

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**

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**SEPARATE FINANCIAL STATEMENTS**  
**QUARTER II - 2026**

**Ha Noi, July, 2026**

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**



**SEPARATE FINANCIAL STATEMENTS**  
**QUARTER II - 2026**

Ha Noi, July, 2026

## SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

| ASSETS                                                             | Code | Note | Final number             | Beginning balance        |
|--------------------------------------------------------------------|------|------|--------------------------|--------------------------|
| <b>A - CURRENT ASSETS</b>                                          | 100  |      | <b>2,263,048,337,589</b> | <b>2,781,744,203,138</b> |
| <b>I. Cash and cash equivalents</b>                                | 110  |      | <b>143,689,586,142</b>   | <b>258,183,463,706</b>   |
| 1. Cash                                                            | 111  |      | 143,689,586,142          | 116,183,463,706          |
| 2. Cash equivalents                                                | 112  |      |                          | 142,000,000,000          |
| <b>II. Short-term investments</b>                                  | 120  |      | <b>107,130,043,635</b>   | <b>123,365,773,162</b>   |
| 1. Trading securities                                              | 121  |      |                          |                          |
| 2. Provision for diminution in value of trading securities (*)     | 122  |      |                          |                          |
| 3. Held-to-maturity investments                                    | 123  |      | 124,733,069,357          | 133,571,824,606          |
| 4. Provision for short-term held-to-maturity investments (*)       | 124  |      | -17,603,025,722          | -10,206,051,444          |
| 5. Other short-term investments                                    | 125  |      |                          |                          |
| 6. Provision for impairment of other short-term investments (*)    | 126  |      |                          |                          |
| <b>III. Short-term receivables</b>                                 | 130  |      | <b>956,700,297,757</b>   | <b>1,373,730,505,910</b> |
| 1. Short-term trade receivables                                    | 131  |      | 330,859,973,526          | 426,531,649,090          |
| 2. Short-term prepayments to suppliers                             | 132  |      | 237,600,529,063          | 247,924,213,258          |
| 3. Short-term intra-company receivables                            | 133  |      |                          |                          |
| 4. Receivables according to the progress of construction contracts | 134  |      |                          |                          |
| 6. Other short-term receivables                                    | 135  |      | 390,442,282,168          | 703,935,682,502          |
| 7. Provision for short-term doubtful debts (*)                     | 136  |      | -2,202,487,000           | -4,661,038,940           |
| 8. Shortage of assets awaiting resolution                          | 137  |      |                          |                          |
| <b>IV. Inventories</b>                                             | 140  |      | <b>959,174,625,522</b>   | <b>912,746,275,930</b>   |
| 1. Inventories                                                     | 141  |      | 959,174,625,522          | 912,746,275,930          |
| 2. Provision for devaluation of inventories (*)                    | 142  |      |                          |                          |
| <b>V. Short-term biological assets</b>                             | 150  |      |                          |                          |
| 1. Livestock for one-off production – short-term                   | 151  |      |                          |                          |
| 2. Seasonal crops or crops for one-off harvest – short-term        | 152  |      |                          |                          |
| 3. Provision for impairment of short-term biological assets (*)    | 153  |      |                          |                          |
| <b>VI. Other short-term assets</b>                                 | 160  |      | <b>96,353,784,533</b>    | <b>113,718,184,430</b>   |
| 1. Short-term prepaid expenses                                     | 161  |      | 8,110,056,760            | 5,516,382,135            |
| 2. Deductible VAT                                                  | 162  |      | 70,583,916,272           | 86,403,162,979           |
| 3. Taxes and other receivables from the State budget               | 163  |      | 17,659,811,501           | 21,798,639,316           |



| ASSETS                                                         | Code | Note | Final number             | Beginning balance        |
|----------------------------------------------------------------|------|------|--------------------------|--------------------------|
| 4. Purchase and resale of Government bond                      | 164  |      |                          |                          |
| 5. Other current assets                                        | 165  |      |                          |                          |
| <b>B - NON-CURRENT ASSETS</b>                                  | 200  |      | <b>1,283,818,499,084</b> | <b>1,266,751,686,411</b> |
| <b>I. Long-term receivables</b>                                | 210  |      | <b>162,857,458,116</b>   | <b>162,747,904,403</b>   |
| 1. Long-term trade receivables                                 | 211  |      |                          |                          |
| 2. Long-term prepayments to suppliers                          | 212  |      |                          |                          |
| 3. Working capital provided to sub-units                       | 213  |      |                          |                          |
| 4. Long-term intra-company receivables                         | 214  |      |                          |                          |
| 6. Other long-term receivables                                 | 215  |      | 162,857,458,116          | 162,747,904,403          |
| 7. Provision for long-term doubtful debts (*)                  | 216  |      |                          |                          |
| <b>II. Fixed assets</b>                                        | 220  |      | <b>196,584,257,123</b>   | <b>208,036,843,230</b>   |
| 1. Tangible fixed assets                                       | 221  |      | 165,144,354,721          | 176,583,607,496          |
| - Historical cost                                              | 222  |      | 331,287,372,440          | 335,668,291,856          |
| - Accumulated depreciation                                     | 223  |      | -166,143,017,719         | -159,084,684,360         |
| 2. Finance lease fixed assets                                  | 224  |      |                          |                          |
| - Historical cost                                              | 225  |      |                          |                          |
| - Accumulated depreciation (*)                                 | 226  |      |                          |                          |
| 3. Intangible fixed assets                                     | 227  |      | 31,439,902,402           | 31,453,235,734           |
| - Historical cost                                              | 228  |      | 32,114,705,374           | 32,114,705,374           |
| - Accumulated amortization                                     | 229  |      | -674,802,972             | -661,469,640             |
| <b>III. Long-term biological assets</b>                        | 230  |      |                          |                          |
| 1. Livestock for recurring production                          | 231  |      |                          |                          |
| a) Immature livestock                                          | 232  |      |                          |                          |
| b) Mature livestock                                            | 233  |      |                          |                          |
| - Historical cost                                              | 234  |      |                          |                          |
| - Accumulated depreciation (*)                                 | 235  |      |                          |                          |
| 2. Livestock for one-off production – long-term                | 236  |      |                          |                          |
| 3. Seasonal crops or crops for one-off harvest – long-term     | 237  |      |                          |                          |
| 4. Provision for impairment of long-term biological assets (*) | 238  |      |                          |                          |
| <b>IV. Investment properties</b>                               | 240  |      | <b>214,453,764,663</b>   | <b>217,113,379,057</b>   |
| - Historical cost                                              | 241  |      | 256,875,057,081          | 256,143,361,901          |
| - Accumulated depreciation                                     | 242  |      | -42,421,292,418          | -39,029,982,844          |
| <b>V. Long-term assets in progress</b>                         | 250  |      | <b>241,826,813,363</b>   | <b>237,054,280,770</b>   |
| 1. Long-term work in progress                                  | 251  |      |                          |                          |
| 2. Construction in progress                                    | 252  |      | 241,826,813,363          | 237,054,280,770          |
| <b>VI. Long-term investments</b>                               | 260  |      | <b>435,962,435,995</b>   | <b>405,629,143,250</b>   |
| 1. Investments in subsidiaries                                 | 261  |      | 289,561,965,327          | 289,561,965,327          |



