

Vingroup Joint Stock Company

INTERIM SEPARATE FINANCIAL STATEMENTS
QUARTER I 2026

Vingroup Joint Stock Company

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Vingroup Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Vingroup Joint Stock Company ("the Company") is a joint stock company established in Vietnam pursuant to the Business Registration Certificate No. 0103001016 issued by the Hanoi Department of Planning and Investment on 3 May 2002 and the Business Registration Certificate No. 0101245486 re-issued on 12 May 2010. The Company subsequently received amendments to Business Registration Certificate, with the latest amendment being the 76th amended Enterprise Registration Certificate dated 23 December 2025.

The Company's shares were officially listed on the Ho Chi Minh City Stock Exchange ("HOSE") from 19 September 2007 in pursuant to Decision No.106/QĐ-TTGDHCM issued by the Director of HOSE on 7 September 2007.

The current principal activities of the Company are to invest in, construct and trade real estate properties; to carry out capital mobilisation and investment activities; and to provide general administrative services.

The Company's head office is located at No. 7, Bang Lang 1 street, Vinhomes Riverside Urban Area, Phuc Loi ward, Hanoi city, Vietnam. Its branch is located at No. 72, Le Thanh Ton street and No. 45A, Ly Tu Trong street, Sai Gon ward, Ho Chi Minh city, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr. Pham Nhat-Vuong	Chairman
Ms. Pham Thuy Hang	Vice Chairwoman
Ms. Pham Thu Huong	Vice Chairwoman
Ms. Nguyen Dieu Linh	Vice Chairwoman
Mr. Nguyen Viet Quang	Vice Chairman
Mr. Adil Ahmad	Independent Board member
Mr. Chin Michael Jaewuk	Independent Board member
Mr. Ronaldo Dy-Liacco Ibasco	Independent Board member

BOARD OF SUPERVISION

Members of the Board of Supervisory during the period and at the date of this report are:

Mr. Nguyen The Anh	Head of Board of Supervision
Ms. Nguyen Hong Mai	Member of Board of Supervision
Ms. Do Thi Hong Van	Member of Board of Supervision

Vingroup Joint Stock Company

GENERAL INFORMATION (continued)

MANAGEMENT

Members of the management during the period and at the date of this report are:

Mr. Nguyen Viet Quang	Chief Executive Officer
Ms. Mai Huong Noi	Deputy Chief Executive Officer
Ms. Duong Thi Hoan	Deputy Chief Executive Officer

LEGAL REPRESENTATIVE

The legal representative of the Company is Mr Nguyen Viet Quang.

Vingroup Joint Stock Company

REPORT OF MANAGEMENT

Management of Vingroup Joint Stock Company ("the Company") is pleased to present its report and the separate financial statements of the Company for quarter I 2026.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

Management is responsible for the interim separate financial statements of each financial period which give a true and fair view of the separate financial position of the Company and of the separate results of its operations and its separate cash flows for the period. In preparing those interim separate financial statements, management is required to:


- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgements and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the separate financial statements; and
- ▶ prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the separate financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is 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.


Management confirmed that it has complied with the above requirements in preparing the accompanying separate financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying interim separate financial statements give a true and fair view of the separate financial position of the Company as at 31 March 2026 and of the separate results of its operations and its separate cash flows in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

For and on behalf of management: 




Nguyen Viet Quang
Chief Executive Officer

Hanoi, Vietnam

Approved, 22 April 2026

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION
as at 31 March 2026

Currency: VND million

Code	ASSETS	Notes	Ending balance	Beginning balance (Reclassified)
100	A. CURRENT ASSETS		148,330,712	136,113,581
110	I. Cash and cash equivalents	4	10,293,962	10,275,079
111	1. Cash		10,293,962	6,475,079
112	2. Cash equivalents		-	3,800,000
120	II. Short-term investments		55,853,663	38,022,998
121	1. Held-for-trading securities		544,749	1,583,614
123	2. Short-term held-to-maturity investments	5.1	47,122,452	36,439,384
125	3. Short-term other investments		8,186,462	-
130	III. Current accounts receivables		50,141,941	60,509,867
131	1. Short term trade receivables	6.1	4,094,684	8,899,771
132	2. Short term advances to suppliers	6.2	10,485,621	11,689,720
135	3. Other short-term receivables	7	35,624,461	39,983,201
136	4. Provision for doubtful short-term receivables	8	(62,825)	(62,825)
140	IV. Inventories		30,022,323	25,168,863
141	1. Inventories	8	30,022,323	25,168,863
160	V. Other current assets		2,018,823	2,136,774
161	1. Short-term unallocated expenses	9	1,629,561	1,899,089
162	2. Value-added tax deductible		356,407	202,654
165	3. Other current assets	10	32,855	35,031

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (continued)
as at 31 March 2026

Currency: VND million

Code	ASSETS	Notes	Ending balance	Beginning balance (Reclassified)
200	B. NON-CURRENT ASSETS		306,300,945	274,272,392
210	I. Long-term receivables		11,514,215	1,816,255
215	1. Other long-term receivables		11,514,215	1,816,255
220	II. Fixed assets		625,083	613,930
221	1. Tangible fixed assets	11	624,805	613,625
222	Cost		991,535	970,889
223	Accumulated depreciation		(366,730)	(357,264)
227	2. Intangible fixed assets		278	305
228	Cost		118,288	118,288
229	Accumulated amortisation		(118,010)	(117,983)
240	III. Investment properties	12	7,357,066	7,376,536
241	1. Cost		8,162,797	8,120,588
242	2. Accumulated depreciation		(805,731)	(744,052)
250	IV. Long-term assets in progress	13	6,808,012	5,665,824
252	1. Construction in progress		6,808,012	5,665,824
260	V. Long-term investments	14	278,896,886	257,631,106
261	1. Investments in subsidiaries	14.1	258,115,460	242,932,140
262	2. Investments in associates, joint ventures	14.2	3,582,485	3,582,485
263	3. Investments in other entities	14.3	22,439,823	12,398,083
264	4. Provision for long-term investments		(13,297,077)	(13,344,935)
265	5. Long-term Held-to-maturity investments	5.1	8,056,195	12,063,333
270	VI. Other long-term assets		1,099,683	1,168,741
271	1. Long-term prepaid expenses	10	358,365	386,933
272	2. Deferred tax assets		528,110	568,600
274	3. Other long-term assets	11	213,208	213,208
280	TOTAL ASSETS		454,631,657	410,385,973

STATEMENT OF FINANCIAL POSITION (continued)

as at 31 March 2026

Currency: VND million

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		365,217,218	321,318,242
310	I. Current liabilities		125,431,227	135,530,900
311	1. Short term trade payables	15	4,184,108	4,352,231
312	2. Short-term advances from	16	42,205,451	55,676,601
314	3. Short-term Statutory obligations	17	8,660,167	5,132,550
315	4. Payables to employees		69,859	64,177
316	5. Short-term accrued expenses	18	16,467,672	18,376,342
320	6. Short-term other payables	19	22,977,924	23,209,531
321	7. Short-term loans and debts	20.1	30,788,811	28,642,150
322	8. Short-term provisions		77,235	77,318
330	II. Non-current liabilities		239,785,991	185,787,342
331	1. Long-term Trade payables		38,694	38,694
332	2. Long-term advances from		9,430,111	-
334	3. Long term accrued expenses		2,073,560	1,153,542
337	4. Long-term unallocated revenues		780	868
338	5. Other long-term liabilities	19	128,351,658	89,711,694
339	6. Long-term loans and debts	20.2	99,714,237	94,741,665
343	7. Long-term Provisions		176,951	140,879
400	D. OWNERS' EQUITY	21	89,414,439	89,067,731
411	1. Issued share capital		77,334,919	77,334,919
411a	- Shareholders of shares with voting rights		77,060,310	77,060,310
411b	- Preferred shares		274,609	274,609
412	2. Share premium		591,187	591,187
419	3. Other funds belonging to owners'		76,000	76,000
420	4. Undistributed earnings		11,412,333	11,065,625
420a	- Undistributed earnings of prior year		11,065,625	10,121,573
420b	- Undistributed earnings/(losses) of current		346,708	944,052
440	TOTAL LIABILITIES AND OWNERS' EQUITY		454,631,657	410,385,973

