

**VINACONEX INVESTMENT AND TOURISM DEVELOPMENT
JOINT STOCK COMPANY**

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**COMBINED FINANCIAL STATEMENTS
QUARTER I 2026**

Ha noi, April 2026

COMBINED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		2.002.059.442.080	2.004.162.797.870
I. Cash and Cash Equivalents	110		3.467.096.986	5.677.407.780
1. Cash	111	V.13	3.467.096.986	5.677.407.780
2. Cash equivalents	112		-	-
II. Short-term financial investments	120	V.5	38.937.820	38.909.020
1. Trading securities	121		266.061.423	266.061.423
2. Provisions for devaluation of trading securities	122		(227.123.603)	(227.152.403)
3. Held-to-maturity investments (short-term)	123		-	-
III. Short-term accounts receivable	130		88.448.166.804	88.380.863.245
1. Receivable from customers	131	V.10	1.826.003.881	2.026.003.881
2. Short-term prepayments to suppliers	132	V.12	11.814.835.717	11.505.335.717
3. Other receivables	135	V.2	75.932.327.206	75.974.523.647
4. Allowance for doubtful debts (*)	136	V.6	(1.125.000.000)	(1.125.000.000)
IV. Inventories	140		1.737.766.608.038	1.737.766.608.038
1. Inventories	141	V.7	1.737.766.608.038	1.737.766.608.038
2. Allowance for inventory write-down (*)	142		-	-
V. Short-term biological assets	150		-	-
VI. Other current assets	160		172.338.632.432	172.299.009.787
1. Short-term prepaid expenses	161	V.17	16.544.458	16.544.458
2. Deductible VAT	162	V.19	163.762.884.521	163.723.261.876
3. Taxes and other receivables from the State	163	V.19	8.559.203.453	8.559.203.453
B - LONG-TERM ASSETS	200		3.485.321.710.482	3.428.814.388.306
I. Long-term receivables	210		1.139.856.404	1.221.935.059
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Other long-term receivables	215	V.11b	1.139.856.404	1.221.935.059
II. Fixed Assets	220		27.493.264.823	27.816.714.998
1. Tangible assets	221	V.15	27.493.264.823	27.816.714.998
- Historical costs	222		33.984.592.184	33.984.592.184
- Accumulated depreciation	223		(6.491.327.361)	(6.167.877.186)
2. Intangible assets	227	V.16	-	-
- Historical costs	228		349.002.850	349.002.850
- Accumulated depreciation	229		(349.002.850)	(349.002.850)
III. Long-term biological assets	230		-	-
IV. Investment property	240		-	-
V. Long-term assets in progress	250		3.456.308.281.376	3.399.386.443.596
1. Long-term work in progress	251		-	-
2. Construction in progress	252	V.8	3.456.308.281.376	3.399.386.443.596
VI. Long-term financial investments	260		-	-
VII. Other non-current assets	270		380.307.879	389.294.653
1. Long-term prepaid expenses	271	V.18	361.292.494	370.279.268
2. Deferred tax assets	272	VI.11	19.015.385	19.015.385
3. Long-term spare parts and supplies	273		-	-
4. Other non-current assets	274		-	-
TOTAL ASSETS (280=100+200)	280		5.487.381.152.562	5.432.977.186.176

COMBINED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026
(Continued)

Unit: VND

EQUITY AND LIABILITES	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		4.014.804.490.462	3.927.701.733.530
I. Current liabilities	310		2.568.332.753.606	2.498.512.466.370
1. Short-term trade payables	311	V.13	233.163.682.612	250.490.191.264
2. Short-term advances from customers	312	V.14	2.937.881.953	2.937.881.953
3. Dividends and profit payable	313		-	-
4. Short-term taxes and other payables to the State budget	314	V.19	329.127.290	337.215.148
5. Payable to employees	315		224.962.010	533.076.832
6. Short-term accrued expenses	316	V.3	100.248.306.986	43.860.009.328
7. Other current payables	320	V.4	1.676.873.599.129	1.648.498.898.219
8. Short-term borrowings and financial lease liabilities	321	V.9a	553.839.075.159	551.139.075.159
12. Short-term provisions	322		-	-
13. Bonus and welfare funds	323	V.9	716.118.467	716.118.467
II. Long-term liabilities	330		1.446.471.736.856	1.429.189.267.160
1. Long-term trade payables	331		-	-
2. Advances from customers (long-term)	332		-	-
3. Taxes and amounts payable to the State (long-term)	333		-	-
4. Long-term accrued expenses payable	334		-	-
5. Long-term borrowings and finance lease liabilities	339	V.9b	1.446.471.736.856	1.429.189.267.160
D - EQUITY	400		1.472.576.662.100	1.505.275.452.646
1. Owner's contributed capital	411		2.100.000.000.000	2.100.000.000.000
- Ordinary shares with voting rights	411a		2.100.000.000.000	2.100.000.000.000
- Preference shares	411b		-	-
2. Share premium	412		6.327.375.763	6.327.375.763
3. Investment and development fund	418		11.364.981.195	11.364.981.195
4. Other funds belonging to equity	419		4.842.625.777	4.842.625.777
5. Undistributed profit after tax	420		(649.958.320.635)	(617.259.530.089)
- Accumulated undistributed profit after tax of previous years	420a		(617.259.530.089)	(539.811.095.733)
- Undistributed profit after tax of current period	420b		(32.698.790.546)	(77.448.434.356)
TOTAL EQUITY AND LIABILITES (440=300+400)	440		5.487.381.152.562	5.432.977.186.176