| ASSETS                                                                     | Code       | Note | Final number             | Beginning balance        |
|----------------------------------------------------------------------------|------------|------|--------------------------|--------------------------|
| 2. Investments in joint ventures and associates                            | 262        |      | 165,920,897,626          | 165,920,897,626          |
| 3. Equity investments in other entities                                    | 263        |      |                          |                          |
| 4. Provision for impairment of long-term investments in other entities (*) | 264        |      | -19,520,426,958          | -49,853,719,703          |
| 5. Long-term held-to-maturity investments                                  | 265        |      |                          |                          |
| 6. Provision for long-term held-to-maturity investments (*)                | 266        |      |                          |                          |
| <b>VII. Other non-current assets</b>                                       | <b>270</b> |      | <b>32,133,769,824</b>    | <b>36,170,135,701</b>    |
| 1. Long-term prepaid expenses                                              | 271        |      | 31,856,400,766           | 35,729,827,705           |
| 2. Deferred income tax assets                                              | 272        |      | 277,369,058              | 440,307,996              |
| 3. Long-term equipment, supplies and spare parts                           | 273        |      |                          |                          |
| 4. Other long-term assets                                                  | 274        |      |                          |                          |
| <b>TOTAL ASSETS (280=100+200)</b>                                          | <b>280</b> |      | <b>3,546,866,836,673</b> | <b>4,048,495,889,549</b> |
| <b>C - LIABILITIES</b>                                                     | <b>300</b> |      | <b>2,469,965,308,965</b> | <b>2,944,533,685,406</b> |
| <b>I. Current liabilities</b>                                              | <b>310</b> |      | <b>1,788,407,002,894</b> | <b>1,961,741,569,502</b> |
| 1. Short-term trade payables                                               | 311        |      | 402,053,446,466          | 496,713,895,791          |
| 2. Short-term prepayments from customers                                   | 312        |      | 524,658,921,779          | 455,781,342,306          |
| 3. Dividends and profit payable                                            | 313        |      | 43,385,183,677           | 1,161,860                |
| 4. Taxes and other payables to State budget                                | 314        |      | 12,908,199,936           | 43,770,834,290           |
| 5. Payables to employees                                                   | 315        |      | 8,597,195,449            | 8,169,844,119            |
| 6. Short-term accrued expenses                                             | 316        |      | 1,930,170,345            | 10,574,394,186           |
| 7. Short-term intra-company payables                                       | 317        |      |                          |                          |
| 8. Payables according to the progress of construction contracts            | 318        |      |                          |                          |
| 9. Short-term unearned revenue                                             | 319        |      |                          |                          |
| 10. Other short-term payables                                              | 320        |      | 281,551,764,283          | 272,964,622,264          |
| 11. Short-term borrowings and finance lease liabilities                    | 321        |      | 510,637,188,373          | 672,810,444,192          |
| 12. Provisions for short-term payables                                     | 322        |      |                          |                          |
| 13. Bonus and welfare funds                                                | 323        |      | 2,684,932,586            | 955,030,494              |
| 14. Price stabilization fund                                               | 324        |      |                          |                          |
| 15. Purchase and resale of Government bonds                                | 325        |      |                          |                          |
| <b>II. Non-current liabilities</b>                                         | <b>330</b> |      | <b>681,558,306,071</b>   | <b>982,792,115,904</b>   |
| 1. Long-term trade payables                                                | 331        |      |                          |                          |
| 2. Long-term prepayments from customers                                    | 332        |      |                          |                          |
| 3. Taxes and other payables to the State – long-term                       | 333        |      |                          |                          |
| 4. Long-term accrued expenses                                              | 334        |      |                          |                          |
| 5. Intra-company payables on operating capital                             | 335        |      |                          |                          |
| 6. Long-term intra-company payables                                        | 336        |      |                          |                          |

| ASSETS                                                            | Code       | Note | Final number             | Beginning balance        |
|-------------------------------------------------------------------|------------|------|--------------------------|--------------------------|
| 7. Long-term unearned revenue                                     | 337        |      |                          |                          |
| 8. Other long-term payables                                       | 338        |      | 571,419,755,984          | 703,406,034,644          |
| 9. Long-term borrowings and finance lease liabilities             | 339        |      | 110,138,550,087          | 279,386,081,260          |
| 10. Convertible bonds                                             | 340        |      |                          |                          |
| 11. Preference shares                                             | 341        |      |                          |                          |
| 12. Deferred income tax liabilities                               | 342        |      |                          |                          |
| 13. Provisions for long-term payables                             | 343        |      |                          |                          |
| 14. Science and technology development fund                       | 344        |      |                          |                          |
| <b>D - OWNER'S EQUITY</b>                                         | <b>400</b> |      | <b>1,076,901,527,708</b> | <b>1,103,962,204,143</b> |
| 1. Contributed capital                                            | 411        |      | 1,037,450,670,000        | 1,037,450,670,000        |
| - Ordinary shares with voting rights                              | 411a       |      | 1,037,450,670,000        | 1,037,450,670,000        |
| - Preference shares                                               | 411b       |      |                          |                          |
| 2. Share premium                                                  | 412        |      | 941,932,986              | 941,932,986              |
| 3. Conversion options on convertible bonds                        | 413        |      |                          |                          |
| 4. Other capital                                                  | 414        |      |                          |                          |
| 5. Treasury shares (*)                                            | 415        |      |                          |                          |
| 6. Differences upon asset revaluation                             | 416        |      |                          |                          |
| 7. Exchange rate differences                                      | 417        |      |                          |                          |
| 8. Development and investment funds                               | 418        |      | 18,306,372,388           | 18,306,372,388           |
| 9. Other reserves                                                 | 419        |      |                          |                          |
| 10. Retained earnings                                             | 420        |      | 20,202,552,334           | 47,263,228,769           |
| - Retained earnings accumulated till the end of the previous year | 420a       |      | 1,207,254,860            | 20,543,707,845           |
| - Retained earnings of the current year                           | 420b       |      | 18,995,297,474           | 26,719,520,924           |
| 11. Non-controlling interests                                     | 429        |      |                          |                          |
| <b>TOTAL CAPITAL (440=300+400)</b>                                | <b>440</b> |      | <b>3,546,866,836,673</b> | <b>4,048,495,889,549</b> |

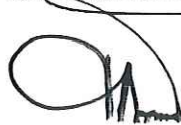
Approval date: Day 30. month 07. year 2026

PREPARER



Pham Thanh Lam

CHIEF ACCOUNTANT



Nguyen Tuan Anh

CHAIRMAN



Nguyen Dang Giap



## SEPARATE STATEMENT OF INCOME

Quarter II/2026

| Items                                                         | Code | Note  | Reporting period |                 | Accumulated from the beginning of the |                 |
|---------------------------------------------------------------|------|-------|------------------|-----------------|---------------------------------------|-----------------|
|                                                               |      |       | This year        | Last year       | This year                             | Last year       |
| 1. Revenue from sales of goods and rendering of services      | 01   | VI.25 | 234,671,135,557  | 580,442,287,344 | 349,871,933,147                       | 723,799,304,823 |
| 2. Revenue deductions                                         | 02   |       |                  |                 |                                       |                 |
| 3. Net revenue from sales of goods and rendering of services  | 10   |       | 234,671,135,557  | 580,442,287,344 | 349,871,933,147                       | 723,799,304,823 |
| 4. Cost of goods sold                                         | 11   | VI.28 | 224,306,773,773  | 566,383,414,903 | 332,296,715,136                       | 700,702,563,554 |
| 5. Gross profit from sales of goods and rendering of services | 20   |       | 10,364,361,784   | 14,058,872,441  | 17,575,218,011                        | 23,096,741,269  |
| 6. Gain/(loss) from sale and disposal of investment property  | 21   |       |                  |                 |                                       |                 |
| 7. Financial income                                           | 22   | VI.29 | 22,407,239,964   | 19,497,745,801  | 41,428,145,436                        | 35,050,579,132  |
| 8. Financial expense                                          | 23   | VI.30 | -15,270,671,579  | -1,786,460,688  | -2,873,274,145                        | 10,967,465,470  |
| In which: Interest expense                                    |      |       | 15,062,621,166   | 28,960,481,215  | 27,460,018,600                        | 41,714,407,373  |
| 9. Profit or loss in joint ventures and associates            | 24   |       |                  |                 |                                       |                 |
| 10. Selling expense                                           | 25   |       | 4,411,138,938    | 2,186,765,139   | 5,236,772,271                         | 2,416,260,653   |
| 11. General and administrative expense                        | 26   |       | 21,027,147,689   | 26,684,284,892  | 34,439,658,204                        | 37,453,436,906  |
| 12. Net profit from operating activities                      | 30   |       | 22,603,986,700   | 6,472,028,899   | 22,200,207,117                        | 7,310,157,372   |
| 13. Other income                                              | 31   |       | 950,945,413      | 25,635,267,764  | 1,582,287,560                         | 26,036,869,145  |
| 14. Other expense                                             | 32   |       | 9,878,992        | 2,955,610,293   | 32,674,067                            | 2,956,062,211   |
| 15. Other profit                                              | 40   |       | 941,066,421      | 22,679,657,471  | 1,549,613,493                         | 23,080,806,934  |
| 16. Total net profit before tax                               | 50   |       | 23,545,053,121   | 29,151,686,370  | 23,749,820,610                        | 30,390,964,306  |
| 17. Current corporate income tax expense                      | 51   | VI.31 | 4,494,132,366    | 6,530,239,692   | 4,629,928,690                         | 6,778,095,280   |
| 18. Deferred corporate income tax expense                     | 52   | VI.32 | 214,878,257      | -108,780,359    | 124,594,446                           | -108,780,359    |
| 19. Profit after corporate income tax                         | 60   |       | 18,836,042,498   | 22,730,227,037  | 18,995,297,474                        | 23,721,649,385  |
| 20. Profit after tax of parent company                        | 61   |       |                  |                 |                                       |                 |
| 21. Profit after taxes of non-controlling shareholders        | 62   |       |                  |                 |                                       |                 |
| 22. Basic earnings per share                                  | 70   |       |                  |                 |                                       |                 |
| 23. Declining earnings per share                              | 71   |       |                  |                 |                                       |                 |