Tran Thi Tuyet Nhung
Preparer

Nguyen Thi Thu Hien
Chief Accountant

Nguyen Viet Quang
Chief Executive Officer

Approved, 22 April 2026

Vingroup Joint Stock Company

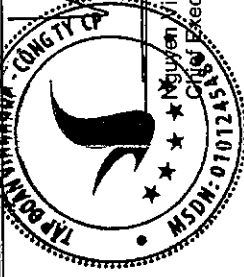
INTERIM INCOME STATEMENT

Quarter I 2026

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Currency: VND million

Code	ITEMS	Notes	Quarter I 2026	Quarter I 2025	For the 3-month period ended 31 March 2026	For the 3-month period ended 31 March 2025
01	1. Revenue from sale of goods and rendering of services	22.1	7,177,072	5,007,723	7,177,072	5,007,723
02	2. Deductions	22.1	-	-	-	-
10	3. Net revenue from sale of goods and rendering of services	22.1	7,177,072	5,007,723	7,177,072	5,007,723
11	4. Cost of goods sold and services rendered	23	5,689,035	4,310,027	5,689,035	4,310,027
20	5. Gross profit from sale of goods and rendering of services		1,488,037	697,696	1,488,037	697,696
22	6. Finance income	22.2	4,148,017	4,187,514	4,148,017	4,187,514
23	7. Finance expenses	24	3,935,914	3,739,204	3,935,914	3,739,204
24	- In which: interest expense and issuance costs		3,738,698	3,051,722	3,738,698	3,051,722
25	9. Selling expenses		608,004	268,295	608,004	268,295
26	10. General and administrative expenses	25	201,472	106,548	201,472	106,548
30	11. Operating profit		890,664	771,163	890,664	771,163
31	12. Other income	26	25,549	(11,526)	25,549	(11,526)
32	13. Other expenses	26	42,223	210,701	42,223	210,701
40	14. Other profit/(loss)	26	(16,674)	(222,227)	(16,674)	(222,227)
50	15. Accounting profit before tax		873,990	548,936	873,990	548,936
51	16. Current corporate income tax expense	27	486,792	450,853	486,792	450,853
52	17. Deferred tax income	27	40,490	(82,742)	40,490	(82,742)
60	18. Net profit after tax		346,708	180,825	346,708	180,825



[Signature]

Tran Thi Tuyet Nhung
Preparer

[Signature]

Nguyen Thi Thu Hien
Chief Accountant

Approved, 22 April 2026

INTERIM SEPARATE CASH FLOW STATEMENT
Quarter I 2026

Currency: VND million

Code	ITEMS	Notes	For the 3-month period ended 31 March 2026	For the 3-month period ended 31 March 2025
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		873,990	548,936
	<i>Adjustments for:</i>			
02	Depreciation and amortisation		102,982	47,016
03	Changes in provisions		(11,869)	146,090
04	Foreign exchange (gain)/losses		(261,628)	115,097
05	Profits from investing activities		(3,880,524)	(4,109,216)
06	Interest expense (including issuance costs)		3,738,698	3,051,722
08	Operating profit before changes in working capital		561,648	(200,355)
09	Increase in receivables		(4,043,734)	(8,867,136)
10	Increase in inventories		(4,853,460)	(13,291,391)
11	Increase in payables (other than interest, corporate income tax)		34,519,737	14,603,311
12	(Increase)/decrease in unallocated expenses		269,528	(225,533)
14	Interest paid		(2,903,141)	(2,937,436)
15	Corporate income tax paid		(6,000)	(49,146)
20	Net cash flows (used in) operating activities		23,544,577	(10,967,686)

INTERIM SEPARATE CASH FLOW STATEMENT (continued)
Quarter I 2026

Currency: VND million

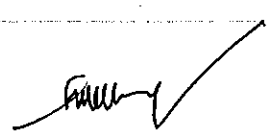
Code	ITEMS	Notes	For the 3-month period ended 31 March 2026	For the 3-month period ended 31 March 2025
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase, construction of fixed assets and other long-term assets		(120,942)	(1,731,310)
22	Proceeds from disposals of fixed assets and other long-term assets		973	65
23	Loans to other entities and payments for purchase of debt instruments of other entities		(46,643,060)	(15,124,652)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		27,705,090	1,582,753
25	Payments for investments in other entities		(24,253,270)	(4,857,581)
26	Proceeds from sale of investments in other entities		6,919,925	10,952,681
27	Interest and dividends received		3,772,191	546,698
30	Net cash flows from/ (used in) investing activities		(32,619,094)	(8,631,346)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Issuance of shares		3,772,191	546,698
33	Drawdown of borrowings		41,126,777	61,344,855
34	Repayment of borrowings		(32,033,377)	(44,140,960)
40	Net cash flows from financing activities		9,093,400	17,203,895

INTERIM SEPARATE CASH FLOW STATEMENT (continued)


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Currency: VND million

Code	ITEMS	Notes	For the 3-month period ended 31 March 2026	For the 3-month period ended 31 March 2025
50	Net Increase in cash and cash equivalents		18,883	(2,395,137)
60	Cash and cash equivalents at beginning of the period		10,275,079	4,205,810
61	Impact of exchange rate fluctuation		-	-
70	Cash and cash equivalents at end of the period	4	10,293,962	1,810,673


 Tran Thi Tuyet Nhung
 Preparer


 Nguyen Thi Thu Hien
 Chief Accountant


 Nguyen Viet Quang
 Chief Executive Officer


Approved, 22 April 2026

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
Quarter I 2026**1. CORPORATE INFORMATION**

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As at 31 March 2026, the Company has 113 subsidiaries. The information on these subsidiaries, along with the Company's voting rights and equity interest in each subsidiary are detailed in the Appendix 1.

2. BASIS OF PREPARATION**2.1 Accounting standards and system**

The interim separate financial statements of the Company expressed in million of Vietnamese dong ("million VND"), are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- ▶ Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying interim separate financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the separate financial position and separate results of operations and separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2026**2. BASIS OF PREPARATION (continued)****2.2 Applied accounting documentation system**

The Company's applied accounting documentation system is the General Journal.

2.3 Fiscal year

The Company's fiscal year applicable for the preparation of its separate financial statements starts on 1 January and ends on 31 December.

2.4 Accounting currency

The separate financial statements are prepared in million VND.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**3.1 Changes in accounting policies and notes to financial statements**

The Company's accounting policies used to prepare the financial statements are applied consistently with the policies used to prepare the financial statements for the fiscal year ended 31 December 2025, except for changes in accounting policies related to the application of Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System as presented below:

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System ("Circular 99"), superseding Circular No. 200/2014/TT-BTC guiding the Enterprise Accounting System issued by the Ministry of Finance on 22 December 2014 and some other related regulations. Circular 99 takes effect from 1 January 2026, and applies to fiscal year starting from or after 1 January 2026.

The Company applies the changes in accounting policies as stipulated in Circular 99, and these changes affect the Company on a prospective basis, as Circular 99 does not require retrospective application of these changes. The Company has also restated the corresponding data from the previous year for certain items to conform to the presentation method of Circular 99 in these financial statements, as presented in Note 34.

3.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.3 Inventories***Inventory property***

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory and is measured at the lower of cost and net realisable value.

Cost includes:

- ▶ Freehold and leasehold rights for land;
- ▶ Amounts paid to contractors for construction;
- ▶ Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

The cost of inventory recognised in the separate income statement on disposal is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the appropriate basis.

Goods are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value. Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

Goods - cost of purchase on a specific identification basis.

Vingroup Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 *Inventories* (continued)

Provision for obsolete inventories

An inventories provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the financial statements date. Increases and decreases to the provision balance are recorded into the separate income statement.

3.4 *Receivables*

Receivables are presented in the separate financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the financial statements date which are doubtful of being recovered. Increases and decreases to the provision balance are recorded into the separate income statement.

3.5 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use. Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the separate income statement as incurred.

When tangible fixed assets are sold or retired, their costs and accumulated depreciation are removed from the financial statements and any gain or loss resulting from their disposal is included in the separate income statement.

3.6 *Intangible assets*

Intangible assets are stated at cost less accumulated amortisation.

The cost of an intangible asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use. Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the separate income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the separate income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.7 Depreciation and amortisation**

Depreciation and amortisation of tangible fixed assets and intangible assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	37 - 49 years
Machinery and equipment	3 - 10 years
Means of transportation	6 - 8 years
Office equipment	2 - 5 years
Computer software	3 - 5 years
Others	3 - 15 years

3.8 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation.

Subsequent expenditure relating to an investment property that has already been recognized is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company.

Depreciation and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Land use rights, buildings and structures	26 - 48 years
Machinery and equipment	5 - 12 years

Amortisation of land use rights with definite terms presented as a part of investment properties is calculated on a straight-line basis over the definite term.

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the income statement in the period of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3.9 Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2026**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.10 Unallocated expenses**

Unallocated expenses are reported as short-term or long-term unallocated expenses on the financial statements and allocated over the period for which the amount are paid or the period in which economic benefits are generated in relation to these expenses.

Long-term prepaid expenses include long-term prepaid land rental and other long-term expenses that bring future economic benefits for more than one year period.

3.11 Investments*Investments in subsidiaries*

Investments in subsidiaries over which the Company has control are accounted for under the cost method of accounting in the separate financial statements.

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in associates

Investments in associate over which the Company has significant influence are accounted for under the cost method of accounting in the separate financial statements. Distributions from the accumulated net profits of the associates arising subsequent to the date of acquisition by the Company are recognized as income in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in other entities

Investments in other entities are stated at their acquisition costs.

