office equipment	Other fixed assets	Total
HISTORICAL COST						
01/01/2026	**147.822.081.267**	**17.138.740.671**	**38.865.908.234**	**6.848.653.263**	**4.823.539.375**	**215.498.922.810**
30/09/2026	**147.822.081.267**	**17.708.740.671**	**38.865.908.234**	**6.848.653.263**	**4.882.039.375**	**216.127.422.810**
ACCUMULATED DEPRECIATION						
01/01/2026	**46.887.542.323**	**4.972.813.592**	**25.030.906.968**	**1.624.385.433**	**1.737.665.072**	**80.253.313.388**
- Depreciation for the period	5.903.961.039	1.305.132.831	3.048.598.512	533.399.823	307.962.407	11.099.054.611
30/09/2026	**52.791.503.362**	**6.277.946.423**	**28.079.505.480**	**2.335.585.197**	**2.045.627.479**	**91.352.367.999**
NET CARRYING AMOUNT						
01/01/2026	**100.934.538.944**	**12.165.927.079**	**13.835.001.266**	**5.224.267.830**	**3.085.874.303**	**135.245.609.422**
30/09/2026	**95.030.577.905**	**11.430.794.249**	**10.786.402.754**	**4.513.068.066**	**2.836.411.897**	**124.775.054.811**

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)

For the period ended 30 September 2026

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET (Cont'd)

5.11 Increase and decrease in intangible fixed assets

Unit: VND

	Land use rights	Patents	Computer software	Total
HISTORICAL COST				
01/01/2026	-	**305.000.000**	**141.504.252**	**446.504.252**
Other decreases (due to FS conversion)	-	-		
30/09/2026	-	**384.841.304**	**141.504.252**	**526.345.556**
ACCUMULATED AMORTIZATION				
01/01/2026	-	**305.000.000**	**141.504.252**	**446.504.252**
Other decreases (due to FS conversion)	-			-
30/09/2026	-	**304.285.748**	**141.504.252**	**445.790.000**
NET CARRYING AMOUNT				
01/01/2026	-	-	-	-
30/09/2026	-	**80.555.556**	-	**80.555.556**

5.12 Increase and decrease in investment real estate

	01/01/2026	Increase in the period due to FS conversion	Decrease in the period due to FS conversion	30/09/2026
INVESTMENT PROPERTIES FOR RENTAL PURPOSES				
HISTORICAL COST	**68.424.557.490**	-	**(2.619.856)**	**68.421.937.634**
House and land use rights	68.424.557.490		(2.619.856)	68.421.937.634
ACCUMULATED DEPRECIATION	**50.533.740.631**	-	-	**50.533.740.631**
House and land use rights	50.533.740.631			50.533.740.631
NET CARRYING AMOUNT	**17.890.816.859**	-	-	**17.890.816.859**
House and land use rights	17.890.816.859			17.890.816.859
INVESTMENT PROPERTIES FOR CAPITAL APPRECIATION				
HISTORICAL COST	**78.335.066.530**	-	**(4.108.544)**	**78.330.957.986**
House and land use rights	78.335.066.530		*(4.108.544)*	78.330.957.986
LOSSES DUE TO DEPRESSION IN VALUE	-	-	-	-
House and land use rights	-	-	-	-
NET CARRYING AMOUNT	**78.335.066.530**	-	-	**78.330.957.986**
House and land use rights	78.335.066.530	-		78.330.957.986

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)

For the period ended 30 September 2026

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET (Cont'd)

5.13 Short-term trade payables

	30/09/2026 VND	01/01/2026 VND
A Long Joint Stock Company	18.300.823.223	1.465.750.022
Northern Bao Ngoc Investment and Production Co., Ltd	30.070.336	284.382.091
Thanh An Construction and Trading Consulting JSC	7.476.072.392	7.476.072.392
Viet Nam Investment in Real estate and Renewable Energy Development JSC	-	42.534.417.271
Truong Sinh Son La Construction Investment JSC	6.048.371.896	6.048.371.896
Dong Duong Education and Investment Corporation	6.382.854.794	6.382.854.794
Others	75.160.058.660	65.084.639.167
Total	**113.398.251.301**	**129.276.487.633**
In which:		
Trade payables to related parties (Detailed in Note No. 7.2)	-	**42.534.417.271**