Approval date: Day 14, month 07, year 2026

PREPARER



Pham Thanh Lam

CHIEF ACCOUNTANT



Nguyen Tuan Anh

CHAIRMAN



Nguyen Dang Giap



## SEPARATE STATEMENT OF CASH FLOWS

Quarter II/2026

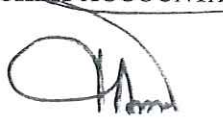
| Items                                                                            | Code | No | Reporting Period |                  | Accumulated from the beginning of th |                    |
|----------------------------------------------------------------------------------|------|----|------------------|------------------|--------------------------------------|--------------------|
|                                                                                  |      |    | This year        | Last year        | This year                            | Last year          |
| <b>I. CASH FLOWS FROM BUSINESS ACTIVITIES</b>                                    |      |    |                  |                  |                                      |                    |
| 1. Proceeds from sales of goods and rendering of services and other revenues     | 01   |    | 214,388,775,996  | 275,492,101,328  | 517,851,990,714                      | 544,367,635,400    |
| 2. Cash paid to suppliers                                                        | 02   |    | -67,343,222,387  | -121,957,404,658 | -120,294,694,759                     | -212,505,881,111   |
| 3. Cash paid to employees                                                        | 03   |    | -13,059,656,097  | -13,803,130,331  | -27,781,310,869                      | -27,248,974,129    |
| 4. Interest paid                                                                 | 04   |    | -7,189,526,039   | -4,769,286,112   | -12,923,221,742                      | -9,665,647,053     |
| 5. Corporate income tax paid                                                     | 05   |    | -90,283,811      |                  | -12,381,961,723                      | -2,088,653,816     |
| 6. Other receipts from operating activities                                      | 06   |    | 564,032,834,574  | 427,290,989,953  | 1,063,663,658,631                    | 757,918,649,875    |
| 7. Other payments on operating activities                                        | 07   |    | -395,285,326,766 | -598,076,648,238 | -1,201,981,531,160                   | -1,072,634,859,831 |
| Net cash flow from production and business activities                            | 20   |    | 295,453,595,470  | -35,823,378,058  | 206,152,929,092                      | -21,857,730,665    |
| <b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>                                  |      |    |                  |                  |                                      |                    |
| 1. Purchase or construction of fixed assets and other long-term assets           | 21   |    |                  |                  | -208,340,000                         |                    |
| 2. Proceeds from disposals of fixed assets and other long-term assets            | 22   |    | 5,129,878,992    |                  | 5,130,470,530                        |                    |
| 3. Loans and purchase of debt instruments from other entities                    | 23   |    | -8,000,000,000   |                  | -8,000,000,000                       | -50,000,000,000    |
| 4. Collection of loans and resale of debt instrument of other entities           | 24   |    | 18,000,000,000   |                  | 18,000,000,000                       |                    |
| 5. Equity investments in other entities                                          | 25   |    |                  |                  |                                      | -82,860,000,000    |
| 6. Proceeds from equity investment in other entities                             | 26   |    |                  |                  |                                      |                    |
| 7. Interest and dividend received                                                | 27   |    | 2,820,511,600    | 3,019,485,365    | 3,199,561,570                        | 3,100,948,431      |
| Net cash flows from investment activities                                        | 30   |    | 17,950,390,592   | 3,019,485,365    | 18,121,692,100                       | -129,759,051,569   |
| <b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>                                 |      |    |                  |                  |                                      |                    |
| 1. Proceeds from issuance of shares and receipt of contributed capital           | 31   |    |                  |                  |                                      |                    |
| 2. Cash payments for return of capital to owners and repurchase of issued shares | 32   |    |                  |                  |                                      |                    |
| 3. Cash receipts from borrowings                                                 | 33   |    | 141,818,542,652  | 221,902,730,522  | 259,030,738,699                      | 354,823,245,720    |
| 4. Cash repayments of borrowings                                                 | 34   |    | -397,609,617,147 | -267,569,785,693 | -597,799,237,455                     | -379,665,987,436   |
| 5. Cash repayments of finance lease liabilities                                  | 35   |    |                  |                  |                                      |                    |
| 6. Dividends and profits paid to owners                                          | 36   |    |                  |                  |                                      |                    |
| Net cash flows from financing activities                                         | 40   |    | -255,791,074,495 | -45,667,055,171  | -338,768,498,756                     | -24,842,741,716    |
| Net cash flow during the period (50 = 20 + 30 + 40)                              | 50   |    | 57,612,911,567   | -78,470,947,864  | -114,493,877,564                     | -176,459,523,950   |
| Cash and cash equivalents at the beginning of the period                         | 60   |    | 86,076,674,575   | 251,747,022,102  | 258,183,463,706                      | 349,735,598,188    |
| Effect of exchange rate fluctuations                                             | 61   |    |                  |                  |                                      |                    |
| Cash and cash equivalents at end of period (70 = 50 + 60 + 61)                   | 70   |    | 143,689,586,142  | 173,276,074,238  | 143,689,586,142                      | 173,276,074,238    |

Approval date: Day 26 month 11 year 2026

PREPARER

  
Pham Thanh Lam

CHIEF ACCOUNTANT

  
Nguyen Tuan Anh

CHAIRMAN





**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**  
**Quarter II/2026**

**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION**

**01. Cash and cash equivalents**

Unit: VND

| Items             | End of period          | Beginning of period    | Note |
|-------------------|------------------------|------------------------|------|
| - Cash            | 2,198,139,165          | 2,428,239,298          |      |
| - Demand deposits | 141,491,446,977        | 113,755,224,408        |      |
| - Cash in transit | -                      | 142,000,000,000        |      |
| <b>Total</b>      | <b>143,689,586,142</b> | <b>258,183,463,706</b> |      |

**02. Financial investments.**

| Items                                                                                                             | End of period  |            |           | Beginning of period |            |           |
|-------------------------------------------------------------------------------------------------------------------|----------------|------------|-----------|---------------------|------------|-----------|
|                                                                                                                   | Original price | Fair value | Provision | Original price      | Fair value | Provision |
| a) Trading securities                                                                                             |                |            |           |                     |            |           |
| - Total value of shares; (details of each type of shares accounting for 10% or more of the total value of shares) |                |            |           |                     |            |           |
| - Total value of bonds; (details of each type of bond accounting for 10% or more of the total value of bonds)     |                |            |           |                     |            |           |
| - Other investments                                                                                               |                |            |           |                     |            |           |
| - Reasons vary with each investment/bond type.:                                                                   |                |            |           |                     |            |           |
| + About quantity                                                                                                  |                |            |           |                     |            |           |
| + About value                                                                                                     |                |            |           |                     |            |           |

| Items                           | End of period   |                   |                  | Beginning of period |                   |                  |
|---------------------------------|-----------------|-------------------|------------------|---------------------|-------------------|------------------|
|                                 | Original price  | Recoverable value | Provision        | Original price      | Recoverable value | Provision        |
| b) Held to maturity investments | 124,733,069,357 | 107,130,043,635   | (17,603,025,722) | 133,571,824,606     | 123,365,773,162   | (10,206,051,444) |

|                            |                 |                 |                  |                 |                 |                  |
|----------------------------|-----------------|-----------------|------------------|-----------------|-----------------|------------------|
| b1) Short-term investments | 124,733,069,357 | 107,130,043,635 | (17,603,025,722) | 133,571,824,606 | 123,365,773,162 | (10,206,051,444) |
| - Term deposits            | 89,527,017,913  | 89,527,017,913  | -                | 98,365,773,162  | 98,365,773,162  | -                |
| - Bonds                    | -               | -               | -                | -               | -               | -                |
| - Loans                    | 35,206,051,444  | 17,603,025,722  | (17,603,025,722) | 35,206,051,444  | 25,000,000,000  | (10,206,051,444) |
| - Others                   | -               | -               | -                | -               | -               | -                |
| b2) Long-term investments  | -               | -               | -                | -               | -               | -                |
| - Term deposits            | -               | -               | -                | -               | -               | -                |
| - Bonds                    | -               | -               | -                | -               | -               | -                |
| - Loans                    | -               | -               | -                | -               | -               | -                |
| - Others                   | -               | -               | -                | -               | -               | -                |

|                                                                          | Original price  | Provision        | Fair value      | Original price  | Provision        | Fair value      |
|--------------------------------------------------------------------------|-----------------|------------------|-----------------|-----------------|------------------|-----------------|
| c) Equity investments in other entities                                  | 455,482,862,953 | (19,520,426,958) | 435,962,435,995 | 455,482,862,953 | (49,853,719,703) | 405,629,143,250 |
| - Investment in 36.71 BOT Company Limited                                | 269,222,655,327 | (17,559,916,945) | 251,662,738,382 | 269,222,655,327 | (47,893,209,690) | 221,329,445,637 |
| - Investment in 36.55 Joint Stock Company                                | 9,060,897,626   | (1,387,038,203)  | 7,673,859,423   | 9,060,897,626   | (1,387,038,203)  | 7,673,859,423   |
| - Investment in TMT Dong Tan Company Limited                             | 82,860,000,000  | -                | 82,860,000,000  | 82,860,000,000  | -                | 82,860,000,000  |
| - Investment in Dong Think TMQ Company Limited                           | 20,339,310,000  | -                | 20,339,310,000  | 20,339,310,000  | -                | 20,339,310,000  |
| - Investment in Global Housing Development Investment Join Stock Company | 74,000,000,000  | (573,471,810)    | 73,426,528,190  | 74,000,000,000  | (573,471,810)    | 73,426,528,190  |