Provision for investments

Provision is made for any diminution in value of the held-for-trading securities and investments in capital of other entities at the financial statements date. Increases or decreases to the provision balance are recorded as finance expense in the separate income statement.

Held-to-maturity Investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as expense in the separate financial statements and deducted against the value of such investments.

3.12 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company. Payables to contractors are recorded based on work certificates between two parties, regardless of whether or not billed to the Company.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2026**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.13 Accrual for severance pay**

The severance pay to employee is accrued at the end of each reporting year for all employees who have more than 12 months in service up to the reporting date at the rate of one-half of the average monthly salary for each year of service up to the 31 December 2008 in accordance with the Labour Code, the Law on Social Insurance and related implementing guidance. The average monthly salary used in this calculation will be revised at the end of each reporting year following the average monthly salary of the 6-month period up to the reporting date. Any changes to the accrued amount will be taken to the separate income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labour contract following Article 48 of the Labour Code.

3.14 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

When the Company expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the separate income statement net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

3.15 Foreign currency transactions

Transactions in currencies other than the Company's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- Transactions resulting in liabilities are recorded at the selling exchange rates of the transaction of commercial banks designated for payment;
- Payments for assets or expenses without liabilities initially being recognised is recorded at the average transfer exchange rates at the dates of statement of financial position.

At the end of the year, monetary balances denominated in foreign currencies are translated at the average transfer exchange rates at the dates of statement of financial position.

All foreign exchange differences incurred are taken to the income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.16 Bond issuance costs**

Bond issuance costs are amortised on a straight-line basis during the term of the bond and recognized as either finance expenses or being capitalized. At initial recognition, bond issuance costs are deducted from the par value of the bond. Periodically, the bond issuance costs are amortized by increasing the par value of the bond and such amortizations are recognized as either finance expense or being capitalized in correspondence with the recognition of interest expenses.

3.17 Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Company's own equity instruments.

3.18 Appropriation of net profits

Net profit after tax (excluding unrealised exchange gains as at the financial statements date) is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and the Vietnamese regulatory requirements.

The Company maintains the financial reserve fund which is appropriated from the Company's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting.

3.19 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales taxes or duty. The following specific recognition criteria must also be met before revenue is recognised:

Revenue from sale of inventory property

Revenue from sale of inventory property is recognized when the significant risks and rewards of ownership of the properties have passed to the buyer.

Revenue from leasing of investment properties

Rental income arising from leased investment properties is accounted for on a straight line basis over the lease term of ongoing leases.

Revenue from sales of goods and rendering of services

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Revenue from rendering of services is recognised when the services are rendered and the outcome of the contract is certainly determined.

Gains from capital transfer

Gains from capital transfer are determined as the excess of selling prices against the cost of securities sold. Such gain is recognized on the trade date when the relevant contracts are executed.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2026**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.19 Revenue recognition (continued)***Interest*

Revenue is recognized as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Dividends

Income is recognized when the Company's entitlement as an investor to receive the dividend is established.

3.20 Taxation*Current income tax*

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be paid to (or recovered from) the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the separate financial statements date.

Current income tax is charged or credited to the income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to set off current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

Deferred income tax

Deferred tax is provided using the liability method on temporary differences at the financial statements date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss;
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.20 Taxation (continued)**

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss;
- ▶ in respect of deductible temporary differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred income tax assets is reviewed at each financial statements date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised. Previously unrecognised deferred income tax assets are re assessed at each financial statements date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the financial statements date.

Deferred tax is charged or credited to the income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Company intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

4 CASH AND CASH EQUIVALENTS

	Ending balance	Currency: VND million Beginning balance (Reclassified)
Cash in banks	10,293,962	6,475,079
Cash equivalents	-	3,800,000
TOTAL	10,293,962	10,275,079

Vingroup Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued) Quarter I 2026

5. SHORT-TERM AND LONG-TERM INVESTMENTS

5.1 Held-to-maturity investments

Currency: VND million

	Ending balance	Beginning balance
Short - term		
Short-term bank deposits	2,378,125	2,333,023
Short-term lendings related parties ((Note 28.2))	44,683,269	34,046,252
Others	61,058	60,109
TOTAL	47,122,452	36,439,384
Long-term		
Short-term lendings related parties ((Note 28.2))	8,055,368	12,062,358
Others	827	975
TOTAL	8,056,195	12,063,333

6. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

6.1 Short-term trade receivables

Currency: VND million

	Ending balance	Beginning balance
Sale of inventory properties	2,430,303	2,108,217
Rendering management services and other services	465,602	570,264
Receivables from leasing of investment properties and other services	58,471	45,789
Receivable from transfer of investments	1,108,530	6,147,840
Others	31,778	27,661
TOTAL	4,094,684	8,899,771
<i>In which:</i>		
Trade receivables from other parties	3,547,547	2,116,317
Trade receivables from related parties (Note 28.1)	547,137	6,783,454

6.2 Short-term advances to suppliers

Currency: VND million

	Ending balance	Beginning balance
Advances to suppliers	10,485,621	11,689,720
TOTAL	10,485,621	11,689,720

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

8. OTHER SHORT-TERM RECEIVABLES

	Ending balance	Currency: VND million Beginning balance
Receivables from dividends	489,510	-
Receivables from build - transfer contract	364,656	10,079,466
Interests on loans, deposits and bank deposits	34,018,039	29,252,129
Others	752,256	651,606
TOTAL	35,624,461	39,983,201
<i>In which:</i>		
Other receivables	1,118,047	10,789,144
Other receivables from related parties (Note 28.1)	34,506,414	29,194,057

9. INVENTORIES

	Ending balance	Currency: VND million Beginning balance
Inventory properties under construction	29,177,871	24,023,654
Other inventories	844,452	1,145,209
TOTAL	30,022,323	25,168,863

10. UNALLOCATED EXPENSES

	Ending balance	Currency: VND million Beginning balance
Short-term		
Selling expenses relating to inventory properties not yet handed over	1,573,836	1,822,802
Others	55,725	76,287
TOTAL	1,629,561	1,899,089
Long-term		
Prepaid land rental	356,884	385,298
Others	1,481	1,635
TOTAL	358,365	386,933

11. OTHER ASSETS

	Ending balance	Currency: VND million Beginning balance
Long-term		
Others	213,208	213,208
TOTAL	213,208	213,208

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2026

11. TANGIBLE FIXED ASSETS

	Currency: VND million					
	Buildings & construction	Machinery & equipment	Means of transportation	Office equipment	Others	Total
Cost:						
Beginning balance	517,784	186,547	85,215	160,472	20,871	970,889
Newly purchased	-	-	35,115	321	-	35,436
Disposal	-	-	(881)	(135)	-	(1,016)
Others	(12,886)	(888)	-	-	-	(13,774)
Ending balance	504,898	185,659	119,449	160,658	20,871	991,535
Accumulated depreciation:						
Beginning balance	50,309	116,830	26,502	160,036	3,587	357,264
Depreciation for the year	2,830	4,383	2,671	62	406	10,352
Disposal	-	-	(879)	(7)	-	(886)
Others	-	-	-	-	-	-
Ending balance	53,139	121,213	28,294	160,091	3,993	366,730
Net carrying amount:						
Beginning balance	467,475	69,717	58,713	436	17,284	613,625
Ending balance	451,759	64,446	91,155	567	16,878	624,805

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued) Quarter I 2026

12. INVESTMENT PROPERTIES

Currency: VND million

	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Total</i>
Cost:			
Beginning balance	7,126,492	994,096	8,120,588
Others	18,871	23,338	42,209
Ending balance	7,145,363	1,017,434	8,162,797
Accumulated depreciation:			
Beginning balance	424,617	319,435	744,052
Depreciation for the year	42,859	21,330	64,189
Others	(2,510)	-	(2,510)
Ending balance	464,966	340,765	805,731
Net carrying amount:			
Beginning balance	6,701,875	674,661	7,376,536
Ending balance	6,680,397	676,669	7,357,066

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued) Quarter I 2026

13. CONSTRUCTION IN PROGRESS

	<i>Currency: VND million</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
Real estate in Ha Noi	3,101,764	2,941,631
Real estate in Hai Phong	2,111,712	1,496,788
Other projects	1,594,536	1,227,405
TOTAL	6,808,012	5,665,824

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2026

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14. LONG-TERM INVESTMENTS

	Ending balance			Beginning balance			Currency: VND million
	Cost	Fair value	Provision	Cost	Fair value	Provision	
- Investment in subsidiaries	258,115,460	246,331,606	(11,783,854)	242,932,140	231,001,683	(11,930,457)	
- Investment in joint ventures and associates	3,582,485	3,521,842	(60,643)	3,582,485	3,521,842	(60,643)	
- Other long-term investments	22,439,823	20,987,243	(1,452,580)	12,398,083	11,044,248	(1,353,835)	
- Long-term Held-to-maturity investments	8,056,195	8,056,195	-	12,063,333	12,063,333	-	
TOTAL	292,193,963	278,896,886	(13,297,077)	270,976,041	257,631,106	(13,344,935)	