5.14 Advance payments from customers

	30/09/2026 VND	01/01/2026 VND
MBLand Invest Joint Stock Company	20.000.000.000	20.000.000.000
Ha Thanh Trading and Investment JSC	33.895.269.925	
Others	4.137.100.207	1.433.559.860
Total	**58.032.370.132**	**21.433.559.860**
Advance payments from related parties (Detailed in Note No. 7.1)	-	**48.000.000**

5.15 Taxes and receivables, payables to the State budget

Unit: VND

	01/01/2026	Amount payables	Amount paid	30/09/2026
Payables	**33.359.259.010**	**60.034.537.017**	**79.399.329.907**	**18.223.444.182**
Short-term	**33.359.259.010**	**60.034.537.017**	**79.399.329.907**	**18.223.444.182**
Value-added tax	4.752.618.483	33.140.738.038	34.702.594.897	3.190.761.624
Corporate income tax	26.711.443.530	24.460.889.107	37.020.312.177	14.152.020.460
Personal income tax	268.078.397	306.080.007	248.276.388	325.882.016
Natural resources tax	451.360	1.498.000	1.949.360	-
Environmental protection and other taxes	25.968.457		25.968.457	-
Fees, charges and other payables	1.600.698.783	-	1.045.918.701	554.780.082
Long-term				
Receivables	**3.571.100.865**	-	-	**4.121.044.714**
Value-added tax	8.560.661			8.560.661
Corporate income tax	3.072.337.806	-		3.072.337.806
Land & housing tax, land rental charges	444.698.964			477.331.483
Other taxes	16.829.937		514.766.633	531.596.570
Fees, charges and other payables	28.673.497			31.218.194

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)
For the period ended 30 September 2026

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET (Cont'd)

5.16 Accrued expenses

	30/09/2026 VND	01/01/2026 VND
Short-term	**74.104.972.872**	**72.057.158.894**
Interest expenses	389.287.426	1.378.179.777
Accrued expenses for Vuon Vua Project	70.318.979.117	70.318.979.117
Others	3.396.706.329	360.000.000
Long-term	**293.203.661**	**293.203.661**
Land rent payable	293.203.661	293.203.661
Total	**74.398.176.533**	**72.350.362.555**

5.17 Other payables

	30/09/2026 VND	01/01/2026 VND
Short-term	**143.870.043.260**	**145.732.767.503**
Trade union fee	115.185.848	68.929.114
Social Insurance	300.188.385	-
Health Insurance	80.106.547	-
Unemployment Insurance	35.191.755	-
Others	143.339.370.725	145.663.838.389
+ Business cooperation payables	*120.000.000.000*	*120.000.000.000*
+ Loan interest payables	*16.851.204.073*	*15.369.120.879*
+ Deposit	*5.870.075.582*	*6.465.374.376*
+ Others	*618.091.070*	*3.829.343.134*
Long-term	**190.120.000.000**	**190.120.000.000**
Deposit and collateral	60.120.000.000	60.120.000.000
Thu Do Investment and Trading JSC	40.000.000.000	40.000.000.000
HDE Distribution Joint Stock Company	45.000.000.000	45.000.000.000
Ha Thanh Trading Production and Investment JSC	45.000.000.000	45.000.000.000
Others		
Total	**333.990.043.260**	**335.852.767.503**

5.18 Unearned revenue

	30/09/2026 VND	01/01/2026 VND
Short-term	**-**	**-**
Vuon Vua Project	-	-
Dai Mo Project	-	-
Long-term	**241.021.490.380**	**248.029.208.804**
Vuon Vua Project	238.655.404.198	245.663.122.622
Viettel Quang Ngai Building	2.366.086.182	2.366.086.182
Total	**241.021.490.380**	**248.029.208.804**

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)
For the period ended 30 September 2026

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET (Cont'd)