- Summarize the activities of subsidiaries, joint ventures, and associates during the period;

- Significant transactions between the company and its subsidiaries, joint ventures, and associates during the period.

|                        | End of period   | Beginning of period |
|------------------------|-----------------|---------------------|
| 03. Trade receivables. |                 |                     |
| a) Short-term          | 330,859,973,526 | 426,531,649,090     |
| b) Long-term           | -               | -                   |

04. Other receivables.

| Items               | End of period   |                 | Beginning of period |                 |
|---------------------|-----------------|-----------------|---------------------|-----------------|
|                     | Value           | Provision       | Value               | Provision       |
| a) Short-term       | 956,700,297,757 | (2,202,487,000) | 1,373,730,505,910   | (4,661,038,940) |
| - Trade receivables | 330,859,973,526 | (2,202,487,000) | 426,531,649,090     | (4,661,038,940) |



|                                               |                          |                        |                          |                        |
|-----------------------------------------------|--------------------------|------------------------|--------------------------|------------------------|
| - Prepayments to suppliers                    | 237,600,529,063          | -                      | 247,924,213,258          | -                      |
| - Receivables from employees                  | -                        | -                      | -                        | -                      |
| - Mortgages                                   | -                        | -                      | 1,531,202,826            | -                      |
| - Intra-company receivables                   | -                        | -                      | -                        | -                      |
| - Provision for short-term doubtful debts     | (2,202,487,000)          | -                      | (4,661,038,940)          | -                      |
| - Others.                                     | 390,442,282,168          | -                      | 702,404,479,676          | -                      |
| <b>b) Long-Term</b>                           | <b>162,857,458,116</b>   | -                      | <b>162,747,904,403</b>   | -                      |
| - Receivables from equitization               | -                        | -                      | -                        | -                      |
| - Dividends receivable and profit distributed | -                        | -                      | -                        | -                      |
| - Receivables from employees                  | -                        | -                      | -                        | -                      |
| - Mortgages                                   | 4,601,959,203            | -                      | 4,492,405,490            | -                      |
| - Others.                                     | 158,255,498,913          | -                      | 158,255,498,913          | -                      |
| <b>Total</b>                                  | <b>1,119,557,755,873</b> | <b>(2,202,487,000)</b> | <b>1,536,478,410,313</b> | <b>(4,661,038,940)</b> |

|                                            | End of period | Beginning of period |
|--------------------------------------------|---------------|---------------------|
| 05. Shortage of assets awaiting resolution |               |                     |
| a) Cash                                    |               |                     |
| b) Inventories                             |               |                     |
| c) Fixed assets                            |               |                     |
| d) Others.                                 |               |                     |

06. Inventories.

| Items                        | End of period          |           | Beginning of period    |           |
|------------------------------|------------------------|-----------|------------------------|-----------|
|                              | Original price         | Provision | Original price         | Provision |
| - Goods in transit           | -                      | -         | -                      | -         |
| - Raw materials              | 18,608,275,675         | -         | 2,159,411,577          | -         |
| - Tools, supplies            | 243,300,000            | -         | 243,300,000            | -         |
| - Work in progress           | 885,218,630,999        | -         | 849,935,999,603        | -         |
| - Finished product           | 55,104,418,848         | -         | 58,283,564,750         | -         |
| - Goods                      | -                      | -         | 2,124,000,000          | -         |
| - Consignments               | -                      | -         | -                      | -         |
| - Goods at bonded warehouse. | -                      | -         | -                      | -         |
| <b>Total</b>                 | <b>959,174,625,522</b> | <b>-</b>  | <b>912,746,275,930</b> | <b>-</b>  |

- Value of obsolete, deteriorated, and unsellable inventory at the end of the period; Causes and measures to handle inventory that is obsolete, deteriorated, or unsellable.
- Inventory value pledged or mortgaged to secure liabilities at the end of the period.
- Difference (if any) in quantity and value between the book records and the actual count when conducting inventory at the end of the period; Causes, responsibilities for compensation, etc. ...
- Situations or events that lead to additional provisions or reversals of provisions for inventory write-downs.

**07. Long-Term asset in progress.**

| Items                              | End of period   |                   | Beginning of period |                   |
|------------------------------------|-----------------|-------------------|---------------------|-------------------|
|                                    | Original price  | Recoverable value | Original price      | Recoverable value |
| Construction in progress           | 241,826,813,363 | 241,826,813,363   | 237,054,280,770     | 237,054,280,770   |
| Project No.6,8 Chua Boc            | 241,618,473,363 | 241,618,473,363   | 237,054,280,770     | 237,054,280,770   |
| Other projects                     | 208,340,000     | 208,340,000       | -                   | -                 |
| Asset Purchase                     | -               | -                 | -                   | -                 |
| Vehicles, transportation equipment | -               | -                 | -                   | -                 |
| Total                              | 241,826,813,363 | 241,826,813,363   | 237,054,280,770     | 237,054,280,770   |

**08. Tangible fixed assets.**

| Note                                | Historical cost | Buildings, structures | Machinery, equipment | Vehicles, transportation equipment | Management equipment | Totals          |
|-------------------------------------|-----------------|-----------------------|----------------------|------------------------------------|----------------------|-----------------|
|                                     |                 |                       |                      |                                    |                      |                 |
| Beginning balance                   |                 | 280,161,871,331       | 9,061,505,394        | 30,883,237,655                     | 15,561,677,476       | 335,668,291,856 |
| Increase in period                  |                 | 350,308,194           | -                    | 1,537,290,909                      | -                    | 1,887,599,103   |
| - Purchase in period                |                 | -                     | -                    | 1,537,290,909                      | -                    | 1,537,290,909   |
| - Completed construction investment |                 | -                     | -                    | -                                  | -                    | -               |
| - Major repairs of fixed assets     |                 | 350,308,194           | -                    | -                                  | -                    | 350,308,194     |
| - Re-evaluate                       |                 | -                     | -                    | -                                  | -                    | -               |
| - Other increas                     |                 | -                     | -                    | -                                  | -                    | -               |
| Decrease in period                  |                 | -                     | 6,268,518,519        | -                                  | -                    | 6,268,518,519   |
| - Transfer to investment properties |                 | -                     | -                    | -                                  | -                    | -               |
| - Liquidation, disposal             |                 | -                     | 6,268,518,519        | -                                  | -                    | 6,268,518,519   |
| - Other decrease                    |                 | -                     | -                    | -                                  | -                    | -               |
| Ending balance                      |                 | 280,512,179,525       | 2,792,986,875        | 32,420,528,564                     | 15,561,677,476       | 331,287,372,440 |
| Accumulated depreciation            |                 |                       |                      |                                    |                      |                 |



|                                     |                        |                      |                       |                       |                        |
|-------------------------------------|------------------------|----------------------|-----------------------|-----------------------|------------------------|
| <b>Beginning balance</b>            | <b>127,036,990,531</b> | <b>3,564,656,527</b> | <b>16,356,099,631</b> | <b>12,126,937,671</b> | <b>159,084,684,360</b> |
| <b>Increase in period</b>           |                        |                      |                       |                       |                        |
| - Depreciation in period            | 5,803,781,568          | 388,657,407          | 1,467,850,392         | 558,371,051           | 8,218,660,418          |
| - Other increase                    | 5,803,781,568          | 388,657,407          | 1,467,850,392         | 558,371,051           | 8,218,660,418          |
| <b>Decrease in period</b>           |                        |                      |                       |                       |                        |
| - Transfer to investment properties | -                      | 1,160,327,059        | -                     | -                     | 1,160,327,059          |
| - Liquidation, disposal             | -                      | 1,160,327,059        | -                     | -                     | -                      |
| - Other decrease                    | -                      | -                    | -                     | -                     | -                      |
| <b>Ending balance</b>               | <b>132,840,772,099</b> | <b>2,792,986,875</b> | <b>17,823,950,023</b> | <b>12,685,308,722</b> | <b>166,143,017,719</b> |
| <b>Net carrying amount</b>          |                        |                      |                       |                       |                        |
| - Beginning balance                 | 153,124,880,800        | 5,496,848,867        | 14,527,138,024        | 3,434,739,805         | 176,583,607,496        |
| - Ending balance                    | 147,671,407,426        | 0                    | 14,596,578,541        | 2,876,368,754         | 165,144,354,721        |