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

14. LONG-TERM INVESTMENTS (continued)

14.1 Investments in subsidiaries

	Currency: VND million	
	Ending balance	Beginning balance
1 Vinfast Trading And Production JSC	154,823,089	144,823,089
2 Vinhomes JSC	27,331,040	27,875,791
3 Vinpearl JSC	21,403,075	21,403,075
4 Vinsmart Research And Manufacture JSC	13,053,303	13,053,303
5 Others	40,204,953	34,476,882
TOTAL	258,115,460	242,932,140

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

14. LONG-TERM INVESTMENTS (continued)

14.2 Investments in associates

	<i>Ending balance</i>	<i>Currency: VND million Beginning balance</i>
Vincom Retail JSC	3,501,335	3,501,335
Genestory JSC	71,150	71,150
Others	10,000	10,000
TOTAL	3,582,485	3,582,485

14.3 Other long-term investments

	<i>Ending balance</i>	<i>Currency: VND million Beginning balance</i>
Vinenergo Energy Joint Stock Company	15,185,390	5,383,650
VinSpeed High-speed Railway Investment and Development JSC	4,500,000	4,500,000
GSM Green and Smart Mobility JSC	1,975,000	1,775,000
Others	779,433	739,433
TOTAL	22,439,823	12,398,083

15. SHORT-TERM TRADE PAYABLES

	<i>Ending balance</i>	<i>Currency: VND million Beginning balance</i>
Trade payables to others	3,089,181	3,101,471
Trade payables to related parties (Note 28.1)	1,094,927	1,250,760
TOTAL	4,184,108	4,352,231

16. SHORT-TERM ADVANCES FROM CUSTOMERS

	<i>Ending balance</i>	<i>Currency: VND million Beginning balance</i>
Advances from customers under construction contracts	-	9,430,111
Downpayment from customers under real estate sale and purchase agreements	42,205,451	46,246,490
TOTAL	42,205,451	55,676,601

17. STATUTORY OBLIGATIONS

	<i>Ending balance</i>	<i>Currency: VND million Beginning balance</i>
Value added tax	442,671	2,399,914
Corporate income tax	3,019,842	2,539,050
Personal income tax	18,853	22,470
Other taxes	5,178,801	171,116
TOTAL	8,660,167	5,132,550

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

18. ACCRUED EXPENSES

	Ending balance	Currency: VND million Beginning balance
Short-term		
Accrued construction costs of real estate properties	13,425,463	13,907,208
Accrued interest expenses from borrowings and deposits	1,262,152	1,362,405
Other accruals	1,780,057	3,106,729
TOTAL	16,467,672	18,376,342
<i>In which:</i>		
Accrued expenses due to others	16,044,704	17,981,137
Accrued expenses due to related parties (Note 28.1)	422,968	395,205
Long-term		
Accrued interest expenses from borrowings and deposits	2,073,560	1,153,542
TOTAL	2,073,560	1,153,542
Accrued expenses due to others	-	-
Accrued expenses due to related parties (Note 28.1)	2,073,560	1,153,542

19. OTHER PAYABLES

	Ending balance	Currency: VND million Beginning balance
Short-term		
Deposits under business co-operation contracts and transferred contracts of real estate projects	19,650,962	19,775,276
Payables under deposits and other agreements related to real estate projects	520,537	1,180,626
Others	2,806,425	2,253,629
TOTAL	22,977,924	23,209,531
<i>In which:</i>		
Payables to others	22,866,098	23,130,364
Payables to related parties (Note 28.1)	111,826	79,167
Long-term		
Deposits under business co-operation contracts and transferred contracts of real estate projects	121,901,684	85,193,684
Deposits received for disposal of investments	5,930,741	3,998,777
Others	519,233	519,233
TOTAL	128,351,658	89,711,694
<i>In which:</i>		
Payables to others	5,748,187	5,687,737
Payables to related parties (Note 28.1)	122,603,471	84,023,957

Vingroup Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

20. LOANS

20.1 Short-term loans

		Currency: VND million	
		Ending balance	Beginning balance
	Note		
Current portion of long-term bonds	20.2.1	12,687,788	12,314,667
Current portion of Syndicated loans	20.2.2	6,371,298	6,353,647
Loans from banks	20.2.3	10,643,843	9,210,954
Loans from related parties	28.3	1,085,882	762,882
TOTAL		30,788,811	28,642,150

20.2 Long-term loans

		Currency: VND million	
		Ending balance	Beginning balance
	Note		
Corporate bonds	20.2.1	34,081,771	40,414,368
Loans and Syndicated loans	20.2.2	11,099,513	11,327,113
Loans from banks and financial institutions	20.2.3	3,836,535	3,757,782
Loans from related parties	28.3	50,696,418	39,242,402
TOTAL		99,714,237	94,741,665

Vingroup Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

20. LOANS (continued)

20.2.1. Corporate bonds

Depository/Underwriting agents	Original currency	Ending balance (VND million)	Maturity date	Interest rate
Techcom Securities Joint Stock Company	VND	10,915,483	From January 2027 to June 2028	Floating interest rate, interest rate for the period 9.7% per annum. Fixed interest rate at 12% per annum.
SSI Securities Joint Stock Company	VND	734,091	September 2026	Floating interest rate for the period at 9.7% per annum.
HD Securities Joint Stock Company	VND	17,726,196	From April 2026 to May 2027	Floating interest rate for the period from 12.6% per annum. Fixed interest rate at 12.5% per annum.
BIDV Securities Joint Stock Company	VND	1,956,000	June 2028 and November 2028	Fixed interest rate at 12% per annum.
VP Securities Joint Stock Company	VND	5,776,331	September 2027	Fixed interest rate at 11% per annum.
The Hong Kong and Shanghai Banking Corporation Limited	USD	9,661,457	From November 2028 to December 2030	Fixed interest rate at 10% per annum. Fixed interest rate at 5.5% per annum.
<i>In which: current portion</i>		(12,687,788)		
TOTAL		34,081,771		

20.2.2. Loans, Syndicated loans

Lender/credit arranger	Original currency	Ending balance (VND million)	Maturity date	Interest rate
UBS AG Singapore Branch (Formerly Credit Suisse) - Syndicated loans 2	USD	5,844,093	December 2026	Fixed interest rate at 7.85% per annum.
Deutsche Bank AG, Singapore Branch - Syndicated loans 3	USD	2,811,336	November 2028	Floating interest, for this period from 7.165% to 7.36847% per annum.
HSBC Bank (Vietnam) Ltd, Ha Noi Branch	VND	411,365	November 2028	Floating interest, for this period from 8.18% to 8.7% per annum.
The Hong Kong and Shanghai Banking Corporation Limited, Singapore Branch	USD	5,026,945	October 2030	Floating interest, for this period from 7.32214% to 7.3839% per annum.
Vietnam Joint Stock Commercial Bank For Industry And Trade	VND	1,566,961	March 2030	Fixed interest, for this period at 8.8% per annum.
Joint Stock Commercial Bank for Investment and Development of Vietnam	VND	1,810,111	March 2030	Fixed interest, for this period at 8.8% per annum.
<i>In which: current portion</i>		(6,371,298)		
TOTAL		11,099,513		

Vingroup Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

20.2.3. Loans from banks

Lender	Original currency	Ending balance (VND million)	Maturity date
Cargill Financial Services International, Inc	USD	3,330,878	July 2028
Bank of China (Hong Kong) Limited	VND	1,003,862	April 2026 to September 2026
Vietnam Prosperity Joint Stock Commercial Bank	VND	3,209,901	April 2026 to January 2027
Joint Stock Commercial Bank for Investment and Development of Vietnam	VND	508,744	April 2026 to August 2032
Malayan Banking Berhad	VND	193,876	September 2026
Joint Stock Commercial Bank For Foreign Trade Of Vietnam	VND	4,824,609	April 2026 to September 2026
Vietnam Technological and Commercial Joint Stock Bank	VND	646,024	June 2026 to July 2026
Saigon - Hanoi Commercial Joint Stock Bank	VND	762,485	August 2026 to September 2026
TOTAL		14,480,378	

Interests of long-term loans as at 31 March 2026 are as below

Loans	Original currency	Interest rate
Secured loans	VND	Floating interest rate, interest rate for this period from 6.1% to 14.5% per annum
Secured loans	USD	Floating interest rate, interest rate for this period from 6.30166% to 6.60646% per annum