5.19 Borrowings and finance lease liabilities

	30/09/2026 (VND)	In the period				01/01/2026 (VND)
		Increase	Increase due to FS conversion	Decrease	Decrease due to FS conversion	
Short-term	**248.625.071.969**	**278.810.427.903**	**-**	**468.973.392.673**	**-**	**438.788.036.739**
Vietnam Thuong Tin Commercial JSB - Hanoi Branch	50.000.000.000	200.000.000.000		400.000.000.000		250.000.000.000
Delta Vietnam Investment No.1 Joint Stock Company	7.843.347.000				-	7.843.347.000
Hoang Tu Co., Ltd	9.178.652.000				-	9.178.652.000
Delta Vietnam Joint Stock Company	5.817.022.000	2.200.000.000			-	3.617.022.000
Military Commercial JSB – Dong Da Branch	20.120.120.000	120.120.000		30.000.000.000		50.000.000.000
Saigon Treasure Commercial Joint Stock Bank	32.560.279.537	32.560.279.537		20.000.000.000		20.000.000.000
HDE Holdings Investment JSC	550.000.000	10.550.000.000		12.000.000.000	-	2.000.000.000
Vietnam Prosperity JSB	32.570.028.366	32.570.028.366				
Other individuals	89.985.623.066	810.000.000	-	6.973.392.673		96149015739
Current portion of long-term loan	**398.290.143.900**	**53.299.625.116**	**-**	**33.646.789.842**	**1.565.310.400**	**369.231.364.244**
Vietnam Thuong Tin Commercial Joint Stock Bank (i)	94.461.690.055	52.716.425.116		22.092.335.060		63.837.599.999
Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Da Branch (ix)	1.166.400.000	583.200.000		583.200.000		1.166.400.000
Cavaland Real Estate Co., Ltd (xi)	8.195.516.613	-		-		8.195.516.613
Other individuals (viii)	294.466.537.232	-		10.971.254.782	1.565.310.400	296.031.847.632
Long-term	**288.850.521.458**	**93.123.590.915**	**-**	**53.912.855.116**	**-**	**249.639.785.659**
Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Da Branch	3.790.800.000	-	-	291.600.000	-	4.082.400.000
Saigon Thuong Tin Commercial Joint Stock Bank - Thanh Tri Branch	192.168.616.424	2.409.766.974	-		-	189.758.849.450
Vietnam Thuong Tin Commercial Joint Stock Bank - Hanoi Branch	89.112.935.034	90.713.823.941	-	52.716.425.116	-	51.115.536.209
Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Da Branch	3.207.600.000			874.800.000		4.082.400.000
Military Commercial Joint Stock Bank - Hoan Kiem Branch	570.570.000	-	-	30.030.000	-	600.600.000
Total	**935.765.737.327**	**425.233.643.934**	**-**	**556.533.037.631**	**1.565.310.400**	**1.057.659.186.642**

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)
For the period ended 30 September 2026

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET (Cont'd)

5.20 Owners' equity

a. Changes in owners' equity

Unit: VND

	Share capital	Capital surplus	Exchange rate difference	Development and investment funds	Other equity funds	Retained earnings	Non-controlling interests	Total
01 January 2025	**1.936.062.050.000**	**15.000.000.000**	**-**	**7.150.700.951**	**1.065.033.362**	**36.069.757.597**	**99.404.788.572**	**2.094.752.330.482**
Increase in Charter Capital	-	-	-	-	-	-	4.900.000.000	4.900.000.000
Profit this year	-	-	-	-	-	74.384.894.383	850.989.296	75.235.883.679
Other increase from exchange rate differences due to the FS convers	-	-	-	-		3.437.746.321	-	3.437.746.321
Loss this year	-	-	-	-	-	-	(2.630.109.617)	(2.630.109.617)
Other decrease from exchange rate differences due to the FS convers	-	-	(5.346.831.998)	-			-	(5.346.831.998)
31 December 2025 / 01 January 2026	**1.936.062.050.000**	**15.000.000.000**	**(5.346.831.998)**	**7.150.700.951**	**1.065.033.362**	**113.892.398.301**	**102.525.668.251**	**2.170.349.018.867**
Profit this year	-	-	-	-	-	5.117.796.667		5.117.796.667
Other increases	-	-	(1.127.367.582)	-	-	-	-	(1.127.367.582)
Loss this year	-	-		-	-	-	684.345.950	684.345.950
30 September 2026	**1.936.062.050.000**	**15.000.000.000**	**(6.474.199.580)**	**7.150.700.951**	**1.065.033.362**	**119.010.194.968**	**103.210.014.201**	**2.175.023.793.902**

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)

For the period ended 30 September 2026

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET (Cont'd)