\* The remaining value at the end of the year of tangible fixed assets pledged as collateral for loans:

\* Original value of tangible fixed assets at the end of the year that have been fully depreciated but are still in use:

\* Original value of tangible fixed assets at the end of the year awaiting liquidation:

\* Commitments regarding the future purchase or sale of high-value tangible fixed assets that have not yet been executed:

\* Other changes related to tangible fixed assets:

\* Other changes related to tangible fixed assets:

#### 09. Intangible fixed assets.

| Note                              | Land use rights       | Publishing rights | Copyrights and patents | Other intangible   | Totals                |
|-----------------------------------|-----------------------|-------------------|------------------------|--------------------|-----------------------|
| <b>Historical cost</b>            |                       |                   |                        |                    |                       |
| <b>Beginning balance</b>          | <b>31,385,135,374</b> |                   |                        | <b>729,570,000</b> | <b>32,114,705,374</b> |
| - Purchase in the year            | -                     | -                 | -                      | -                  | -                     |
| - Internally generated assets     | -                     | -                 | -                      | -                  | -                     |
| - Increase due to merger          | -                     | -                 | -                      | -                  | -                     |
| - Other increase                  | -                     | -                 | -                      | -                  | -                     |
| - Liquidation, disposal           | -                     | -                 | -                      | -                  | -                     |
| - Other decrease                  | -                     | -                 | -                      | -                  | -                     |
| <b>Ending balance of the year</b> | <b>31,385,135,374</b> | <b>-</b>          | <b>-</b>               | <b>729,570,000</b> | <b>32,114,705,374</b> |
| <b>Accumulated amortization</b>   |                       |                   |                        |                    |                       |
| <b>Beginning balance</b>          |                       |                   |                        | <b>661,469,640</b> | <b>661,469,640</b>    |
| - Amortization in the year        | -                     | -                 | -                      | 13,333,332         | 13,333,332            |
| - Other increase                  | -                     | -                 | -                      | -                  | -                     |
| - Liquidation, disposal           | -                     | -                 | -                      | -                  | -                     |

|                                   |                |   |   |   |   |             |                |
|-----------------------------------|----------------|---|---|---|---|-------------|----------------|
| - Other decrease                  | -              | - | - | - | - | -           | -              |
| <b>Ending balance of the year</b> |                | - | - | - | - | 674,802,972 | 674,802,972    |
| <b>Net carrying amount</b>        |                |   |   |   |   |             | -              |
| - Beginning balance               | 31,385,135,374 |   |   |   |   | 68,100,360  | 31,453,235,734 |
| - Ending balance                  | 31,385,135,374 |   |   |   |   | 54,767,028  | 31,439,902,402 |

\* Explanatory notes on data and other clarifications

**10. Finance lease fixed assets.**

| Note                                     | Buildings, structures | Machinery, equipment | Vehicles, transportation | Management equipment | Other intangible | Totals |
|------------------------------------------|-----------------------|----------------------|--------------------------|----------------------|------------------|--------|
| Historical cost                          |                       |                      |                          |                      |                  |        |
| Beginning balance                        |                       |                      |                          |                      |                  |        |
| - Finance lease in period                |                       |                      |                          |                      |                  | -      |
| - Purchase of finance lease fixed assets |                       |                      |                          |                      |                  | -      |
| - Other increase                         |                       |                      |                          |                      |                  | -      |
| - Return of finance lease fixed assets   |                       |                      |                          |                      |                  | -      |
| - Other decrease                         |                       |                      |                          |                      |                  | -      |
| Ending balance                           | -                     | -                    | -                        | -                    | -                | -      |
| Accumulated depreciation                 |                       |                      |                          |                      |                  | -      |
| Beginning balance                        |                       |                      |                          |                      |                  | -      |
| - Depreciation in period                 |                       |                      |                          |                      |                  | -      |
| - Purchase of finance lease fixed assets |                       |                      |                          |                      |                  | -      |
| - Other increase                         |                       |                      |                          |                      |                  | -      |
| - Return of finance lease fixed assets   |                       |                      |                          |                      |                  | -      |
| - Other decrease                         |                       |                      |                          |                      |                  | -      |
| Ending balance                           | -                     | -                    | -                        | -                    | -                | -      |
| Net carrying amount                      |                       |                      |                          |                      |                  | -      |
| - Beginning balance                      | -                     | -                    | -                        | -                    | -                | -      |
| - Ending balance                         | -                     | -                    | -                        | -                    | -                | -      |

\* Additional rent incurred is recognized as an expense in the year:

\* Basis for determining additional rent incurred:

\* Lease extension terms or the right to purchase the asset:



# 11. Investment properties.

| Note                             | Beginning balance | Increase in period | Decrease in period | Ending balance  |
|----------------------------------|-------------------|--------------------|--------------------|-----------------|
| Historical cost                  | 256,143,361,901   | 731,695,180        | -                  | 256,875,057,081 |
| - Land use rights                | -                 | -                  | -                  | -               |
| - Buildings                      | 256,143,361,901   | 731,695,180        | -                  | 256,875,057,081 |
| - Buildings and land-use rights. | -                 | -                  | -                  | -               |
| - Infrastructure                 | -                 | -                  | -                  | -               |
| Accumulated depreciation         | 39,029,982,844    | 3,391,309,574      | -                  | 42,421,292,418  |
| - Land use rights                | -                 | -                  | -                  | -               |
| - Buildings                      | 39,029,982,844    | 3,391,309,574      | -                  | 42,421,292,418  |
| - Buildings and land-use rights. | -                 | -                  | -                  | -               |
| - Infrastructure                 | -                 | -                  | -                  | -               |
| Net carrying amount              | 217,113,379,057   | (2,659,614,394)    | -                  | 214,453,764,663 |
| - Land use rights                | -                 | -                  | -                  | -               |
| - Buildings                      | 217,113,379,057   | (2,659,614,394)    | -                  | 214,453,764,663 |
| - Buildings and land-use rights. | -                 | -                  | -                  | -               |
| - Infrastructure                 | -                 | -                  | -                  | -               |

\* Explanatory notes on data and other clarifications:

# 12. Prepaid expenses.

| Note                                   | End of period  | Beginning of period |
|----------------------------------------|----------------|---------------------|
| a) Short-term                          | 8,110,056,760  | 5,516,382,135       |
| - Prepaid expenses of operating lease  | -              | -                   |
| - Dispatched tools and supplies        | -              | -                   |
| - Borrowing costs                      | -              | -                   |
| - Others                               | 8,110,056,760  | 5,516,382,135       |
| b) Long-term                           | 31,856,400,766 | 35,729,827,705      |
| - Expenses of enterprise establishment | -              | -                   |
| - Insurance premiums                   | -              | -                   |
| - Others                               | 31,856,400,766 | 35,729,827,705      |
| Total                                  | 39,966,457,526 | 41,246,209,840      |

| 13. Other assets |  | End of period | Beginning of period |
|------------------|--|---------------|---------------------|
| a) Short-term    |  |               |                     |
| b) Long-term     |  |               |                     |
| Total            |  | -             | -                   |

#### 14. Borrowings and finance lease liabilities

| Note                                                                                    | End of period   |                     |                    | Beginning of period |                 |
|-----------------------------------------------------------------------------------------|-----------------|---------------------|--------------------|---------------------|-----------------|
|                                                                                         | Value           | Ability to pay debt | Increase in period | Decrease in period  | Value           |
| a) Short-term borrowings                                                                | 510,637,188,373 | 510,637,188,373     | 274,577,995,723    | 436,751,251,542     | 672,810,444,192 |
| Joint Stock Commercial Bank for Investment and Development of Vietnam- Hoan Kiem Branch | 337,611,172,250 | 337,611,172,250     | 163,551,979,600    | 217,792,134,831     | 391,851,327,481 |
| Joint Stock Commercial Bank for Investment and Development of Vietnam- Hoan Kiem Branch | -               | -                   | -                  | 48,959,116,711      | 48,959,116,711  |
| Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch               | -               | -                   | -                  | 168,000,000,000     | 168,000,000,000 |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch            | 44,200,000,000  | 44,200,000,000      | 44,200,000,000     | -                   | -               |
| Tien Phong Commercial Joint Stock Bank - Cau Giay Branch                                | 11,826,016,123  | 11,826,016,123      | 11,826,016,123     | -                   | -               |
| Global Housing Development Investment Joint Stock Company                               | 62,000,000,000  | 62,000,000,000      | -                  | 2,000,000,000       | 64,000,000,000  |
| Nguyen Dang Hung                                                                        | 55,000,000,000  | 55,000,000,000      | 55,000,000,000     | -                   | -               |
| b) Long-term borrowings                                                                 | 110,138,550,087 | 110,138,550,087     | 36,000,454,740     | 205,247,985,913     | 279,386,081,260 |
| Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch               | -               | -                   | -                  | 159,047,985,913     | 159,047,985,913 |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch            | 30,013,550,087  | 30,013,550,087      | 19,553,393,222     | 46,200,000,000      | 56,660,156,865  |
| Nguyen Dang Hung                                                                        | 80,125,000,000  | 80,125,000,000      | 16,447,061,518     | -                   | 63,677,938,482  |
| Total                                                                                   | 620,775,738,460 | 620,775,738,460     | 310,578,450,463    | 641,999,237,455     | 952,196,525,452 |