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued) Quarter I 2026

21. OWNERS' EQUITY

Increase and decrease in owner's equity

	Issued share capital	Share premium	Other funds belonging to owners' equity	Undistributed earnings	Currency: VND million	Total
<i>For the 3-month period ended 31 March 2025</i>						
Beginning balance	38,785,833	39,140,273	71,000	10,126,573		88,123,679
- Other funds	-	-	5,000	(5,000)		-
- Profit for the period	-	-	-	180,825		180,825
Ending balance	38,785,833	39,140,273	76,000	10,302,398		88,304,504
<i>For the 3-month period ended 31 March 2026</i>						
Beginning balance	77,334,919	591,187	76,000	11,065,625		89,067,731
- Profit for the period	-	-	-	346,708		346,708
Ending balance	77,334,919	591,187	76,000	11,412,333		89,414,439

Vingroup Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

22 REVENUES

22.1 Revenue from sale of goods and rendering of services

Currency: VND million

	Quarter I 2026	Quarter I 2025
Gross revenue	7,177,072	5,007,723
<i>In which:</i>		
Revenue from sale of inventory properties	6,716,728	4,637,991
Revenue from rendering management services	422,498	331,726
Revenue from other activities	37,846	38,006
Revenue deduction	-	-
Net revenue	7,177,072	5,007,723
<i>In which:</i>		
Revenue from sale of inventory properties	6,716,728	4,637,991
Revenue from rendering management services	422,498	331,726
Revenue from other activities	37,846	38,006

22.2 Finance income

Currency: VND million

	Quarter I 2026	Quarter I 2025
Interest income from loans and deposits	1,498,646	2,559,021
Disposal of investments	1,892,496	1,537,264
Dividend income	489,510	-
Others	267,365	91,229
TOTAL	4,148,017	4,187,514

23 COST OF GOODS SOLD AND SERVICES RENDERED

Currency: VND million

	Quarter I 2026	Quarter I 2025
Cost of inventory properties sold (*)	5,207,778	3,943,377
Cost of rendering management services	384,795	301,569
Cost of other activities	96,462	65,081
TOTAL	5,689,035	4,310,027

(*) Cost of inventory properties sold include sharing profit of business co-operation contract.

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

24 FINANCE EXPENSES

	Quarter I 2026	Currency: VND million Quarter I 2025
Interest expenses and issuance costs	3,738,698	3,051,722
Provision for diminution in value of investments	(47,859)	139,205
Foreign exchange losses	389	121,027
Others	244,686	427,250
TOTAL	3,935,914	3,739,204

25 GENERAL AND ADMINISTRATIVE EXPENSES

	Quarter I 2026	Currency: VND million Quarter I 2025
Charity expenses	113,429	47,898
Others	88,043	58,650
TOTAL	201,472	106,548

26 OTHER INCOME AND OTHER EXPENSES

	Quarter I 2026	Currency: VND million Quarter I 2025
Other income	25,549	(11,526)
Others	25,549	(11,526)
Other expenses	42,223	210,701
Others	42,223	210,701
OTHER LOSS	(16,674)	(222,227)

27 CORPORATE INCOME TAX

	Quarter I 2026	Currency: VND million Quarter I 2025
Current income tax expenses	486,792	450,853
Deferred tax (income)/expenses	40,490	(82,742)
TOTAL	527,282	368,111

Vingroup Joint Stock Company
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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2026
28. TRANSACTIONS WITH RELATED PARTIES
28.1 Amounts due to and due from related parties
► Short-term trade receivables (Note 6.1)

			Currency: VND million
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>
Vinhomes JSC	Subsidiary	Management fee receivables	389,914
Vinschool JSC	Subsidiary	Receivables from profit of business co-operation contract	31,339
		Management fee receivables	6,307
Vincom Retail JSC	Associate	Management fee receivables	26,400
		Receivables from profit of business co-operation contract	12,429
Vinpearl JSC	Subsidiary	Management fee receivables	42,980
Others	Subsidiary	Other receivables	37,767
			<u>547,137</u>

► Other short-term receivables (Note 7)

			Currency: VND million
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>
Vinhomes JSC	Subsidiary	Receivables from payment on behalf	25,807,998
		Receivables from payment on behalf	8,156,352
VinMetal Trading and Production JSC	Subsidiary	Dividends declared	489,510
Others	Subsidiaries/ Related parties	Other receivables	52,554
			<u>34,506,414</u>

► Short-term trade payables (Note 15)

			Currency: VND million
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Ending balance</i>
Vinhomes JSC	Subsidiary	Payables for purchase of goods and services	180,681
Công ty TNHH Kinh doanh thương mại và dịch vụ Vinfast	Subsidiary	Payables for purchase of goods and services	56,192
VinCons Construction Development and Investment JSC	Subsidiary	Payables for purchase of goods and services	584,683
Others	Subsidiary	Payables for purchase of goods and services	273,371
			<u>1,094,927</u>

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

28. TRANSACTIONS WITH RELATED PARTIES (continued)

28.1 Amounts due to and due from related parties (continued)

► Short-term accrued expenses (Note 18)

Related parties	Relationship	Transactions	Currency: VND million Ending balance
Xavinco Land JSC	Subsidiary	Interest payables	156,216
Vincom Retail JSC	Associate	Interest payables	133,259
Others	Subsidiaries/ Related parties		133,493
			<u>422,968</u>

► Long-term accrued expenses (Note 18)

Related parties	Relationship	Transactions	Currency: VND million Ending balance
Vinsmart Research And Manufacture JSC	Subsidiary	Interest payables	660,960
VinAcademy Education and Training LLC	Subsidiary	Interest payables	411,514
VinRobotics Robot Application and Research Development Joint Stock Company	Subsidiary	Interest payables	247,134
Others	Subsidiaries/ Related parties	Other payables	753,952
			<u>2,073,560</u>

► Other short-term payables (Note 19)

Related parties	Relationship	Transactions	Currency: VND million Ending balance
Vinhomes JSC	Subsidiary	Deposit under business co-operation contract	75,000
		Shared profit payables under business co-operation contract	32,909
		Other payables	
Others	Subsidiary	Shared profit payables under business co-operation contract	3,917
			<u>111,826</u>

► Other long-term payables (Note 19)

Related parties	Relationship	Transactions	Currency: VND million Ending balance
Vinhomes JSC	Subsidiary	Deposit receipt for business co-operation contract	54,025,410
		Shared profit payables under business co-operation contract	1,821,044
Vincom Retail JSC	Associate	Deposit receipt for business co-operation contract	12,967,902
Cangio Tourist City Corporation	Subsidiary	Deposit receipt for business co-operation contract	25,195,000
Green City Development JSC	Subsidiary	Deposit receipt for business co-operation contract	21,174,905
		Shared profit payables under business co-operation contract	4,053,568
Others	Subsidiary	Deposit receipt for business co-operation contract	3,365,642
			<u>122,603,471</u>

Vingroup Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued) Quarter I 2026

28. TRANSACTIONS WITH RELATED PARTIES (continued)

28.2 Loan to related parties

► Short-term held-to-maturity investments (Note 5,1)

Related parties	Relationship	Ending balance	Currency: VND million Interest rate (%/annum)
Vinfast Trading And Production JSC	Subsidiary	5,674,636	5.7% - 12%
VinEG Green Energy Solutions Joint Stock Company	Subsidiary	11,300,398	12%
VinES Ha Tinh Energy Solutions Joint Stock Company	Subsidiary	7,167,682	11% - 12%
Others	Subsidiary	20,540,553	12%
		44,683,269	

Loans have maturity no later than December 2026.

► Long-term held-to-maturity investments (Note 5,1)

Related parties	Relationship	Ending balance	Currency: VND million Interest rate (%/annum)
Vingroup Investment Viet Nam JSC	Subsidiary	8,046,796	11% - 12%
VinCSS Internet Security Services Joint Stock Company	Subsidiary	8,572	12%
		8,055,368	

Loans have maturity no later than May 2030.

28.3 Loan from related parties

► Short-term loan from related parties (Note 20)

Related parties	Relationship	Ending balance	Currency: VND million Interest rate (%/annum)
Xavinco Land JSC	Subsidiary	727,882	12%
VinDynamics Humanoid Robot Research, Development and Application JSC	Subsidiary	358,000	12%
		1,085,882	

Loans have maturity no later than December 2026.

► Long-term loan from related parties (Note 20)

Related parties	Relationship	Ending balance	Currency: VND million Interest rate (%/annum)
VinAcademy Education and Training LLC	Subsidiary	13,420,000	12%
Vinsmart Research And Manufacture JSC	Subsidiary	12,491,206	12%
VinRobotics Robot Application and Research Development Joint Stock Company	Subsidiary	8,396,000	12%
Vinbus Ecology Transport Services LLC Development and Research JSC	Subsidiary	4,330,000	12%
VinMotion General Purpose Humanoid Robots Application Development and Research JSC	Subsidiary	4,143,913	12%
Others	Subsidiaries/ Related parties	7,915,299	12%
		50,696,418	

Vingroup Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter I 2026

29. COMPARATIVE INFORMATION

Some of the corresponding data in the financial statements as of 31 December 2025, have been reclassified in according to guidance at Circular 99, as follows:

Currency: VND million

	<i>31-Dec-25 (as presented previously)</i>	<i>Reclassified</i>	<i>31-Dec-25 (as reclassified)</i>
STATEMENT OF FINANCIAL POSITION			
A. CURRENT ASSETS			
I Cash (i)	6,513,218	(38,138)	6,475,079
Other current assets (ii)	-	35,031	35,031
II Short-term investments (ii)			
Held-to-maturity investments (ii)	2,274,128	34,165,256	36,439,384
Short-term loan receivables (ii)	30,112,622	(30,112,622)	-
Other short-term receivables (ii)	44,035,835	(4,052,634)	39,983,201
B. NON-CURRENT ASSETS			
Long-term Held-to-maturity investments (ii)	-	12,063,333	12,063,333
Short-term loan receivables (ii)	12,060,278	(12,060,278)	-
Other short-term receivables (ii)	1,819,310	(3,055)	1,816,255
Other long-term assets (i)	210,101	3,107	213,208

(i) Reclassify and present cash, short-term assets, and other long-term assets related to funds that are currently frozen in accordance with the guidance of Circular 99.