5.20 Owners' equity (Cont'd)

b. Details of owners' equity

	30/09/2026 (VND)	01/01/2026 (VND)
Mr. Nguyen Phuc Long	381.100.930.000	381.100.930.000
Mr. Nguyen Van Nghia	94.680.330.000	208.627.850.000
Mr. Park Jin Ku	176.702.940.000	176.702.940.000
Other shareholders	1.283.577.850.000	1.169.630.330.000
Total	**1.936.062.050.000**	**1.936.062.050.000**

c. Capital transactions with owners and distribution of dividends

	This period VND	Last period VND
Shareholders' equity		
+ Equity at the beginning of period	1.936.062.050.000	1.936.062.050.000
+ Increased equity in period	-	-
+ Decreased equity in period	-	-
+ Equity at the end of period	1.936.062.050.000	1.936.062.050.000
Dividends:	-	-

d. Shares

	30/09/2026 Share	01/01/2026 Share
Number of shares registered for issuance	**193.606.205**	**193.606.205**
Number of shares sold to the public	**193.606.205**	**193.606.205**
Common stock	193.606.205	193.606.205
Number of shares repurchased	-	-
Common stock	-	-
Number of shares outstanding	**193.606.205**	**193.606.205**
Common stock	193.606.205	193.606.205
Par value of shares	10.000 VND/share	

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)

For the period ended 30 September 2026

6. ADDITIONAL NOTES TO ITEMS PRESENTED IN THE CONSOLIDATED INCOME STATEMENT

6.1 Revenue from sale of goods and rendering services

	This period VND	Last period VND
Revenue from sale of goods and rendering services	75.594.917.859	119.100.473.687
Revenue from real estate activities	30.015.860.947	51.762.898.353
Total	**105.610.778.806**	**170.863.372.040**
Revenue from related parties (Detailed in Note No. 7.1)	**188.181.816**	**494.181.816**

6.2 Cost of goods sold and serveices rendered

	This period VND	Last period VND
Cost of goods sold	41.883.481.815	113.930.246.841
Cost of real estate activities	23.372.324.352	31.545.056.725
Cost of services rendered		
Total	**65.255.806.166**	**145.475.303.566**

6.4 Financial income

	This period VND	Last period VND
Interest on deposits, loans, and bonds	20.781.305.251	21.669.532.875
Total	**20.781.305.251**	**21.669.532.875**

6.5 Financial expenses

	This period VND	Last period VND
Interest expenses	15.552.506.692	7.178.243.983
Total	**15.552.506.692**	**7.178.243.983**

6. ADDITIONAL NOTES TO ITEMS PRESENTED IN THE CONSOLIDATED INCOME STATEMENT (Cont'd)

6.6 Selling expenses and General administrative expenses

	This period VND	Last period VND
General administrative expenses		
Labor expenses	7.739.021.257	4.124.705.490

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)

For the period ended 30 September 2026

Tools and supplies expenses	14.471.716	
Depreciation expenses	1.131.026.864	923.667.612
Taxes, fees and charges	55.712.274	
Expenses of outsourcing services	3.776.340.559	2.318.716.119
Other expenses in cash	9.981.229.370	15.979.211.221
Total	**25.002.212.710**	**23.346.300.442**
Selling expenses		
Labor expenses	218.179.628	111.137.573
Tools and supplies expenses		
Expenses of outsourcing services	107.240.000	3.636.673.197
Other expenses in cash	11.262.143.110	
Total	**11.587.562.738**	**3.747.810.770**

6.7 Other income and expenses

	This period VND	Last period VND
Other income	**19.057.757**	**1.066.985.947**
- Others	19.057.757	1.066.985.947
Other expenses	**2.123.072.768**	**5.836.187.693**
- Tax penalties		
- Others	2.123.072.768	5.836.187.693
Other income/expenses (Net value)	**(2.104.015.011)**	**(4.769.201.746)**

6.8 Current corporate income tax expense

	This period VND	Last period VND
Current corporate income tax expense	4.571.858.377	5.384.379.018
	-	
Total	**4.571.858.377**	**5.384.379.018**

6.9 Basic earnings per share

	This period VND	Last period VND
Profit after taxes	1.364.026.266	38.258.730.164
Profit(Loss) attributable to common shareholders	1.364.026.266	38.258.730.164
Average number of outstanding common shares during the period (shares)	193.606.205	193.606.205
Basic earnings per share	**7**	**198**

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)

For the period ended 30 September 2026

7. OTHER INFORMATION (CONT'D)

7.1 Information about related parties

List of related parties with major transactions and balances during the period.

