

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness



CONSOLIDATED FINANCIAL STATEMENTS
QUARTER II - 2026

Ha Noi, July, 2026

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness



CONSOLIDATED FINANCIAL STATEMENTS
QUARTER II - 2026

Ha Noi, July, 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

ASSETS	Code	Note	Final number	Beginning balance
A - CURRENT ASSETS	100		1,990,565,405,295	2,213,482,031,581
I. Cash and cash equivalents	110		148,415,836,876	268,367,004,837
1. Cash	111		148,415,836,876	126,367,004,837
2. Cash equivalents	112			142,000,000,000
II. Short-term investments	120		142,130,043,635	158,365,773,162
1. Trading securities	121			
2. Provision for diminution in value of trading securities (*)	122			
3. Held-to-maturity investments	123		159,733,069,357	168,571,824,606
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			
III. Short-term receivables	130		643,643,455,541	760,135,226,630
1. Short-term trade receivables	131		328,854,508,147	427,442,833,761
2. Short-term prepayments to suppliers	132		239,083,252,300	249,075,564,258
3. Short-term intra-company receivables	133			
4. Receivables according to the progress of construction contracts	134			
6. Other short-term receivables	135		77,908,182,094	88,277,867,551
7. Provision for short-term doubtful debts (*)	136		-2,202,487,000	-4,661,038,940
8. Shortage of assets awaiting resolution	137			
IV. Inventories	140		959,174,625,522	912,746,275,930
1. Inventories	141		959,174,625,522	912,746,275,930
2. Provision for devaluation of inventories (*)	142			
V. Short-term biological assets	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			
VI. Other short-term assets	160		97,201,443,721	113,867,751,022
1. Short-term prepaid expenses	161		8,115,852,225	5,526,041,234
2. Deductible VAT	162		70,726,669,733	86,543,070,472
3. Taxes and other receivables from the State budget	163		18,358,921,763	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 - NON-CURRENT ASSETS	200		1,903,768,315,670	1,926,127,962,712
I. Long-term receivables	210		4,601,959,203	4,492,405,490
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		4,601,959,203	4,492,405,490
7. Provision for long-term doubtful debts (*)	216			
II. Fixed assets	220		1,227,318,177,703	1,252,752,166,363
1. Tangible fixed assets	221		1,195,878,275,301	1,221,298,930,629
- Historical cost	222		1,619,908,095,687	1,624,376,115,103
- Accumulated depreciation	223		-424,029,820,386	-403,077,184,474
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
III. Long-term biological assets	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			
IV. Investment properties	240		214,453,764,663	217,113,379,057
- Historical cost	241		256,875,057,081	256,143,361,901
- Accumulated depreciation	242		-42,421,292,418	-39,029,982,844
V. Long-term assets in progress	250		255,849,004,481	240,956,095,430
1. Long-term work in progress	251			
2. Construction in progress	252		255,849,004,481	240,956,095,430
VI. Long-term investments	260		163,960,387,613	163,960,387,613
1. Investments in subsidiaries	261			

ASSETS	Code	Note	Final number	Beginning balance
2. Investments in joint ventures and associates	262		163,960,387,613	163,960,387,613
3. Equity investments in other entities	263			
4. Provision for impairment of long-term investments in other entities (*)	264			
5. Long-term held-to-maturity investments	265			
6. Provision for long-term held-to-maturity investments (*)	266			
VII. Other non-current assets	270		37,585,022,007	46,853,528,759
1. Long-term prepaid expenses	271		37,163,689,766	46,327,152,980
2. Deferred income tax assets	272		421,332,241	526,375,779
3. Long-term equipment, supplies and spare parts	273			
4. Other long-term assets	274			
TOTAL ASSETS (280=100+200)	280		3,894,333,720,965	4,139,609,994,293
C - LIABILITIES	300		2,798,864,195,123	3,016,842,467,856
I. Current liabilities	310		1,812,975,118,065	1,985,969,574,937
1. Short-term trade payables	311		417,414,657,808	513,745,422,861
2. Short-term prepayments from customers	312		521,261,392,129	454,278,342,306
3. Dividends and profit payable	313		43,385,183,677	1,161,860
4. Taxes and other payables to State budget	314		14,088,786,415	45,249,258,955
5. Payables to employees	315		12,289,854,978	11,514,222,948
6. Short-term accrued expenses	316		4,955,287,426	12,389,022,226
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		286,257,834,673	275,026,669,095
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			
II. Non-current liabilities	330		985,889,077,058	1,030,872,892,919
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		414,077,219,071	327,074,756,272
10. Convertible bonds	340			
11. Preference shares	341			
12. Deferred income tax liabilities	342		392,102,003	392,102,003
13. Provisions for long-term payables	343			
14. Science and technology development fund	344			
D - OWNER'S EQUITY	400		1,095,469,525,842	1,122,767,526,437
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		19,231,671,660	46,526,858,403
- Retained earnings accumulated till the end of the previous year	420a		470,884,494	19,886,876,223
- Retained earnings of the current year	420b		18,760,787,166	26,639,982,180
11. Non-controlling interests	429		19,538,878,808	19,541,692,660
TOTAL CAPITAL (440=300+400)	440		3,894,333,720,965	4,139,609,994,293