Prepared on: 28 April, 2026

Prepared by

Chief accountant

General Director

Pham Thi Thu Huong

Le Thi Tam



Vu Nguyen Vu

COMBINED PROFIT AND LOSS STATEMENT

Q1/2026

Unit: VND

ITEMS	Code	Note	Q1/2026		Accumulating from the beginning of the year to at the end of Quarter II	
			The year of 2026	The year of 2025	The year of 2026	The year of 2025
1. Revenue from sales service provision	01	VI.1	-	-	-	-
2. Revenue Deductions	02		-	-	-	-
3. Net revenue from sales and service provision (10=01-02)	10		-	-	-	-
4. Costs of goods sold	11	VI.2	-	-	-	-
5. Gross profit from sales and service provision (20=10-11)	20		-	-	-	-
6. Gain/loss from disposal of investment property	21		-	-	-	-
7. Financial income	22	VI.3	2.087.035	914.705	2.087.035	914.705
8. Financial expenses	23	VI.4	28.331.568.850	47.400	28.331.568.850	47.400
- In which: interest expenses	24		-	-	-	-
9. Selling expenses	25		-	-	-	-
10. General and administration expenses	26	VI.6	4.358.456.945	5.513.896.945	4.358.456.945	5.513.896.945
11. Net profit from operating activities {30=20+21+22-(23+25+26)}	30		(32.687.938.760)	(5.513.944.345)	(32.690.025.795)	(5.513.944.345)
12. Other income	31	VI.8	-	-	-	-
13. Other expenses	32	VI.9	10.851.786	-	10.851.786	-
14. Other profit (40=31-32)	40		(10.851.786)	-	(10.851.786)	-
15. Total accounting profit before tax (50=30+40)	50		(32.698.790.546)	(5.513.944.345)	(32.700.877.581)	(5.513.944.345)
16. Current corporate income tax	51		-	-	-	-
17. Deferred corporate income tax	52		-	-	-	-
18. Net Profit after corporate tax (60=50-51-52)	60		(32.698.790.546)	(5.513.944.345)	(32.700.877.581)	(5.513.944.345)
19. Basic earnings per share	70		(155,71)	(26,25)	(155,71)	(26,25)
20. Diluted earnings per share	71		-	-	-	-

Prepared on 28 April 2026

Prepared by

Chief accountant

Prepared on: 28 April, 2026
General Director

Prepared on 28.....
General Director
CÔNG TY CỔ PHẦN
ĐẦU TƯ VÀ PHÁT TRIỂN
DU LỊCH
VINA CONEX
ĐỒNG ĐÀ - TP. HÀ NỘI
Vu Nguyen

Pham Thi Thu Huong

Le Thi Tam

Vu Nguyen Vu

COMBINED CASH FLOW STATEMENT

(Indirect method)

As at 31 March 2026

Unit: VND

ITEMS	Code	Note	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
I. Cash flows from operating activities				
1. Profit before tax	01		(32.698.790.546)	(5.513.029.640)
2. Adjustments				
- Depreciation of fixed assets and investment property	02		-	3.349.167
- Provisions	03		(28.800)	47.400
- Gain/loss from exchange rate differences due to revaluation of monetary items in foreign currencies	04		-	-
- Gain/loss from investing activities	05	VI.3	-	-
- Loan interest expenses	06		-	-
3. Operating profit before changes of working capital	08		(32.698.819.346)	(5.509.633.073)
- Increase/decrease of accounts receivable	09		(24.847.549)	(1.069.792.066)
- Increase/decrease of inventories	10		-	-
- Increase/decrease accounts payable (excluding loan interests payable, corporate income tax payable)	11		67.120.287.236	70.122.276.122
- Increase/decrease in prepaid expenses	12		8.986.774	427.244.651
- Loan interests paid	14		-	-
- Thuế thu nhập doanh nghiệp đã nộp	15	D7	-	-
Net cash flows from operating activities	20		34.405.607.115	63.970.095.634
II. Cash flows from investing activities				
1. Cash paid to acquire fixed assets and other long-term assets	21		(56.598.387.605)	(75.254.811.994)
2. Cash received from disposal of fixed assets and other long-term assets	22		-	-
3. Cash paid for lending and purchase of debt instruments of other entities	23		-	-
Net cash flows from investing activities	30		(56.598.387.605)	(75.254.811.994)
III. Cash flows from financial activities				
1. Proceeds from borrowings	33		19.982.469.696	12.532.855.492
2. Repayment of borrowings (principal)	34		-	-
3. Dividends and profits paid to owners	36		-	-
Net cash flows from financial activities	40		19.982.469.696	12.532.855.492
Net cash flows during the year (50=20+30+40)	50		(2.210.310.794)	1.248.139.132
Beginning cash and cash equivalents	60		5.677.407.780	601.327.524
Affects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents (70=50+60+61)	70		3.467.096.986	1.849.466.656

Prepared on... 28 April, 2026

Prepared by

Chief accountant

General Director



Pham Thi Thu Huong



Le Thi Tam



Vu Nguyen Vu

VINACONEX INVESTMENT AND TOURISM DEVELOPMENT JOINT STOCK COMPANY

Address : Floor 12, Vinaconex Tower, No. 34 Lang Ha Street, Lang Ward, Ha Noi City

Notes to Combined Financial Statements Quarter I 2026

Form B09 – DN

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

I. OPERATION FEATURES

1. Investment form

Vinaconex Investment and Tourism Development Joint Stock Company (hereinafter called “The Company”) is a Joint Stock Company.

The Company operates in accordance with the Business Registration Certificate No. 0102675516 granted by Ha Noi Authority for Planning and Investment, 1st issuance on March 07, 2008 and 16th revision on August 04, 2025 regards the change in information of legal representative.

Head office

- Address: : Floor 12th, Vinaconex Tower, No 34 Lang Ha Street, Lang Ward, Ha Noi City, VietNam
- Tel: : (84-24) 6251 1666
- Fax: : (84-24) 6281 6845

2. Operating fields

The operating fields of the Company include trading real estate and hotel services.

3. Principal activities

The principal activities of the Company are to trade of real estate; land use rights owned, used or leased.

4. Normal operating cycle

The normal operating cycle of the Company for construction activity of Cai Gia, Cat Ba Tourism Urban Area Project in ready status for sale is usually carried out for a time period of over 12 months.

5. Company structure

Affiliates with no legal status dependently recorded

Name:

Address:

Branch of Vinaconex Investment and Tourism Development Joint Stock Company at Hai Phong - Hai Phong Branch
Cat Ba Amatina Project Operating Office, The Cai Gia, Cat Ba Tourism Urban Area, Cat Hai Special Economic Zone, Hai Phong City, Vietnam.

Branch of Vinaconex Investment and Tourism Development Joint Stock Company - Holiday View Hotel Branch
Cat Ba Amatina Project Operating Office, The Cai Gia, Cat Ba Tourism Urban Area, Cat Hai Special Economic Zone, Hai Phong City, Vietnam.