(ii) Reclassify receivables of principal and interest from short-term and long-term loans into short-term and long-term held-to-maturity investments in accordance with the guidance of Circular 99.

Vingroup Joint Stock Company

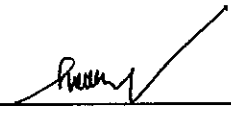
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)


Quarter I 2026

30. EVENTS AFTER THE BALANCE SHEET DATE

Pursuant to Resolution No.01/2026/NQ-ĐHĐCĐ-VHM dated April 21, 2026, the General Meeting of Shareholders of Vinhomes JSC approved a dividend distribution plan consisting of a 60% cash dividend and a 100% stock dividend. Accordingly, the Company expects to recognize financial income from cash dividends amounting to 17,761,270 million VND.

There is no matter or circumstance that has arisen since the separate balance sheet date that requires adjustment or disclosure in the separate financial statements of the Company.


Tran Thi Tuyet Nhung
Preparer


Nguyen Thi Thu Hien
Chief Accountant


Nguyen Viet Quang
Chief Executive Officer

Approved, 22 April 2026

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 December 2025

No	Company name	Voting right (%)	Effective interest	Address	Principal activities
1	Vinhomes JSC	72.07%	72.07%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Investing, developing and trading real estate properties Leasing office, apartments and rendering real estate management services Residential and civil constructions
2	Royal City Real Estate Exchange JSC	97.85%	70.28%	No. 72A, Nguyen Trai street, Thuong Dinh ward, Thanh Xuan district, Hanoi, Vietnam	Investing, developing and trading real estate properties
3	Metropolis Hanoi Company Limited	100.00%	72.18%	HH land area, Pham Hung street, Yen Hoa ward, Hanoi, Vietnam	Investing, developing and trading real estate properties
4	Cangio Tourist City Corporation	100.00%	72.18%	No. 72, Le Thanh Ton Street, Ben Nghe ward, District 1, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
5	Ecology Development and Investment JSC	100.00%	72.35%	No. 191, Ba Trieu street, Le Dai Hanh ward, Hai Ba Trung district, Hanoi city, Vietnam	Investing, developing and trading real estate properties
6	Gia Lam Urban Development And Investment Company limited	99.39%	71.91%	2nd floor, Vincom Mega Mall Ocean Park, Lot CCTP-10, Gia Lam Urban Area Project, Gia Lam Commune, Hanoi, Vietnam	Investing, developing and trading real estate properties
7	Vietnam Investment and Consulting Investment JSC	70.00%	50.52%	No. 191, Ba Trieu street, Le Dai Hanh ward, Hai Ba Trung district, Hanoi, Vietnam	Investing, developing and trading real estate properties
8	Berjaya Vietnam International University Town JSC	97.54%	70.20%	20A Floor, Vincom Center Dong Khoi, No. 72, Le Thanh Ton Street, Ben Nghe ward, District 1, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
9	Berjaya Vietnam Financial Center Company limited	67.50%	32.41%	20A Floor, Vincom Center Dong Khoi, No. 72, Le Thanh Ton Street, Ben Nghe ward, District 1, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
10	Millennium Trading Investment And Development Company Limited	100.00%	72.07%	20A Floor, Vincom Center Dong Khoi, No. 72, Le Thanh Ton Street, Sai Gon ward, Hochiminh city, Vietnam	Investing, developing and trading real estate properties

Vingroup Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 December 2025

No	Company name	Voting right (%)	Effective interest	Address	Principal activities
11	Thai Son Investment Construction Corporation	100.00%	48.02%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam	Investing, developing and trading real estate properties
12	GS Cu Chi Development JSC	100.00%	71.83%	20A Floor, Vincom Center Dong Khoi, No. 72, Le Thanh Ton Street, Ben Nghe ward, District 1, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
13	Green City Development JSC	100.00%	72.16%	No. 72, Le Thanh Ton Street, Sai Gon ward, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
14	Delta JSC	100.00%	72.13%	No. 110 Dang Cong Binh street, Ba Diem commune, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
15	Vinhomes Industrial Zone Investment JSC	100.00%	71.64%	Vinfast automobile production complex, Dinh Vu - Cat Hai Economic Zone, Cat Hai special economic zone, Hai Phong city, Vietnam	Investing, developing and trading real estate properties
16	Vinhomes Industrial Zone Investment Hai Phong JSC	100.00%	71.64%	Vinfast automobile production complex, Dinh Vu - Cat Hai Economic Zone, Cat Hai special economic zone, Hai Phong city, Vietnam	Investing, developing and trading real estate properties
17	Vinhomes Industrial Zone Investment Ha Tinh JSC	100.00%	71.96%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Investing, developing and trading real estate properties
18	Son Thai Trading And Investment Joint Stock Company	99.99%	72.15%	No. 65, Hai Phong Street, Thach Thang Ward, Hai Chau District, Da Nang City, Vietnam	Investing, developing and trading real estate properties
19	VinCons Construction Development and Investment JSC	100.00%	72.07%	10th Floor, Techno Park Tower, Gia Lam Urban Area, Da Ton commune, Gia Lam district, Hanoi, Vietnam	Real estate agent, consultant activities
20	Vincons Windows Construction Development JSC	100.00%	72.07%	10th Floor, TechnoPark Tower, Vinhomes Ocean Park Urban Area, Da Ton Commune, Gia Lam District, Hanoi, Vietnam	Real estate consultancy, brokerage, auction

Vingroup Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 December 2025

No	Company name	Voting right (%)	Effective interest	Address	Principal activities
21	Muoi Cam Ranh JSC	100.00%	72.07%	Km 15, Km 1497, Cam Nghia Ward, Cam Ranh City, Khanh Hoa Province, Vietnam	Trading real estate properties
22	Truong Thinh Real Estate Development Investment JSC	99.00%	71.46%	8th Floor, Techno Park Tower, Vinhomes Ocean Park Urban Area, Da Ton commune, Gia Lam district, Hanoi, Vietnam	Trading real estate properties
23	Ca Tam Tourism Joint Stock Company	100.00%	72.13%	Hon Tre Island, Vinh Nguyen ward, Nha Trang City, Khanh Hoa province, Vietnam	Investing, developing and trading real estate properties
24	Hiep Thanh Cong Investment JSC	100.00%	72.13%	Hon Tre Island, Vinh Nguyen ward, Nha Trang City, Khanh Hoa province, Vietnam	Investing, developing and trading real estate properties
25	Xavinco Land JSC	96.44%	96.14%	No. 191, Ba Trieu street, Hai Ba Trung ward, Hanoi, Vietnam	Investing, developing and trading real estate properties
26	Xalivico LLC	74.00%	71.14%	No. 233 Nguyen Trai Street, Thuong Dinh ward, Thanh Xuan district, Hanoi, Vietnam	Investing, developing and trading real estate properties
27	Thang Long Real Estate Trading Investment JSC	73.00%	70.21%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam	Investing, developing and trading real estate properties
28	Vietnam Exhibition Fair Centre JSC	87.97%	86.68%	Lai Da village, Dong Hoi commune, Dong Anh district, Hanoi, Vietnam	Investing, developing and trading real estate properties
29	Vietnam Books JSC	65.33%	65.33%	No 44, Trang Tien street, Trang Tien ward, Hoan Kiem district, Hanoi City, Vietnam	Public books
30	TS Holding Real estate Development Limited	65.99%	47.64%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam	Trading real estate properties
31	TPX Holding Real estate Development Limited	99.99%	72.17%	No. 72, Le Thanh Ton Street, Ben Nghe ward, District 1, Hochiminh city, Vietnam	Trading real estate properties