#### c) Finance lease liabilities



| Duration                 | This time                    |              |                     | Last time                    |              |                     |
|--------------------------|------------------------------|--------------|---------------------|------------------------------|--------------|---------------------|
|                          | Total finance lease payments | Pay interest | Principal repayment | Total finance lease payments | Pay interest | Principal repayment |
| - 1 year or less         |                              |              |                     |                              |              |                     |
| - Over 1 year to 5 years |                              |              |                     |                              |              |                     |
| - Over 5 years           |                              |              |                     |                              |              |                     |

| d) Overdue and unpaid loans and financial lease debts | End of period |   | Beginning of period |   |
|-------------------------------------------------------|---------------|---|---------------------|---|
| - Get a loan                                          |               |   |                     |   |
| - Finance lease debt                                  |               |   |                     |   |
| - Reason for non-payment                              |               |   |                     |   |
| <b>Total</b>                                          |               | - |                     | - |

| 15. Trade payables | End of period   |                   | Beginning of period |                   |
|--------------------|-----------------|-------------------|---------------------|-------------------|
|                    | Value           | Number of debtors | Value               | Number of debtors |
| a) Short-term      | 402,053,446,466 | 402,053,446,466   | 496,713,895,791     | 496,713,895,791   |
| b) Long-term       | -               | -                 | -                   | -                 |
| <b>Total</b>       | 402,053,446,466 | 402,053,446,466   | 496,713,895,791     | 496,713,895,791   |

| c) Unpaid overdue payables (Details of each item accounting for 10% or more of the total payable amount) | End of period |   | Beginning of period |   |
|----------------------------------------------------------------------------------------------------------|---------------|---|---------------------|---|
|                                                                                                          |               |   |                     |   |
| <b>Total</b>                                                                                             |               | - |                     | - |

| 16. Dividends and profit payable | End of period  |  | Beginning of period |  |
|----------------------------------|----------------|--|---------------------|--|
| Khoản mục                        |                |  |                     |  |
| Dividends and profit payable     | 43,385,183,677 |  | 1,161,860           |  |
| <b>Cộng</b>                      | 43,385,183,677 |  | 1,161,860           |  |

| 17. Taxes and other receivables from the State budget | Beginning of period     | Amount payable        | Actual payment        | End of period           |
|-------------------------------------------------------|-------------------------|-----------------------|-----------------------|-------------------------|
| - Value-added tax                                     | (70,201,787,229)        | 10,229,324,603        | 13,064,726,409        | (73,037,189,035)        |
| - Special excise tax                                  | -                       | -                     | -                     | -                       |
| - Export, import duties                               | -                       | -                     | -                     | -                       |
| - Value-added tax on imported goods                   | -                       | -                     | -                     | -                       |
| - Corporate income tax                                | 4,986,616,393           | 4,591,584,198         | 12,381,961,723        | (2,803,761,132)         |
| - Personal income tax                                 | 862,514,143             | 701,852,215           | 1,139,709,115         | 424,657,243             |
| - Natural resource tax                                | (881,199,003)           | 3,989,982,452         | 3,805,128,302         | (696,344,853)           |
| - Land tax and land rental                            | 751,412,095             | 4,634,826,772         | 4,742,994,724         | 643,244,143             |
| - Other taxes                                         | (1,000,000)             | -                     | -                     | (1,000,000)             |
| - Fees, charges and other payables                    | 52,475,596              | 3,965,837,932         | 3,883,447,731         | 134,865,797             |
| <b>Total</b>                                          | <b>(64,430,968,005)</b> | <b>28,113,408,172</b> | <b>39,017,968,004</b> | <b>(75,335,527,837)</b> |

| 18. Accrued expenses                       | End of period        | Beginning of period   |
|--------------------------------------------|----------------------|-----------------------|
| a) Short-term                              | 1,930,170,345        | 10,574,394,186        |
| - Accrued annual leave salary              | -                    | -                     |
| - Expense of business cessation            | -                    | -                     |
| - Estimated cost of goods/real estate sold | -                    | -                     |
| - Other accrued expenses                   | 1,930,170,345        | 10,574,394,186        |
| b) Long-term accrued expenses              | -                    | -                     |
| - Interest expense                         | -                    | -                     |
| - Other accrued expenses                   | -                    | -                     |
| <b>Total</b>                               | <b>1,930,170,345</b> | <b>10,574,394,186</b> |

| 19. Other payables                      | End of period | Beginning of period |
|-----------------------------------------|---------------|---------------------|
| a) Short-term                           |               |                     |
| - Surplus of assets awaiting resolution | -             | -                   |
| - Trade union fee                       | 420,950,357   | 126,024,587         |



|                                            |                        |                        |
|--------------------------------------------|------------------------|------------------------|
| - Social insurance                         | 2,115,368,394          | 2,732,816,429          |
| - Health insurance                         | 69,815,262             | 38,740,106             |
| - Unemployment insurance                   | 24,948,027             | 12,703,245             |
| - Payables on equitization                 | -                      | -                      |
| - Short-term deposits, collateral received | -                      | -                      |
| - Other payables                           | 278,920,682,243        | 270,054,332,897        |
| <b>Total</b>                               | <b>281,551,764,283</b> | <b>272,964,622,264</b> |

|                                                                                             |                 |                 |
|---------------------------------------------------------------------------------------------|-----------------|-----------------|
| b) Long-term payables                                                                       | 571,419,755,984 | 703,406,034,644 |
| - Long-term deposits, collateral received                                                   | 997,500,000     | 997,500,000     |
| - Other payables                                                                            | 570,422,255,984 | 702,408,534,644 |
| c) Unpaid overdue payables (Detailed Breakdown of Each Item and Reason for Overdue Payment) |                 |                 |

| 20. Unearned revenue                                 | End of period | Beginning of period |
|------------------------------------------------------|---------------|---------------------|
| a) Short-term                                        |               |                     |
| - Prepaid revenue                                    |               |                     |
| - Revenues from traditional customer loyalty program |               |                     |
| - Other unearned revenues                            | -             | -                   |
| <b>Total</b>                                         |               |                     |

|                                                        |  |  |
|--------------------------------------------------------|--|--|
| b) Long-term (details of each item such as short-term) |  |  |
| c) Impossibility of contract performance               |  |  |

| 21. Convertible bonds | End of period |               |      | Beginning of period |               |      |
|-----------------------|---------------|---------------|------|---------------------|---------------|------|
| 21.1.Regular bonds    | Value         | Interest rate | Term | Value               | Interest rate | Term |
| - Face value issue    |               |               |      |                     |               |      |
| - Discounted issue    |               |               |      |                     |               |      |
| - Premium issue       |               |               |      |                     |               |      |
| <b>Total</b>          | -             | -             | -    | -                   | -             | -    |

## 21.2. Convertible Bonds:

a) Convertible Bonds at the Beginning of the Period:

- Issuance time, original term, and remaining term of each type of convertible bond.
- Quantity of each type of convertible bond.
- Par value, interest rate of each type of convertible bond.
- Conversion rate into shares for each type of convertible bond.
- Discount rate used to determine the value of the principal debt for each type of convertible bond.
- The value of the principal debt and the option to convert into shares of each type of convertible bond.

b) Additional Convertible Bonds Issued During the Period:

- Issuance time, original term of each type of convertible bond.
- Quantity of each type of convertible bond.
- Par value, interest rate of each type of convertible bond.
- Conversion rate into shares for each type of convertible bond.
- Discount rate used to determine the value of the principal debt for each type of convertible bond.
- The value of the principal debt and the option to convert into shares of each type of convertible bond.

c) Convertible Bonds Converted into Shares During the Period:

- Quantity of each type of convertible bond converted into shares during the period; quantity of additional shares issued during the period for the conversion of bonds.
- The value of the principal debt of the convertible bonds that is recorded as an increase in equity capital.

d) Convertible Bonds that Mature Without Being Converted into Shares During the Period:

- Quantity of each type of convertible bond that matured without being converted into shares during the period.
- The value of the principal debt of the convertible bonds that is repaid to investors.

e) Convertible Bonds at the End of the Period:

- Original term and remaining term of each type of convertible bond.
- Quantity of each type of convertible bond.
- Par value, interest rate of each type of convertible bond.
- Conversion rate into shares for each type of convertible bond.
- Discount rate used to determine the value of the principal debt for each type of convertible bond.
- The value of the principal debt and the option to convert into shares of each type of convertible bond.