6. Statement on comparison of information in the combined financial statements

The corresponding figures in the previous year can be compared with those in the current year

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

II. FISCAL YEAR AND STANDARD CURRENCY UNIT USED IN ACCOUNTING

1. Fiscal year

The fiscal year of the Company is from 1 January to 31 December annually

2. Accounting currency

The standard currency unit used in accounting is Vietnam Dong (VND) as most of transactions are primarily made in VND.

III. ACCOUNTING STANDARDS AND SYSTEM APPLIED

1. Accounting system

The Company has applied Vietnamese Accounting Standards and System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, Circular No. 53/2016/TT-BTC dated March 21, 2016, and the Circulars giving guidance on the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of the combined financial statements.

2. Statement on the compliance with the accounting standards and system

The Management Board ensures to follow all the requirements of the Vietnamese Accounting Standards and System issued together with the Circular No. 99/2025/TT-BTC dated October 27, 2025, Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars giving guidance on the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of these combined financial statements.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Basis of preparation of financial statements

All the financial statements are prepared on the basis of accrued accounting (except for information related to cash flows).

Affiliated units organize their own accounting structures, dependent recording. The combined financial statements of the Company prepared on the basis of summarizing of financial statements of the affiliates. Revenue and balances among affiliates are eliminated when preparing these combined financial statements.

2. Foreign currency transactions

Exchange rate used to revalue the balance of monetary items in foreign currency at the end of accounting period is determined as rule as follows: regarding foreign currencies deposits in bank: buying rate of foreign currencies of bank where the Company opened foreign currencies account

3. Cash and cash equivalents

Cash includes cash on hand and demand deposits in bank. Cash equivalents include short-term investments of which the due dates cannot exceed 3 months from the dates of investment and the convertibility into cash is easy, and which do not have risks in the conversion into cash as of the reporting date.

4. Financial Investments

Trading securities

Investments are classified as trading securities when held for the purpose of buying and selling for profit.

Trading securities are recorded in accounting books at cost. The original cost of trading securities is determined according to the fair value of payments at the time the transaction occurs plus costs related to the transaction of purchasing trading securities.

The time to record trading securities is the time the Company has ownership, specifically as follows:

For listed securities: recorded at the time of order matching (T+0).

For unlisted securities: recorded at the time of official ownership according to the provisions of law.

Interest, dividends and profits of periods before trading securities are purchased are accounted for as a decrease in the value of those trading securities. Interest, dividends and profits of periods after trading securities are purchased are recorded as revenue. Dividends received in shares are only tracked by the number of additional shares, the value of shares received is not recorded.

Provision for devaluation of trading securities is made for each type of security that is traded on the market and has a fair value lower than the original cost. The fair value of trading securities is determined as follows: For securities listed on the stock market: closing price on the most recent transaction date up to the end of the accounting period.

Increases and decreases in provisions for devaluation of trading securities that need to be appropriated at the end of the accounting period are recorded in financial expenses.

5. Accounts receivables

Accounts receivable are presented in accordance with book values less provisions for bad debts.

The classification of accounts receivable into receivables from customers and other receivables is done as follows:

- Accounts receivable from customers reflect commercial receivables generating from purchase-sale transactions between the Company and buyers which are independent units against the Company.
- Other accounts receivable reflect non-commercial or non-trading accounts receivable, unrelated to purchase-sale transactions.

Provision for bad debts is made for each bad debt after being offset with payable liabilities (if any). The appropriation rate is based on the overdue debt age of debts or the estimated loss. Details are as follows:

- As for overdue debts:
 - 30% of the value for debts overdue from over 6 months to under 1 year.
 - 50% of the value for debts overdue from 1 year to under 2 years.

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

- 70% of the value for debts overdue from 2 years to under 3 years.
- 100% of the value for debts overdue from 3 years and over.
- As for doubtful debts: provision is made basing on the estimated loss.

Increases, decreases of balance of provision for bad debts which need appropriating as of the balance sheet date are recorded into administrative overheads.

6. Inventories

Inventories are recorded in accordance with the lower value between the historical costs and the net realizable values.

Costs of inventories are determined as follows:

- For work-in-process: They comprise costs of main materials, labor and other directly related costs.

Ex warehouse prices are determined in accordance with the weighted average method and recorded in line with the perpetual recording method.

Net realizable values are the estimated selling prices of inventories in an ordinary course of business less the estimated expenses on product completion and other necessary expenses on product consumption.

Provision for devaluation of inventories is recognized when their historical costs are higher than their net realizable values. Increases, decreases in balances of provision for devaluation of inventories which need appropriating as of the balance sheet date are recognized into costs of goods sold.

7. Prepaid expenses

Prepaid expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. Prepaid expenses of the Company include expenses for “VINACONEX” Trademark transferred use right from Vinaconex Construction and Import - Export Joint Stock Corporation, tools, instruments and other long-term prepaid expenses. These prepaid are allocated in the prepayment term or the term in which corresponding economic benefit derived from these expenses.

Brand expenses

The franchised Trademark is the “VINACONEX” Trademark received from Vinaconex Construction and Import - Export Joint Stock Corporation under a license contract signed between two parties with a period of 20 years.

On July 01, 2025, Vinaconex Investment and Tourism Development Joint Stock Company and Vietnam Construction and Import-Export Joint Stock Corporation signed an agreement to terminate the Trademark License Agreement.

Tools, instruments

Expenses for tools, instruments being put into use are allocated into expenses in accordance with the straight-line method for a period of not exceeding 36 months.

8. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include expenses of the Company to have these fixed assets as of the dates they are ready to be put into use. Other expenses incurred subsequent to the initial recognition are included in historical costs of fixed assets only if they certainly bring more economic benefits in the future thanks to the use of these assets. Those which do not meet the above conditions will be recorded into expenses during the year

When a tangible fixed asset is sold or disposed, its historical and accumulated depreciation are written off, the any gain/loss arisen is posted into income or expenses during the year.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years of tangible fixed assets are as follows:

Fixed assets	<u>Years</u>
Buildings and structures	25 - 40
Machinery and equipment	7
Means of transportation and transmitters	8
Office equipment	3
Others	3

9. Intangible fixed assets

Intangible fixed assets are determined by their historical costs less accumulated depreciation.