Vingroup Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 December 2025

No	Company name	Voting right (%)	Effective interest	Address	Principal activities
32	Cam Ranh Investment JSC	100.00%	72.12%	Hon Tre Island, Vinh Nguyen ward, Nha Trang City, Khanh Hoa province, Vietnam	Investing, developing and trading hospitality services
33	Sao Mai Commerce and Trading Development Limited	100.00%	48.02%	Techno Park Tower, Vinhomes Ocean Park Urban Area, Da Ton commune, Gia Lam district, Hanoi, Vietnam	Trading real estate properties
34	Vinh Xanh 1 Real Estate Development Limited	99.74%	71.88%	Apartment TĐ 6-02, Dai An Urban Area, Nghia Tru Commune, Van Giang District, Hung Yen Province, Vietnam	Trading real estate properties
35	Vinh Xanh 2 Real Estate Investment Development Limited	99.77%	71.90%	Apartment TĐ 6-02, Dai An Urban Area, Nghia Tru Commune, Van Giang District, Hung Yen Province, Vietnam	Trading real estate properties
36	VinCargo Joint Stock Company	99.00%	99.00%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Coastal and ocean freight transport
37	Huong Duong Real Estate Development Company Limited	100.00%	72.15%	No. 7, Chua Hamlet, Group 15, Hai Ba Trung Ward, Hanoi City, Vietnam	Trading real estate properties
38	VinES Energy Solutions Joint Stock Company	100.00%	71.99%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Manufacture of batteries and accumulators
39	VINGROUP DRC HOLDING S.A.R.L.U	100.00%	100.00%	60 Ave. Uvira, Imm. Aimée Tower, Gombe, Kinshasa	Real estate and electric vehicles
40	Vinpearl JSC	85.55%	85.55%	Hon Tre Island, Nha Trang ward, Khanh Hoa province, Vietnam	Investing, developing and trading hospitality services
41	Phuc An Travel Development And Investment LLC	100.00%	85.69%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Providing short-time accommodation services
42	Nha Trang Port JSC	99.35%	93.39%	No. 05 Tran Phu street, Nha Trang ward, Khanh Hoa province, Vietnam	Goods loading, warehouse leasing

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 December 2025

No	Company name	Voting right (%)	Effective interest	Address	Principal activities
43	Vinpearl Australia PTY LTD	100.00%	94.00%	234 Balclava Road, Caulfield North 3161, Melbourne, Victoria, Australia	Providing accommodation services and travel agencies
44	Cape Wickham Golf Links PTY LTD	100.00%	94.00%	1 Cape Wickham Road, Wickham, TAS 7256, Australia	Golf management services
45	Vinpearl Cua Hoi JSC	100.00%	85.55%	Binh Minh street, Cua Lo ward, Nghe An province, Vietnam	Providing short-time accommodation services
46	Landmark 81 Hotel Investment and Development JSC	100.00%	85.54%	1st Floor to 3rd Floor, 47th Floor to 63rd Floor and 65th Floor to 77th Floor, Landmark 81 Building, Tan Cang Saigon Complex (Vinhomes Central Park), No. 720A, Dien Bien Phu Street, Thach My Tay Ward, Ho Chi Minh City, Vietnam	Providing short-time accommodation services
47	Thanh Hoa Hotel Investment and Development JSC	100.00%	85.54%	No 27, Tran Phu, Hac Thanh ward, Thanh Hoa province, Vietnam	Providing short-time accommodation services
48	VinWonders Nha Trang JSC	100.00%	85.55%	Hon Tre Island, Nha Trang ward, Khanh Hoa province, Vietnam	Amusement park and theme park entertainment services
49	VMC Holding Business Investment JSC	100.00%	99.52%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam	Consulting and management activities
50	Vinmec International General Hospital JSC	100.00%	99.52%	No 458, Minh Khai street, Vinh Tuy ward, Hai Ba Trung district, Hanoi, Vietnam	Health care, medical and related services
51	VS Development Investment Joint Stock Company	61.42%	61.42%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam	Management consultancy services

Vingroup Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 December 2025

No	Company name	Voting right (%)	Effective interest	Address	Principal activities
52	Vinschool JSC	100.00%	61.43%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam	Providing education services
53	World Academy Limited Liability Company	100.00%	100.00%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam	Providing education services
54	EduCore Research and Advisory Company Limited	100.00%	61.42%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam	Providing education services
55	VinAcademy Education and Training LLC	100.00%	100.00%	Land lot DH, Vinhomes Ocean Park Urban Area, Da Ton Commune, Gia Lam District, Hanoi, Vietnam	Providing education services
56	Vincom Security Service Company limited	100.00%	100.00%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam	Providing security services
57	Vinbus Ecology Transport Services LLC	100.00%	100.00%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam	Transportation
58	Vin New Horizon JSC	65.00%	65.00%	Symphony office tower, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Health care and related services
59	VinFast Auto Ltd.	50.65%	50.65%	61 Robinson Road, #06-01, 61 Robinson, Singapore (068893)	Management consultancy services; Other financial service activities
60	Vinfast Trading And Production JSC	99.90%	50.60%	Dinh Vu - Cat Hai Economic Zone, Cat Hai Island, Cat Hai special economic zone, Hai Phong city, Vietnam	Production motor vehicle

Vingroup Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 December 2025

No	Company name	Voting right (%)	Effective interest	Address	Principal activities
61	VinFast Investment and Development Joint Stock Company	99.90%	50.60%	Dinh Vu - Cat Hai Economic Zone, Cat Hai Island, Cat Hai special economic zone, Hai Phong city, Vietnam	Supporting and investing
62	Vinfast Germany GmbH	100.00%	50.60%	Hanauer Landstraße 172 60314 Frankfurt am Main, Germany	Import/Export spare parts, components and materials for the automotive industry and related services
63	Vinfast Engineering Australia PTY Ltd	100.00%	50.60%	65 Fennel Street, Port Melbourne, Victoria, Australia	Design automobile & motorbike, Technology research, Import/Export products
64	Vingroup Investment Viet Nam JSC	100.00%	50.91%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Consulting and investing activities
65	Vinfast Commercial And Services Trading LLC	99.50%	50.35%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi ward, Hanoi, Vietnam	Retail cars
66	Vingroup USA, LLC	100.00%	50.65%	9881 Irvine Center Drive, Irvine, CA 92618	Import and distribution of electronic and telecommunications equipment
67	VinFast Auto, LLC	100.00%	50.65%	9881 Irvine Center Drive, Irvine, CA 92618	Import and distribution of automotive vehicles
68	Vinfast USA Distribution, LLC	100.00%	50.65%	9881 Irvine Center Drive, Irvine, CA 92618	Import and distribution of automotive vehicles
69	VinFast Auto Canada Inc.	100.00%	50.91%	Suite 2600, Three Bental Centre 595 Burrard Street, P.O. Box 49314, Vancouver Bc V7X 1L3 Canada	Import and distribution of automotive vehicles
70	Vinfast France	100.00%	50.91%	95, rue La Boétie 75008 Paris	Import and distribution of automotive vehicles
71	Vinfast Netherlands B.V	100.00%	50.91%	Vijzelstraat 68, 1017HL Amsterdam, Netherlands	Sale and repair of passenger cars and light motor vehicles; Sale and installation of motor vehicle parts

Vingroup Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 December 2025

No	Company name	Voting right (%)	Effective interest	Address	Principal activities
72	VinFast Manufacturing US, LLC	100.00%	50.65%	160 Mine Lake Court, Suite 200, Raleigh city, State of North Carolina	Assembly EV and Ebus
73	PT VinFast Automobile Indonesia	100.00%	50.84%	AXA Tower, 45th floor, Jl. Prof.Dr.Satrio Kav 18, Kuningan Setiabudi, Jakarta 12940 Indonesia	Market research and development
74	VinFast Auto India Private Limited	100.00%	50.83%	1st Floor, Urbanwrk, The Statement Baani, Golf Course Road, Sector 43, DLF QE, Gurgaon, Dlf Qe, Haryana, India, 122002	Cars Trading
75	Vinfast UK Ltd	100.00%	50.65%	21 Holborn Viaduct, London, United Kingdom EC1A 2DY	Cars Trading
76	VinFast Middle East FZE	100.00%	50.65%	Jebel Ali Freezone, Dubai United Arab Emirates	Cars Trading
77	VinFast Kazakhstan	100.00%	50.65%	Kazakhstan, Almaty city, Medeu district, Yelebekov street, 10, postal index 050051	Cars Trading
78	VinFast Auto Philippines Corp.	100.00%	50.65%	907 Trade and Financial Tower, 7th Avenue corner 32nd Street, Bonifacio Global City, Taguig City Fort Bonifacio, Taguig City, Fourth District, National Capital Region (NCR), 1630	Cars Trading
79	PT.Vinfast Trading Indonesia	99.00%	50.33%	AXA TOWER, 45TH FLOOR, JL. PROF. DR. SATRIO KAV 18, Karet Kuningan, Setiabudi District, Adm. Jakarta Selatan City, DKI Jakarta Province Code: 12940	Wholesale of cars
80	VinEG Green Energy Solutions Joint Stock Company	99.90%	50.60%	Dinh Vu - Cat Hai Economic Zone, Cat Hai Island, Cat Hai special economic zone, Hai Phong city, Vietnam	Manufacture of batteries and accumulators