Related parties	Relationship
Viet Nam Investment in Real estate and Renewable Energy Development JSC	Affiliates of subsidiaries (until 4 September 2026)
TIG Global International Joint Stock Company	Affiliates of subsidiaries (until 4 September 2026)
HDE Distribution Joint Stock Company	Affiliates of subsidiaries (until 4 September 2026)
Hanoi Production & Import - Export Joint Stock Company	Affiliates of subsidiaries (until 4 September 2026)
Cua Tung Joint Stock Commercial Tourist Service Company	The legal representative is the Chairman's wife
Cavaland Real Estate Co., Ltd	The Chairman is a shareholder of the Company.
Vietnam Financial Investment Securities Corporation	Same members of Board of Management
Mrs. Ho Thanh Huong	Chairman's wife

a. Remuneration of board of management, directors, supervision and chief accountant

Remunerations paid to members of the management, directors, supervision and chief accountant of the Company during the period are detailed as follows:

	This period VND	Last period VND
Remunerations and allowances	643.485.457	475.240.000
Total	**643.485.457**	**475.240.000**

b. Transaction with related parties

Related parties	Relationship	Transaction characteristics	This period VND	Last period VND
Revenue from sale of goods and rendering services				
Viet Nam Investment in Real estate and Renewable Energy Development JSC	Affiliates of subsidiaries (until 4 September 2026)	Car rental services	90.000.000	396.000.000
Hanoi Production & Import - Export Joint Stock Company	Affiliates of subsidiaries (until 4 September 2026)	Warehouse rental services	49.090.908	49.090.908
HDE Distribution JSC	Affiliates of subsidiaries (until 4 September 2026)	Warehouse rental services	49.090.908	49.090.908
Total			**188.181.816**	**494.181.816**

c. Balances with related parties

Related parties	Relationship	30/09/2026 VND	01/01/2026 VND
Phải thu khách hàng		**724.199.998**	**153.000.000**
Viet Nam Investment in Real estate and Renewable Energy Development JSC	Affiliates of subsidiaries (until 4 September 2026)	394.200.000	99.000.000
HDE Distribution JSC	Affiliates of subsidiaries (until 4 September 2026)	215.999.999	54.000.000
Hanoi Production & Import - Export Joint Stock Company	Affiliates of subsidiaries (until 4 September 2026)	113.999.999	

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)

For the period ended 30 September 2026

7. OTHER INFORMATION (CONT'D)

Advance payments from customers	-	**48.000.000**
Hanoi Production & Import - Export Joint Stock Company	-	48.000.000

Related parties	Relationship	30/09/2026 VND	01/01/2026 VND
Trade receivables		-	**42.534.417.271**
Viet Nam Investment in Real estate and Renewable Energy Development JSC		-	42.534.417.271
Advance payments from customers		**56.514.854.173**	**294.467.864**
Hanoi Production & Import - Export Joint Stock Company	Affiliates of subsidiaries (until 4 September 2026)	162.071.794	294.467.864
Viet Nam Investment in Real estate and Renewable Energy Development JSC	Affiliates of subsidiaries (until 4 September 2026)	56.352.782.379	
Other receivables		-	-
Other payables		**45.000.000.000**	**45.000.000.000**
HDE Distribution JSC	Affiliates of subsidiaries (until 4 September 2026)	45.000.000.000	45.000.000.000

7.2 Events after the reporting period

There have been no significant events occurring after the end of the financial period which would require adjustments to or disclosures to be made in these Financial Statements

7.3 Comparative information

The comparative information in the Consolidated Balance Sheet is based on the figures in the Consolidated Balance Sheet for the fiscal year ended 31 December 2025 which were audited by International Auditing and Valuation Company Limited, while the figures in the Consolidated Income Statement and Cash Flow Statement for the third quarter of 2026 are prepared by the Company.

Hanoi, 28 October 2026

Preparer	Chief accountant	For and on behalf of the Board of Management and General Directors
Le Thi Van	Nguyen Thi Thanh Huong	Legal representative Nguyen Phuc Long