Historical costs of intangible fixed assets include all the expenses of the Company to have these fixed assets as of the dates they are ready to be put into use. Costs related to intangible fixed assets, which are incurred after initial recognition, are recognized as operating costs in the period unless these costs are associated with a specific intangible fixed asset and increase economic benefits from these assets.

When an intangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain/loss arisen is posted into income or expenses during the year.

Intangible fixed asset of the Company comprises:

Computer software program

Expenses related to computer software, which is not an integrated part of the related hardware, are capitalized. Historical cost of computer software includes all the expenses paid until the date the software is put into use. Computer software is amortized in accordance with a straight-line method in 4 years.

Copyrights, patents

Historical cost of Author's copyrights, patents which purchased from third party comprises its purchase price, including non-refundable purchase taxes and registration charges. Author's copyrights, patents are amortized on a straight-line method in 3 years.

10. Construction in progress

Construction in progress expenses represent directly related expenses (including related interest expenses in accordance with the Company's accounting policies) to assets that are in construction progress, machinery and equipment being installed for purposes of production, rental and management as well as expenses related to fixed assets under repairing. These assets are recorded at historical cost and are not amortised.

11. Liabilities payable and accrued expenses

Liabilities payable and accrued expenses are recognized for the amount payable in the future related to goods and services already received. Accrued expenses are recognized based on reasonable estimates on the amount payable.

The classification of accounts payable into payables to suppliers, accrued expenses and other payables is represented as follows:

- Payables to suppliers reflect trade payables occurred from purchase-sale transaction of goods, services, assets and the suppliers are independent units against the Company.
- Accrued expenses reflect payables for goods and services already received from suppliers or provided to customers but for which the payment has not been made due to lack of invoices or accounting documents and payables for employees on leave pay, appropriated operating costs.
- Other payables reflect non-trade payables or payables unrelated to purchase-sale transactions, provision of goods and services.

Liabilities payable and accrued expenses are classified into short-term and long-term ones in the combined balance sheet based on the remaining terms as of the balance sheet date.

12. Owner's equity

Owner's contribution capital

Owner's contribution capital is recognized in line with the amount actually contributed by the shareholders.

Share premiums

Share premiums are recorded in accordance with the difference between issuance price and face value of shares in the first issuance, additional issuance or the difference between reissuance price and book value of treasury stocks and the equity component of convertible bonds upon maturity. Direct expenses related to the additional issuance of shares and reissuance of treasury stocks are recorded to decrease share premiums.

13. Profit distribution

Profit after corporate income tax is distributed to the shareholders after appropriation of funds in accordance with the Company's Charter as well as legal regulations and being approved by the General Meeting of Shareholders.

The profit distribution to the shareholders considers non-monetary items in retained profit after tax which can have impacts on cash flows and possibility of dividend payment such as

gains from revaluation of assets for capital contribution, revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recognized as liabilities payable upon the approval by the General Meeting of Shareholders.

14. Recognition of sales and income

Sales of real estate

Sales of real estate that invested by the Company shall be recognized when all of the following conditions are satisfied:

- Real estates are fully completed and handed over to buyers, and the Company transfers most of risks and benefits associated with the ownership of real estate to buyers.
- The Company no longer holds management right of real estates as the real estate owner or control right on real estates.
- Sales are determined reliably.
- The Company has received or will receive economic benefits from transaction of selling real estates.
- Costs related to the transaction of selling real estates can be determined.

Sales from real estate sold in form of land plots

Sales of real estate sold in form of land plots under irrevocable contracts shall be recognized when all of the following conditions are satisfied:

- The Company has transferred most of risks and benefits incidents to the ownership of the land use right to the buyer.
- The amount of sales can be measured reliably.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.
- The Company received or shall probably receive the economic benefits associated with the transaction.

Interests

Interests are recorded based on the term and the interest rates applied for each period.

15. Borrowing costs

Borrowing costs include loan interest and other costs directly related to borrowings.

Borrowing costs are recognized into expenses when arising. In case borrowing costs directly relate to construction investment or producing assets in progress which need a long time enough (over 12 months) to be put into use for intended purposes or to be sold, they are included in value of those assets. For a loan particularly serving construction of fixed assets, investment properties, loan interest is capitalized even though construction duration is less than 12 months. Income incurred from temporary investment in loans is recorded reduce to historical costs of related assets

In the event that general borrowings are partly used for the acquisition, construction or production of an asset in progress, the costs eligible for capitalization will be determined by applying the capitalization rate to average accumulated expenditure on construction or production of that asset. The capitalization rate is computed at the weighted average interest rate of the borrowings not yet paid during the period, except for particular borrowings serving the purpose of obtaining a specific asset.

16. Costs

Costs are amounts reducing economic benefits, recorded at the time the transaction arises or shall be likely to arise in the future regardless of spending money or not.

Costs and revenues set up by it must be recognized simultaneously on the principle of conformity. In case, conformity principle may conflict with precautionary principle in accounting, costs are recognized based on the nature and regulations of accounting standards to reflect transactions honestly and reasonably.

17. Tax

Corporate income tax only includes current income tax which is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures as well as those of non-taxable or non-deductible income and expenses, losses transferred.

The determination of corporate tax payable of the Company is based on the prevailing regulations on taxes. However, these regulations change for each period and regulations on taxes for various transactions can be explained in various ways. Therefore, the tax amount could change when being examined by the Tax Office.

The Company has declared and paid these taxes in line with the prevailing regulations.

18. Related parties

A party is considered a related party in case one party is able to control the other or to cause considerable effects on the financial decisions as well as the operations of the other. A party is also considered a related party in case of together being controlled or affected significantly.

In the consideration of relations among related parties, the nature of relations is paid more attention than the legal form.

19. Segment reporting

A business segment is a distinguishable component that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

Segment information is prepared and presented in line with the accounting policies applied for preparation and presentation of the combined financial statements of the Company.

VINACONEX INVESTMENT AND TOURISM DEVELOPMENT JSC.,

Floor 12, Vinaconex Tower, No. 34 Lang Ha Street, Lang Ward, Ha Noi City

Combined Financial Statement

Operating period:

Q1/2026

FORM B09-DN

NOTES TO COMBINED FINANCIAL STATEMENT (Cont.)