**22. Preferred Shares Classified as Debt:**

- Par value.
- Issuance target (management, staff, employees, other parties).



- Repurchase terms (time, repurchase price, and other basic terms in the issuance contract).
- Value repurchased during the period.
- Other disclosures.

| 23. Provisions for payables .                                                                                           | End of period | Beginning of period |
|-------------------------------------------------------------------------------------------------------------------------|---------------|---------------------|
| <b>a) Short-term provisions</b>                                                                                         |               |                     |
| - Provision for product warranty                                                                                        | -             | -                   |
| - Provision for construction warranty                                                                                   | -             | -                   |
| - Provision for corporate restructuring                                                                                 | -             | -                   |
| - Other provisions for payables (expenses of periodical repair of fixed assets, environmental restoration expenses, etc | -             | -                   |
| <b>Total</b>                                                                                                            | -             | -                   |
| <b>b) Long-term provisions</b>                                                                                          |               |                     |

#### 24. Deferred tax assets and deferred tax liabilities

| a) Deferred tax asset:                                                      | End of period      | Beginning of period |
|-----------------------------------------------------------------------------|--------------------|---------------------|
| - The income tax rate used to determine the value of the deferred tax asset |                    |                     |
| -The deferred tax asset related to deductible temporary differences         |                    |                     |
| - The deferred tax asset related to unused tax losses                       |                    |                     |
| - The deferred tax asset related to unused tax credits                      |                    |                     |
| - The offset with deferred tax liabilities                                  |                    |                     |
| <b>Deferred income tax assets</b>                                           | <b>277,369,058</b> | <b>440,307,996</b>  |

| b) Deferred income tax liabilities                                                         | End of period | Beginning of period |
|--------------------------------------------------------------------------------------------|---------------|---------------------|
| - Corporate Income Tax (CIT) rate used to determine the value of deferred tax liabilities. |               |                     |
| - Deferred tax liabilities arising from taxable temporary differences.                     |               |                     |
| - Amount offset against deferred tax assets.                                               |               |                     |

#### 25. Owner's equity

##### a) Statement of Changes in Equity

| Details of Contributed capital        |                     |                                         |                |                                   |                          |                   |                   |
|---------------------------------------|---------------------|-----------------------------------------|----------------|-----------------------------------|--------------------------|-------------------|-------------------|
|                                       | Contributed capital | Conversion options on convertible bonds | Other capital  | Differences revaluation of assets | Exchange rate difference | Retained earnings | Total             |
| A                                     | 1                   | 2                                       | 3              | 4                                 | 5                        | 6                 | 7                 |
| <b>Beginning balance of previous</b>  | 1,037,450,670,000   | -                                       | 19,248,305,374 | -                                 | -                        | 62,771,353,986    | 1,119,470,329,360 |
| - Increase in capital in previous     | -                   | -                                       | -              | -                                 | -                        | (39,526,870,527)  | (39,526,870,527)  |
| - Profit/(loss) for previous          | -                   | -                                       | -              | -                                 | -                        | 26,719,520,924    | 26,719,520,924    |
| - Other increase                      | -                   | -                                       | -              | -                                 | -                        | -                 | -                 |
| - Decrease in capital in previous     | -                   | -                                       | -              | -                                 | -                        | -                 | -                 |
| - Loss distribution                   | -                   | -                                       | -              | -                                 | -                        | -                 | -                 |
| - Other decrease                      | -                   | -                                       | -              | -                                 | -                        | (2,700,775,614)   | (2,700,775,614)   |
| <b>Beginning balance of current</b>   | 1,037,450,670,000   | -                                       | 19,248,305,374 | -                                 | -                        | 47,263,228,769    | 1,103,962,204,143 |
| - Increase in capital of this current | -                   | -                                       | -              | -                                 | -                        | -                 | -                 |
| - Profit/(loss) for this current      | -                   | -                                       | -              | -                                 | -                        | 18,995,297,474    | 18,995,297,474    |
| - Other increase                      | -                   | -                                       | -              | -                                 | -                        | -                 | -                 |
| - Decrease in capital in this current | -                   | -                                       | -              | -                                 | -                        | (46,055,973,909)  | (46,055,973,909)  |
| - Loss for this current               | -                   | -                                       | -              | -                                 | -                        | -                 | -                 |
| - Other decrease                      | -                   | -                                       | -              | -                                 | -                        | -                 | -                 |
| <b>Ending balance of this current</b> | 1,037,450,670,000   | -                                       | 19,248,305,374 | -                                 | -                        | 20,202,552,334    | 1,076,901,527,708 |

| b) Details of Contributed capital        |  |  | Beginning of period      | End of period            |
|------------------------------------------|--|--|--------------------------|--------------------------|
| - Parent company (if it is a subsidiary) |  |  | -                        | -                        |
| - Shareholder                            |  |  | 1,037,450,670,000        | 1,037,450,670,000        |
| - Number of treasury shares:             |  |  | -                        | -                        |
| <b>Total</b>                             |  |  | <b>1,037,450,670,000</b> | <b>1,037,450,670,000</b> |

| c) Capital transactions with owners and distribution of dividends and profits |  |  | This time         | Last time         |
|-------------------------------------------------------------------------------|--|--|-------------------|-------------------|
| - Owner's contributed capital                                                 |  |  |                   |                   |
| + At the beginning of the year                                                |  |  | 1,037,450,670,000 | 1,037,450,670,000 |
| + Increase in the year                                                        |  |  | -                 | -                 |



|                                    |                   |                   |
|------------------------------------|-------------------|-------------------|
| + Decrease in the year             | -                 | -                 |
| + At the end of the year           | 1,037,450,670,000 | 1,037,450,670,000 |
| - Distributed dividends and profit | -                 | -                 |

| d) Dividend                                                     | End of period | Beginning of period |
|-----------------------------------------------------------------|---------------|---------------------|
| - Dividends declared after the reporting date:                  |               |                     |
| +Dividends declared on common shares:.....                      |               |                     |
| + Dividends declared on preference shares:.....                 |               |                     |
| - Dividends on accumulated preference shares not recorded:..... |               |                     |

| d) Issued shares                                | End of period | Beginning of period |
|-------------------------------------------------|---------------|---------------------|
| - Quantity of Authorized issuing shares         | 103,745,067   | 103,745,067         |
| - Quantity of issued shares                     | 103,745,067   | 103,745,067         |
| + Common shares                                 | 103,745,067   | 103,745,067         |
| + Preference shares                             |               |                     |
| - Quantity of shares repurchased                | -             | -                   |
| + Common stocks                                 |               |                     |
| + Preference shares                             |               |                     |
| - Quantity of outstanding shares in circulation | 103,745,067   | 103,745,067         |
| + Common shares                                 | 103,745,067   | 103,745,067         |
| + Preference shares                             |               |                     |

\* Par value per share : 10.000 VND

e. Company's reserves:

18,306,372,388  
18,306,372,388

- Development and investment funds

- Other reserves

- Enterprise Restructuring Support Fund

g. Income and expenses, profits and losses directly recorded to owner's equity in accordance with specific Accounting standards .

| 26. Differences upon asset revaluation | End of period | Beginning of period |
|----------------------------------------|---------------|---------------------|
|                                        |               |                     |

| 27. Exchange Differences | End of period | Beginning of period |
|--------------------------|---------------|---------------------|
|                          |               |                     |

|                                                                               |  |  |
|-------------------------------------------------------------------------------|--|--|
| - Due to the translation of Financial Statements from foreign currency to VND |  |  |
| - Due to other reasons                                                        |  |  |

| 28. Off balance sheet items                                                                                                                          | End of period | Beginning of period |
|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------|
| a) Outsourced assets: The total minimum lease payments in the future for operating lease contracts of non-cancellable assets according to the terms. |               |                     |
| - 1 year or less                                                                                                                                     |               |                     |
| - Over 1 year to 5 years                                                                                                                             |               |                     |
| - Over 5 years                                                                                                                                       |               |                     |

b) Assets held in custody: The company must provide detailed explanations of the quantity, type, specifications, and quality of each type of asset as of the end of the period.

- Materials and goods held for processing: The company must provide detailed explanations of the quantity, type, specifications, and quality as of the end of the period.