Vingroup Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 December 2025

No	Company name	Voting right (%)	Effective interest	Address	Principal activities
81	VinES Ha Tinh Energy Solutions Joint Stock Company	99.80%	50.50%	Vung Ang Economic Zone, Vung Ang Commune, Ha Tinh Province, Vietnam	Manufacture of batteries and accumulators
82	Vinsmart Research And Manufacture JSC	100.00%	94.00%	Lot CN1-06B-1&2 Hi-tech Industrial Park 1, Hoa Lac Hi-Tech Park, Ha Bang town, Thach That District, Hanoi City, Vietnam	Production mobile
83	Vinsmart Trading And Investment Pte. Ltd.	100.00%	94.00%	38 Kim Tain Road, #03-07, Singapore	Information technology consultancy
84	Vingroup Global Pte. Ltd.,	100.00%	94.00%	120 Lower Delta Road, #02-00, Cendex Centre, Singapore	Goods distributions, technology research
85	Vingroup Investment Pte. Ltd.,	99.75%	93.77%	120 Lower Delta Road, #02-05, Cendex Centre, Singapore	Market research and development
86	Vinfast Lithium Battery Pack Limited Liability Company	100.00%	94.00%	Bumper factory, Vinfast automobile production complex, Dinh Vu - Cat Hai Economic Zone, Cat Hai Island, Cat Hai Town, Cat Hai District, Hai Phong city, Vietnam	Batteries production
87	VinMetal Trading and Production JSC	98.00%	98.00%	Symphony office tower, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Steel production
88	VinTech Technology Development JSC	86.67%	86.67%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam	Research and experimental development of natural sciences and technology
89	VinCSS Internet Security Services Joint Stock Company	65.00%	65.00%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam	Scientific research and technological development

Vingroup Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 December 2025

No	Company name	Voting right (%)	Effective interest	Address	Principal activities
90	VinSOC Joint Stock Company	99.86%	99.84%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Providing information technology services and other services related to computers
91	Vinsmart Future JSC	99.99%	99.97%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Data processing, leasing and related activities
92	Vin3S JSC	100.00%	86.73%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam	E-commerce platform
93	VinAI Artificial Intelligence Application And Research Joint Stock Company	100.00%	99.99%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Research and experimental development on engineering and technology
94	VinRobotics Robot Application and Research Development Joint Stock Company	51.00%	51.00%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Manufacture of Industrial and intelligent robot
95	VinMotion General Purpose Humanoid Robots Application Development and Research JSC	51.00%	51.00%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Manufacture of Industrial and intelligent robot
96	VinMotion USA, INC	100.00%	51.00%	9920 Irvine Center Dr. Irvine, CA 92618	Provide humanoid robots to perform tasks
97	VinMotion INC	100.00%	51.00%	9920 Irvine Center Dr. Irvine, CA 92618	Provide humanoid robots to perform tasks
98	VinDynamics Humanoid Robot Research, Development and Application JSC	51.00%	51.00%	Symphony office tower, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Manufacture of Industrial and intelligent robot

Vingroup Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 December 2025

No	Company name	Voting right (%)	Effective interest	Address	Principal activities
99	VinDynamics USA Inc.	100.00%	51.00%	9920 Irvine Center Dr. Irvine, CA 92618	Provide humanoid robots to perform tasks
100	Bao Lai Investment JSC	96.48%	69.36%	No. 166, Pham Van Dong Street, Xuan Dinh Ward, Bac Tu Liem District, Hanoi, Vietnam	Mining
101	Bao Lai Marble One Member Company Limited	100.00%	69.36%	Hop Nhat Village, Thinh Hung Commune, Yen Binh District, Yen Bai Province, Vietnam	Mineral production
102	Doc Thang Marble JSC	100.00%	66.23%	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province, Vietnam	Mining
103	An Phu White Marble Co.,LTD	100.00%	69.36%	Khau Ca Village, An Phu Commune, Luc Yen District, Yen Bai Province, Vietnam	Mineral production
104	Bao Lai Luc Yen Mineral Exploitation One Member Company Limited	100.00%	69.36%	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province, Vietnam	Mining
105	Phan Thanh Mineral JSC	100.00%	69.52%	Ban Ro Village, Phan Thanh Commune, Luc Yen District, Yen Bai, Vietnam	Mining
106	Van Khoa Investment JSC	100.00%	70.36%	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province, Vietnam	Mining
107	Vinpro Business And Trading Services LLC	100.00%	100.00%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam	Retail computers, software, telecommunication devices and audio-visual devices
108	Ecology Development And Trading JSC	100.00%	71.46%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Investing, developing and trading real estate properties
109	Newland Investment Development JSC	99.92%	72.01%	20A floor, Vincom Center Dong Khoi tower, No. 72 Le Thanh Ton, Ben Nghe ward, District 1, Hochiminh City, Vietnam	Trading real estate properties

Vingroup Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 December 2025

No	Company name	Voting right (%)	Effective interest	Address	Principal activities
110	Vantix Technology Solutions And Services JSC	100.00%	100.00%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam	Providing information technology services and other services related to computers
111	Tay Tang Long Real Estate Company Limited	90.00%	0.64863	No. 72, Le Thanh Ton Street, Ben Nghe ward, District 1, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
112	SV Tay Hanoi 2 Real Estate JSC	100.00%	0.71682	2nd floor, Almaz Market, Hoa Lan street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Long Bien District, Hanoi City, Vietnam	Investing, developing and trading real estate properties
113	VinMedTech High-Tech Medical Investment JSC	99.00%	0.99	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Viet Hung Ward, Long Bien District, Hanoi, Vietnam	Health care, medical and related services

Vingroup Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter I 2026

APPENDIX 1 – THE GROUP STRUCTURE AS AT 31 December 2025

No	Company name	Voting right (%)	Effective Interest	Address	Principal activities
114	Vinfast Auto (Thailand) Co.,Ltd	100.00%	0.50651	No. 425/1, Enco Terminal Building B, 4th Floor, Kamphaeng Phet 6 Road, Don Mueang District, Don Mueang Subdistrict, Bangkok Metropolis	Cars Trading
115	VinFast Auto México, S. DE R.L DE C.V	100.00%	50.65%	Street: Bosque de Ciruelos Ext Number: 180	Int Cars Trading
116	Bao Lai Green Company Limited	100.00%	69.36%	9 floor, Viettel Tower, No 70 Nguyen Van Cu stre	Amusement park and theme park entertainment services

Vingroup Joint Stock Company

APPENDIX 2 – EXPLANATION OF CHANGING IN BUSINESS RESULTS COMPARED TO PREVIOUS PERIOD

(follow Circular No 96/2020/TT-BTC date 16/11/2020)

PL	ITEMS	Currency: VND million			
		Quarter I 2026	Quarter I 2025	Difference	% For the 3-month period ended 31 March 2026
01	Gross revenue	7,177,072	5,007,723	2,169,349	43%
02	Deductions	-	-	-	-
10	Net revenue	7,177,072	5,007,723	2,169,349	43%
11	Costs of goods sold and services rendered	5,689,035	4,310,027	1,379,008	32%
20	Gross profit	1,488,037	697,696	790,341	113%
22	Financial income	4,148,017	4,187,514	(39,497)	-1%
23	Financial expenses	3,935,914	3,739,204	196,710	5%
24	- In which: Interest expenses	3,738,698	3,051,722	686,976	23%
25	Selling expenses	608,004	268,295	339,709	127%
26	General and administrative expenses	201,472	106,548	94,924	89%
30	Operating profit	890,664	771,163	119,501	15%
31	Other income	25,549	(11,526)	37,075	-322%
32	Other expenses	42,223	210,701	(168,478)	-80%
40	Other profit	(16,674)	(222,227)	205,553	-92%
50	Net profit before tax	873,990	548,936	325,054	59%
51	Current corporate income tax expense	486,792	450,853	35,939	8%
52	Deferred tax expense	40,490	(82,742)	123,232	-149%
60	Net profit after tax	346,708	180,825	165,883	92%

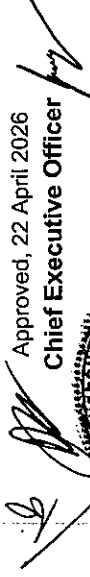
APPENDIX 2 – EXPLANATION OF CHANGING IN BUSINESS RESULTS COMPARED TO PREVIOUS PERIOD (Continued)

(follow Circular No 96/2020/TT-BTC date 16/11/2020)

Reasons for variation in case business results between two reporting periods fluctuate

In the first quarter of 2026, gross profit from sales and renders services increased compared to the same period last year mainly due to increased revenue from real estate properties handed over in this period;

- Interest expenses increased mainly due to a increase in borrowings compared to the same period last year;
- Corporate income tax expense increased compared to the same period last year mainly due to increased pre-tax profit.

 Approved, 22 April 2026
Chief Executive Officer