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE COMBINED BALANCE SHEET

		Unit: VND	
		31/03/2026	01/01/2025
1 - Cash and cash equivalents		3.467.096.986	5.677.407.780
- Cash on hand		5.104.086	5.104.086
- Cash in banks		3.461.992.900	5.672.303.694
<i>Cash equivalents</i>		-	-
Total		3.467.096.986	5.677.407.780
		Unit: VND	
		31/03/2026	01/01/2025
2 - Other short-term receivable		75.932.327.206	75.974.523.647
- Other short-term receivables		75.932.327.206	75.974.523.647
Cộng		75.932.327.206	75.974.523.647
		Unit: VND	
		31/03/2026	01/01/2025
3 - Accrued expenses		100.248.306.986	43.860.009.328
<i>a) Short-term</i>		100.248.306.986	43.860.009.328
- Accrued expenses for interest		95.297.633.018	40.804.403.035
- Other accrued expenses detailed for suppliers as follows:		4.950.673.968	3.055.606.293
<i>Waterway Construction JSC.,- Vinawaco</i>		-	-
<i>Consulting Center for Investment and Transportation Infrastructure Development</i>		781.148.161	781.148.161
<i>Thanh An 116 Company - Thanh An Corp - MOD</i>		-	-
<i>Infrastructure Work Development and Building JSC.,</i>		-	-
<i>No 1 Transport Construction JSC.,</i>		-	-
<i>Others</i>		4.169.525.807	2.274.458.132
<i>b) Long-term expenses</i>		-	-
- Accrued expenses for interest		-	-
Total		100.248.306.986	43.860.009.328
		Unit: VND	
		31/03/2026	01/01/2025
4 - Other short-term payable		-	-
<i>a) Short-term</i>		-	-
- Trade Union's expenditure		-	-
- Health insurance		18.278.544	18.278.544
- Unemployment insurance		-	-
- Others		1.676.475.761.676	1.648.101.060.766
<i>Dividends payable</i>		180.282.000	180.282.000
<i>Customers depositing to be received transfer project properties</i>		644.298.013.998	644.298.013.998
<i>Custommers contributed capital for purchasing properties in B2-B3 Zone of Cai Gia, Cat Ba Tourism Urban Area Project</i>		60.051.472.186	60.051.472.186
<i>Custommers contributed capital for purchasing properties and building in BT4 Villa Zone of Cai Gia, Cat Ba Tourism Urban Area Project</i>		1.255.198.784	1.255.198.784
<i>Custommers contributed for purchasing properties in A3 Duplex Villa Zone of Cai Gia, Cat Ba Tourism Urban Area Project</i>		39.229.128.675	39.229.128.675
<i>Vinaconex Construction and Import-Export Joint Stock Corporation (VINACONEX)</i>		927.597.514.478	899.265.916.828
<i>Others</i>		3.864.151.555	3.821.048.295
- Credit balance account 1388		379.558.909	379.558.909
Total		1.676.873.599.129	1.648.498.898.219

NOTES TO COMBINED FINANCIAL STATEMENT (Cont.)

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE COMBINED BALANCE SHEET (Cont.)

Unit: VND

5- Financial investments	Ending balance			Beginning Balance		
	Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
a) Trading securities	266.061.423	40.177.100	227.123.603	266.061.423	40.133.600	227.152.403
CTN	1.828.825	30.000	1.798.825	1.828.825	30.000	1.798.825
HPG	229.131	1.345.000	-	229.131	1.320.000	-
ITA	260.698.152	36.432.000	224.266.152	260.698.152	36.432.000	224.266.152
KDC	325.927	341.600	-	325.927	364.000	-
SDT	1.284.226	225.600	1.058.626	1.284.226	196.800	1.087.426
VTV	1.695.162	1.802.900	-	1.695.162	1.790.800	-
+	-	-	-	-	-	-

Unit: VND

6. Bad debts	Ending balance			Beginning Balance		
	Principal value	Revocable value	Debtor	Principal value	Revocable value	Debtor
+ Anh Consulting JSC.,	1.125.000.000	-	1.125.000.000	1.125.000.000	-	1.125.000.000
+	-	-	-	-	-	-

Unit: VND

7- Inventories	Ending balance		Beginning Balance	
	Historical cost	Provision	Historical cost	Provision
- Tools and instruments				
- Work-in-progress expenses	1.737.766.608.038	-	1.737.766.608.038	-
- Goods in bonded warehouse	-	-	-	-
Total	1.737.766.608.038	-	1.737.766.608.038	-

Unit: VND

8- Long-term assets in progress	Ending balance		Beginning Balance	
	Historical cost	Revocable value	Historical cost	Revocable value
a) Work-in-progress expenses				
- Cai Gia, Cat Ba Tourism Urban Area Project		-		
- Other				
Total	-	-	-	-
b) Capital construction in progress	Historical cost	Revocable value	Historical cost	Revocable value
- Cai Gia, Cat Ba Tourism Urban Area Project	3.456.306.961.376	3.456.306.961.376	3.399.385.123.596	3.399.385.123.596
- Other	1.320.000	1.320.000	1.320.000	1.320.000
-		-	-	
Total	3.456.308.281.376	3.456.308.281.376	3.399.386.443.596	3.399.386.443.596

Unit: VND

9- Borrowings and finance lease liabilities	Ending balance		Movements during the period		Beginning Balance	
	Carrying amount	Amount within payment capacity	Increase	Decrease	Carrying amount	Amount within payment capacity
a) Short-term borrowings						
- Borrowings from banks and credit organisations	-	-	-	-	-	-
- Borrowings from Organisations	-	-	-	-	-	-
- Borrowings from individuals	-	-	-	-	-	-
- Short-term debts due	-	-	-	-	-	-
+ Banks and credit organisations	457.893.647.702	457.893.647.702	-	-	457.893.647.702	457.893.647.702
+ Organisation	95.945.427.457	95.945.427.457	2.700.000.000	-	93.245.427.457	93.245.427.457
+ Short-term due debts						
+ Individual	-	-	-	-	-	-
Total	553.839.075.159	553.839.075.159	2.700.000.000	-	551.139.075.159	551.139.075.159
b) Long-term borrowings						
+ Banks and credit organisations	1.446.471.736.856	1.446.471.736.856	17.282.469.696	-	1.429.189.267.160	1.429.189.267.160
+ Organisation	-	-	-	-	-	-
+ Individual	-	-	-	-	-	-
Total	1.446.471.736.856	1.446.471.736.856	17.282.469.696	-	1.429.189.267.160	1.429.189.267.160
Total = (a) + (b)	2.000.310.812.015	2.000.310.812.015	19.982.469.696	-	1.980.328.342.319	1.980.328.342.319

NOTES TO COMBINED FINANCIAL STATEMENT (Cont.)