- Goods held for sale on behalf of others, consignment goods, pledged or mortgaged goods: The company must provide detailed explanations of the quantity, type, specifications, and quality of each type of goods.

c) Foreign currencies: The company must provide detailed explanations of the quantity of each type of foreign currency, calculated in the original currency. Precious metals must be presented in terms of weight in both domestic and international units (Ounce), with the value explained in USD.

d) Precious metals and gemstones: The company must provide detailed explanations of the cost price, quantity (in international units), and type of precious metals and gemstones.

d) Doubtful debts that have been settled: The company must provide detailed explanations of the value (in the original currency) of doubtful debts that have been settled within 10 years from the date of settlement, broken down by debtor, and the reasons for the write-off of doubtful debts in accounting

e) Other information regarding items outside the balance sheet.

29. Other information that the company voluntarily explains and clarifies.

## V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT (REPORT ON BUSINESS ACTIVITIES)

Unit: VND



|                                                                                  | This time              | Last time              |
|----------------------------------------------------------------------------------|------------------------|------------------------|
| <b>01. Total Revenue from sale of goods and rendering of services (code 01).</b> | <b>234,671,135,557</b> | <b>580,442,287,344</b> |
| + Revenue from construction contracts                                            | 175,379,377,213        | 266,331,284,715        |
| + Revenue from real estate business                                              | 41,765,867,574         | 309,596,083,556        |
| + Revenue from sale of goods                                                     | 13,091,727,250         | 327,302,634            |
| + Revenue from rendering of services                                             | 4,434,163,520          | 4,187,616,439          |
| + Revenue from other industries                                                  | -                      | -                      |

|                                          | This time | Last time |
|------------------------------------------|-----------|-----------|
| <b>02. Revenue deductions (Code 02).</b> |           |           |
| + Trade discounts                        |           |           |
| + Sale discounts                         |           |           |
| + Sale returns                           |           |           |

|                                                          | This time              | Last time              |
|----------------------------------------------------------|------------------------|------------------------|
| <b>03. Cost of goods sold (code 11)</b>                  |                        |                        |
| - Cost of construction contracts                         | 171,385,750,919        | 262,929,951,426        |
| - Cost of assignment of investment properties            | 36,678,236,150         | 300,895,339,020        |
| - Cost of finished goods sold                            | 13,091,727,250         | 310,282,897            |
| - Cost of services rendered                              | 3,151,059,454          | 2,247,841,560          |
| - Expenses of sales of investment properties             | -                      | -                      |
| - Normal loss of inventories                             | -                      | -                      |
| - Abnormal loss of inventories                           | -                      | -                      |
| - Other abnormal expenses included in cost of goods sold | -                      | -                      |
| - Provision for devaluation of inventories               | -                      | -                      |
| - Cost of other industries                               | -                      | -                      |
| <b>Total</b>                                             | <b>224,306,773,773</b> | <b>566,383,414,903</b> |

|                                                           | This time             | Last time             |
|-----------------------------------------------------------|-----------------------|-----------------------|
| <b>04. Financial income (Code 21)</b>                     |                       |                       |
| - Interest income                                         | 22,407,239,964        | 19,497,745,801        |
| - Gain from disposal of financial investments             | -                     | -                     |
| - Dividends or profits received                           | -                     | -                     |
| - realised exchange gain                                  | -                     | -                     |
| - Interest from deferred payment sale or payment discount | -                     | -                     |
| - Other financial income                                  | -                     | -                     |
| <b>Total</b>                                              | <b>22,407,239,964</b> | <b>19,497,745,801</b> |

| 05. Financial expenses (Code 22).                                                             |  | This time               | Last time              |
|-----------------------------------------------------------------------------------------------|--|-------------------------|------------------------|
| - Interest expenses                                                                           |  | 15,062,621,166          | 28,960,481,215         |
| - Payment discount or interests from deferred payment purchase                                |  | -                       | -                      |
| - Loss from disposal of financial investments                                                 |  | -                       | -                      |
| - Realised exchange loss                                                                      |  | -                       | -                      |
| - Provision for diminution in value of trading securities and impairment loss from investment |  | (30,333,292,745)        | (30,746,941,903)       |
| - Other financial expenses                                                                    |  | -                       | -                      |
| - Other decreases in financial expenses.                                                      |  | -                       | -                      |
| <b>Total</b>                                                                                  |  | <b>(15,270,671,579)</b> | <b>(1,786,460,688)</b> |

| 06. Other Income                                  |  | This time          | Last time             |
|---------------------------------------------------|--|--------------------|-----------------------|
| - Gain from liquidation, disposal of fixed assets |  | 11,808,540         | -                     |
| - Gain from revaluation of assets                 |  | -                  | -                     |
| - Collected fines                                 |  | -                  | -                     |
| - Deductible taxes                                |  | -                  | -                     |
| - Others                                          |  | 939,136,873        | 25,635,267,764        |
| <b>Total</b>                                      |  | <b>950,945,413</b> | <b>25,635,267,764</b> |

| 07. Other expenses                                |  | This time        | Last time            |
|---------------------------------------------------|--|------------------|----------------------|
| - Loss from liquidation, disposal of fixed assets |  | -                | -                    |
| - Loss from revaluation of assets                 |  | -                | -                    |
| - Fines                                           |  | -                | -                    |
| - Others                                          |  | 9,878,992        | 2,955,610,293        |
| <b>Total</b>                                      |  | <b>9,878,992</b> | <b>2,955,610,293</b> |

| 08. Selling expenses and business management expenses                        |  | This time      | Last time      |
|------------------------------------------------------------------------------|--|----------------|----------------|
| a) Operating Expenses Incurred During the Period                             |  | 21,027,147,689 | 26,684,284,892 |
| - Details of expenses accounting for 10% or more of total operating expenses |  |                |                |
| - Other operating expenses                                                   |  |                |                |
| b) Selling Expenses Incurred During the Period                               |  | 4,411,138,938  | 2,186,765,139  |
| - Details of expenses accounting for 10% or more of total selling expenses   |  |                |                |
| - Other selling expenses                                                     |  |                |                |



| 09. Production and business costs by factor |  | This time              | Last time              |
|---------------------------------------------|--|------------------------|------------------------|
| - Raw materials                             |  | 116,848,838,335        | 192,619,317,487        |
| - Labour expenses                           |  | 14,279,700,500         | 36,249,537,181         |
| - Machinery expenses                        |  | 6,964,497,532          | 28,841,108,125         |
| - Expenses of outsourcing services          |  | 20,602,881,663         | 21,414,292,960         |
| - Other expenses in cash                    |  | 4,819,361,121          | 3,440,281,386          |
|                                             |  |                        |                        |
| <b>Total</b>                                |  | <b>163,515,279,151</b> | <b>282,564,537,139</b> |

| 10. Current corporate income tax expense (Code 51).              |  | This time     | Last time     |
|------------------------------------------------------------------|--|---------------|---------------|
| - Adjustment of tax expenses from previous years to current year |  |               |               |
| - Total current corporate income tax expense                     |  | 4,494,132,366 | 6,530,239,692 |

| 11. Deferred income tax (Code 52).                                             |  | This time   | Last time     |
|--------------------------------------------------------------------------------|--|-------------|---------------|
| - Deferred CIT expense relating to taxable temporary difference                |  |             |               |
| - Deferred CIT expense relating to reversal of Deferred income tax assets      |  |             |               |
| - Deferred CIT income arising from deductible temporary difference             |  |             |               |
| - Deferred CIT income arising from unused tax loss and tax credits             |  |             |               |
| - Deferred CIT income arising from reversal of deferred income tax liabilities |  |             |               |
| - Total deferred corporate income tax expense.                                 |  | 214,878,257 | (108,780,359) |

#### VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT

##### 1. Non-cash transactions affecting the cash flow statement and cash held by the enterprise but not used.

a) Acquisition of assets through the assumption of related debts or through financial lease transactions.

- Acquisition of a business through the issuance of shares.

- Conversion of debt into equity.

b) Acquisition and disposal of subsidiaries or other business units during the reporting period.

- Total value of acquisition or disposal.

- The portion of the acquisition or disposal value paid in cash and cash equivalents.

- The amount of cash and cash equivalents actually held in the acquired or disposed subsidiary or business unit.
- The portion of non-cash assets and liabilities in the acquired or disposed subsidiary or business unit during the period.
- c) Presentation of the value and reasons for large amounts of cash and cash equivalents held by the enterprise but not used due to legal restrictions or other binding commitments the enterprise must comply with.

#### VII. OTHER INFORMATION

1. Contingent liabilities, commitments, and other financial information.

2. Events occurring after the end of the financial year.

3. Information on related parties.

4. Presentation of assets, revenues, and business results by segment (by business area or geographical area) as per Accounting Standard No. 28.

5. Comparative information.

6. Information about going concern.

7. Other information.

Preparer



Pham Thanh Lam

Chief Accountant



Nguyen Tuan Anh

Approval date: day 30 month 07 year 2026

Chairman



Nguyen Dang Giap