FORM B09-DN

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE COMBINED BALANCE SHEET (Cont.)

10 - Trade receivables (Code 131)

Unit: VND

Receivable from entities	Ending Balance		Beginning balance
	Revaluation	Principal Value	Book value
a) Short-term	1.826.003.881	1.826.003.881	2.026.003.881
a1) Receivable from customers	1.826.003.881	1.826.003.881	2.026.003.881
- Waterway Construction JSC.,- Vinawaco	690.609.974	690.609.974	690.609.974
- Other receivable	715.507.044	715.507.044	915.507.044
- Receivable from Hai Phong Branch	21.115.000	21.115.000	21.115.000
- Receivable from Holiday View Hotel Branch	199.461.300	199.461.300	199.461.300
-Receivable from customers purchasing BT4 Villas	199.310.563	199.310.563	199.310.563
a2) Other receivables			
b) Long-term			
Total	1.826.003.881	1.826.003.881	2.026.003.881

11 - Other receivables (Code 126)

Unit: VND

Receivable from entities	Ending Balance		Beginning balance
	Revaluation	Principal Value	Book value
a) Short-term			
b) Long - term	1.139.856.404	1.139.856.404	1.221.935.059
b1) Receivable from customers			
b2) Receivable from related party:	1.139.856.404	1.139.856.404	1.221.935.059
Vinaconex Investment One Member Company Limited (Deposits for office rental)	971.460.289	971.460.289	971.460.289
Vinaconex Construction and Import-Export Joint Stock Corporation (VINACONEX) (Deposits for office rental)	168.396.115	168.396.115	250.474.770
Total	1.139.856.404	1.139.856.404	1.221.935.059

12 - Prepayments to suppliers (Code 132)

Unit: VND

Prepaymentts to suppliers	Ending balance	Beginning balance
a) Short-term	11.814.835.717	11.505.335.717
Vietnam G&P Construction JSC.,	185.700.018	185.700.018
VietNam Investment Consulting and Construction Designing JSC., (CDC)	2.125.500.000	2.125.500.000
VietNam Consulting Construction Joint Stock Corporation (JSC)	1.185.000.000	1.185.000.000
VietNam Consulting Investment Construction and Trading Development Joint Stock Company	2.669.572.927	2.669.572.927
Others	5.649.062.772	5.339.562.772
a1) Prepayments to related party	-	-
Vinaconex Construction Consultant JSC.,	-	-
Vinaconex Design and Interior Joint Stock Company	-	-

<i>b) Long-term</i>	-	-
<i>b1) Prepayments to related party</i>	-	-
Total	11.814.835.717	11.505.335.717

13 - Payable to suppliers

Unit: VND

<i>Payable to entities</i>	<i>Ending balance</i>	<i>Beginning balance</i>
<i>a) Short-term</i>		
<i>a1) Payables to suppliers</i>	233.163.682.612	250.490.191.264
Vinaconex Construction and Import-Export Joint Stock Corporation (VINACONEX)	197.557.962.978	214.852.092.674
Vinaconex Construction One Member Company Limited	14.200.321.831	14.218.984.783
Vinaconex Trading Developmet Joint Stock Company	3.498.285	4.699.895
Vinaconex Infrastructure Developmet and Construction Investment JSC.,	4.640.451.998	4.640.451.998
Construction and Infrastructure Building Development JSC.,	3.376.759.742	3.376.759.742
Enterprise 19, Branch - 319 Company Limited	1.657.611.163	1.657.611.163
Công ty CP Công trình đường thủy Vinawaco	1.370.729.870	1.370.729.870
Construction Traffic 1 JSC.,	3.697.905.481	3.697.905.481
Other entities	6.524.999.719	6.537.514.113
Payable to Hai Phong Branch's suppliers	133.441.545	133.441.545
<i>a2) Overdue debts</i>		
-		
<i>a3) Payables to related party</i>	-	-
Vinaconex Construction and Import-Export Joint Stock Corporation (VINACONEX)	-	-
Vinaconex Construction One Member Company Limited	-	-
Vinaconex Trading Developmet Joint Stock Company	-	-
Total	233.163.682.612	250.490.191.264

14 - Prepayments from customers (Code 312)

Unit: VND

<i>Prepayment from entity</i>	<i>Ending balance</i>	<i>Beginning balance</i>
<i>a) Short-term</i>		
- Customers made payments	2.937.881.953	2.937.881.953
- Others		-
Total	2.937.881.953	2.937.881.953
<i>b) Long-term</i>		
Total		

NOTES TO COMBINED FINANCIAL STATEMENT (Cont.)

FORM B09-DN

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE COMBINED BALANCE SHEET

15 - Increase or decrease in tangible fixed assets

Unit: VND

Item	Buildings and structures	Machinery or equipment	Means of transportation and transmitters	Other tangible fixed assets	Total
Historical cost					
Opening balance	32.345.017.445	297.099.091	864.483.460	477.992.188	33.984.592.184
Purchase during the period	-	-	-	-	-
Finished capital investment	-	-	-	-	-
Other increases	-	-	-	-	-
Conversion into investment properties	-	-	-	-	-
Liquidation or transfer	-	-	-	-	-
Other decreases	-	-	-	-	-
Closing balance of the Quarter I/2026	32.345.017.445	297.099.091	864.483.460	477.992.188	33.984.592.184
Accumulated depreciation					
Opening balance	4.528.302.447	297.099.091	864.483.460	477.992.188	6.167.877.186
Depreciation during the period	323.450.175	-	-	-	323.450.175
Other increases	-	-	-	-	-
Conversion into investment properties	-	-	-	-	-
Liquidation or transfer	-	-	-	-	-
Other decreases	-	-	-	-	-
Closing balance of the Quarter I/2026	4.851.752.622	297.099.091	864.483.460	477.992.188	6.491.327.361
Residual value					
At the beginning of the period	27.816.714.998	-	-	-	27.816.714.998
At the end of the period	27.493.264.823	-	-	-	27.493.264.823

- Closing residual value of tangible fixed assets put up as collateral for loans:

- Historical cost of fully depreciated fixed assets at the end of the period but being still in use:

2.859.277.654

- Historical cost of fixed assets at the end of the period awaiting liquidation:

- Future contracts of purchase or sale of value tangible fixed assets::

- Other changes in tangible assets:

NOTES TO COMBINED FINANCIAL STATEMENT (Cont.)

FORM B09-DN

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE COMBINED BALANCE SHEET

16- Increase or decrease in intangible fixed assets

Unit: VND

Item	Land use rights	Copyrights	Patents and inventions	Other intangible fixed assets	Total
Historical cost					
Opening balance	-	-	42.530.450	306.472.400	349.002.850
Purchase during the period	-	-	-	-	-
Acquisition from internal enterprise	-	-	-	-	-
Increase due to business combination	-	-	-	-	-
Other increases	-	-	-	-	-
Liquidation or transfer	-	-	-	-	-
Other decreases	-	-	-	-	-
Closing balance of the Quarter I/2026	-	-	42.530.450	306.472.400	349.002.850
Accumulated depreciation					
Opening balance	-	-	42.530.450	306.472.400	349.002.850
Depreciation during the period	-	-	-	-	-
Other increases	-	-	-	-	-
Liquidation or transfer	-	-	-	-	-
Other decreases	-	-	-	-	-
Closing balance of the Quarter I/2026	-	-	42.530.450	306.472.400	349.002.850
Residual value					
At the beginning of the period	-	-	-	-	-
At the end of the period	-	-	-	-	-

NOTES TO COMBINED FINANCIAL STATEMENT (Cont.)

FORM B09-DN

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE COMBINED BALANCE SHEET

Unit: VND

<i>17 - Short-term prepaid expenses</i>	Beginning balance	Increasing during the period	Allocating into operating expenses of the period	Other allocating	Ending balance
- Expenses for tools, instruments	-	-	-	-	-
- Others	16.544.458	-	-	-	16.544.458
Total	16.544.458	-	-	-	16.544.458

Unit: VND

<i>18 - Long-term prepaid expenses</i>	Beginning balance	Increasing during the period	Transferring into operating expenses of the period	Other Transferring	Ending balance
- Expenses for implementing stage which don't	-	-	-	-	-
- Expenses for tools, instruments	-	-	-	-	-
- Borrowing interest expenses	-	-	-	-	-
- Other items	370.279.268	-	8.986.774	-	361.292.494
Total	370.279.268	-	8.986.774	-	361.292.494

Unit: VND

<i>19 - Taxes and other payables to the State</i>	Beginning balance	Payable during the period	Paid amount during the period	Ending balance
a) Payable				
- Personal income tax	335.890.526	69.809.867	77.897.725	327.802.668
- Natural resource tax	647.076	-	-	647.076
- Others	677.546	-	-	677.546
Total	337.215.148	69.809.867	77.897.725	329.127.290
b) Receivable				
- Value added tax	163.723.261.876	-	39.622.645	163.762.884.521
- VAT overpaid	1.648.805.862	-	-	1.648.805.862
- Corporate income tax	6.907.497.591	-	-	6.907.497.591
Total	172.282.465.329	-	39.622.645	172.322.087.974

NOTES TO COMBINED FINANCIAL STATEMENT (Cont.)

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

FORM B09-DN

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE COMBINED BALANCE SHEET (Cont.)

20- Owner's equity

a- Comparison table of owner's equity fluctuations

Unit: VND

Items	Owner's contributed capital	Capital surplus	Owner's other capital	Treasury stocks	Differences upon asset revaluation	Foreign exchange rate differences	Business Promotion fund	Business reorganization support fund	Other equity funds	Undistributed profit after tax	Capital sources for construction	Total
Opening balance of the previous year	2.100.000.000.000	6.327.375.763	-	-	-	-	11.364.981.195	-	4.842.625.777	(539.811.095.733)	-	1.582.723.887.002
- Increase in capital in the previous year	-	-	-	-	-	-	-	-	-	-	-	-
- Profit/losses in the previous year	-	0	-	-	-	-	-	-	-	(77.448.434.356)	-	(77.448.434.356)
- Other increase	-	-	-	-	-	-	-	-	-	-	-	-
- Decrease in capital in the previous year	-	-	-	-	-	-	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-	-	-	-	-	-	-
Opening balance of the current year	2.100.000.000.000	6.327.375.763	-	-	-	-	11.364.981.195	-	4.842.625.777	(539.811.095.733)	-	1.505.275.452.646
- Increase in capital in the period	-	-	-	-	-	-	-	-	-	-	-	-
- Profit/losses in the period	-	0	-	-	-	-	-	-	-	(32.698.790.546)	-	(32.698.790.546)
- Other increase	0	-	-	-	-	-	-	-	-	-	-	-
- Decrease in capital in the period	-	-	-	-	-	-	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-	-	-	-	-	-	-
Closing balance of Quarter IV/2025	2.100.000.000.000	6.327.375.763	-	-	-	-	11.364.981.195	-	4.842.625.777	(572.509.886.279)	-	1.550.025.096.456

VINACONEX INVESTMENT AND TOURISM DEVELOPMENT JSC.,

Floor 12, Vinaconex Tower, No. 34 Lang Ha Street, Lang Ward, Ha Noi City

Combined Financial Statement

Operating period:

Q1/2026

FORM B09-DN

NOTES TO FINANCIAL STATEMENT (Cont.)
These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement
V. ADDITIONAL INFORMATION ON THE ITEMS OF THE STATEMENT OF FINANCIAL POSITION (Cont.)

	Unit: VND	
	31/03/2026	01/01/2026
b- Owner's contributed capital in details:		
- Contributed capital of VINACONEX	-	1.071.000.000.000
- Contributed capital of other entities	2.100.000.000.000	1.029.000.000.000
Total	2.100.000.000.000	2.100.000.000.000

The percent rate of contributed capital of VINACONEX

- Actually contributed capital	0,00%	51,00%
- According to Business Registration Certificate	0,00%	51,00%
* Amount convertible bonds to shares in the period:	-	-
* Number of treasury stocks:	-	-

c- Capital transactions with owners and distribution of dividends or profits

	Quý 1/2026	Quý 1/2025
- Owner's invested equity		
+ Opening capital	2.100.000.000.000	2.100.000.000.000
+ Increase in capital during the period	-	-
+ Decrease in capital during the period	-	-
+ Closing capital	2.100.000.000.000	2.100.000.000.000
- Dividends	-	-
- Dividends paid by cash	-	-

	Quý 1/2026	Quý 1/2025
d- Shares		
- Number of shares registered for issuance	210.000.000	210.000.000
- Number of shares sold to public market	210.000.000	210.000.000
+ Common shares	210.000.000	210.000.000
+ Preference shares	-	-
- Number of shares repurchased	-	-
+ Common shares	-	-
+ Preference shares	-	-
- Number of shares outstanding	210.000.000	210.000.000
+ Common shares	-	-
+ Preference shares	-	-

* Par value of shares outstanding: 10,000 VND per share 10,000 vnd per share

e- Funds of enterprise:

- Development investment funds	% Profit
- Fund for support of arrangement of enterprises	% Profit
- Other funds	% Profit

* Purpose of appropriation and use of enterprises funds

NOTES TO FINANCIAL STATEMENT (Cont.)

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE PROFIT AND LOSS STATEMENT

Unit: VND

1 - Gross revenue

From Quý 1/2026

From Quý 1/2025

- Revenue from construction contracts

-

-

- Revenue from trading real estate

-

-

Cộng

-

-

Unit: VND

2- Cost of goods sold

From Quý 1/2026

From Quý 1/2025

- Cost of construction contracts

-

-

- Cost of trading real estate

-

-

Total

-

-

Unit: VND

3 - Financial income

From Quý 1/2026

From Quý 1/2025

- Interest of deposits or loans

2.087.035

914.705

- Accrued interest

-

-

- Dividends or distributed profits

-

-

- Gain from selling securities

-

-

- Interest of exchange rate differences

-

-

Total

2.087.035

914.705

Unit: VND

4 - Financial expenses

From Quý 1/2026

From Quý 1/2025

- Loan interest expenses

-

-

- Allowances for short-term financial investments

-

28.800

47.400

- Losses of exchange rate differences revaluated at the end of the period

-

-

- Other financial expenses

28.331.597.650

-

Total

28.331.568.850

47.400

Unit: VND

5 - General and administration expenses

From Quý 1/2026

From Quý 1/2025

- Expenses for staff

628.007.735

2.635.938.111

- Expenses for materials

-

-

- Expenses for office stationery

2.217.732

18.530.781

- Depreciation of fixed assets

-

3.349.167

- Taxes, fee and duties

-

3.000.000

- Allocation of business advantage and trademark value

-

750.000.000

- Allowances

-

-

- Outside services

600.132.571

844.772.823

- Other expenses in cash

3.128.098.907

1.258.306.063

Total

4.358.456.945

5.513.896.945

NOTES TO FINANCIAL STATEMENT (Cont.)

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE PROFIT AND LOSS STATEMENT

Unit: VND

6 - Operation expenses per element

From Quý 1/2026

From Quý 1/2025

- Expenses for materials and supplies	-	-
- Labor costs	628.007.735	5.376.012.552
- Depreciation of fixed assets	-	7.182.218
- Outside services	600.132.571	3.091.689.012
- Others	3.130.316.639	2.354.370.679
Total	4.358.456.945	10.829.254.461

Unit: VND

7 - Other income

From Quý 1/2026

From Quý 1/2025

- Proceeds from liquidation of tools and instruments	-	-
- Gain on liquidation and disposal of fixed assets	-	-
- Collected fines from late payment customers	-	-
Total	-	-

Unit: VND

8 - Other expenses

From Quý 1/2026

From Quý 1/2025

- Residual value of fixed assets liquidation and disposal	-	-
- Administrative penalty; Tax fined	10.851.786	-
Total	10.851.786	-

Unit: VND

9 - Bonus and welfare funds

Current year

Previous year

Beginning Balance	716.118.467	716.118.467
- Appropriation during the year	-	-
- Disbursement during the year	-	-
Ending balance	716.118.467	716.118.467

10 - Deffered income tax

Current year

Previous year

(a) Deferred corporate income tax assets and deferred corporate income tax payable recorded

- Fixed assets	-	-
- Capital construction in progress	-	-
- Unearned revenue	19.015.385	19.015.385
- Accured expenses and allowances	-	-
Total deferred income tax	19.015.385	19.015.385

NOTES TO COMBINED FINANCIAL STATEMENT (Cont.)

VII. OTHER INFORMATION

1. Transactions and balances with related parties

Related parties of the Company include: the key managers and their related individuals

1a. Transactions and balances with the key managers and their related individuals

The key managers include: the members of the Board of Management and The Management Board. Related Individuals with the key managers are their relatives.

Transactions and balances with the key managers and their related individuals

The Company has not had any transactions of selling goods and providing services as well as other transactions with the key managers and their related individuals.

Liabilities with the key managers and their related individuals

The Company has not had any debts with the key managers and their related individuals.

1b. Transactions and balances with othe related parties

Others related parties of the Company include:

Other ralated parties

Ha Noi Anpha real estate transactions Company Limited

Major shareholder (From July 3, 2025)

Imperia An Phu Company Limited

Major shareholder (From July 9, 2025)

Silver Field International Business Company Limited

Major shareholder (From July 17, 2025)

Phu Quoc Eastern Zone Company Limited

Major shareholder (From August 3, 2025)

Transactions with other realated parties

The Company had transactions with other related parties as follows:

	Current year	Previous
Phu Quoc Eastern Zone Company Limited	-	24.381.890.410
Borrowings	-	24.200.000.000
Loan interest payable	-	181.890.410

Liabilities with the other related parties

Liabilities with the other related parties are presented in Notes V.11, V.12, V.13

2. Segment information

The Company only operates in one major operating field which is trading real estate and in Vietnamese territory. Therefore, the Company does not present the segment report.

Prepared on... 28... April, 2026

Prepared by



Pham Thi Thu Huong

Chief account



Le Thi Tam

General Director



Vu Nguyen Vu