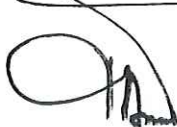
Approval date: Day 30 month 07 year 2026

PREPARER



Pham Thanh Lam

CHIEF ACCOUNTANT



Nguyen Tuan Anh

CHAIRMAN



HEAD OFFICE

Attached with Circular No. 99/2025/TT-BTC
dated October 27, 2025 of the Ministry of Finance**CONSOLIDATED STATEMENT OF INCOME**

Quarter II/2026

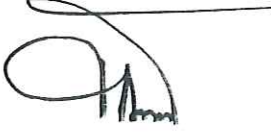
Items	Code	Note	Reporting period		Accumulated from the beginning of th	
			This year	Last year	This year	Last year
1. Revenue from sales of goods and rendering of services	01	VI.25	282,091,559,632	625,780,460,491	441,097,405,874	815,160,504,401
2. Revenue deductions	02					
3. Net revenue from sales of goods and rendering of services	10		282,091,559,632	625,780,460,491	441,097,405,874	815,160,504,401
4. Cost of goods sold	11	VI.28	234,675,131,992	578,570,126,638	349,437,721,573	723,640,760,977
5. Gross profit from sales of goods and rendering of services	20		47,416,427,640	47,210,333,853	91,659,684,301	91,519,743,424
6. Gain/(loss) from sale and disposal of investment property	21					
7. Financial income	22	VI.29	2,824,044,371	3,023,582,836	3,222,038,264	3,110,612,604
8. Financial expense	23	VI.30	16,211,154,828	29,860,338,790	29,735,681,024	43,300,933,082
In which: Interest expense			16,211,154,828	29,860,338,790	29,735,681,024	43,300,933,082
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		22,956,595,500	28,771,883,815	37,991,384,094	41,496,075,160
12. Net profit from operating activities	30		6,661,582,745	-10,585,071,055	21,917,885,176	7,417,087,133
13. Other income	31		941,066,421	25,635,267,764	1,572,408,568	26,036,869,145
14. Other expense	32		12,897,620	2,955,610,293	35,692,695	2,958,106,608
15. Other profit	40		928,168,801	22,679,657,471	1,536,715,873	23,078,762,537
16. Total net profit before tax	50		7,589,751,546	12,094,586,416	23,454,601,049	30,495,849,670
17. Current corporate income tax expense	51	VI.31	4,494,132,366	6,530,239,692	4,629,928,689	6,778,095,280
18. Deferred corporate income tax expense	52	VI.32	202,212,368	-98,291,824	66,699,046	-87,803,289
19. Profit after corporate income tax	60		2,893,406,812	5,662,638,548	18,757,973,314	23,805,557,679
20. Profit after tax of parent company	61		2,893,406,812	5,662,638,548	18,760,787,166	23,805,557,679
21. Profit after taxes of non-controlling shareholders	62				-2,813,852	
22. Basic earnings per share	70					
23. Declining earnings per share	71					

Approval date: Day 22. month 10. year 2026

PREPARER


Pham Thanh Lam

CHIEF ACCOUNTANT


Nguyen Tuan Anh

CHAIRMAN


Nguyen Dang Giap

CONSOLIDATED STATEMENT OF CASH FLOWS

Quarter II/2026

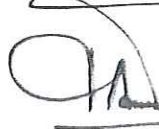
Items	Code	No	Reporting Period		Accumulated from the beginning of th	
			This year	Last year	This year	Last year
I. CASH FLOWS FROM BUSINESS ACTIVITIES						
1. Proceeds from sales of goods and rendering of services and other revenues	01		266,118,360,451	322,248,628,059	621,021,386,979	638,570,837,748
2. Cash paid to suppliers	02		-71,972,162,641	-124,565,892,781	-132,144,212,402	-256,335,806,552
3. Cash paid to employees	03		-14,522,070,603	-16,196,630,331	-30,206,123,546	-31,205,774,129
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		-13,409,763,828	-2,088,653,816
6. Other receipts from operating activities	06		565,315,169,021	427,443,370,836	1,066,300,553,439	759,675,048,200
7. Other payments on operating activities	07		-442,837,259,009	-643,448,365,474	-1,300,689,180,207	-1,160,661,029,503
Net cash flow from production and business activities	20		294,822,227,369	-39,288,175,803	197,949,438,693	-61,711,025,105
II. CASH FLOWS FROM INVESTING ACTIVITIES						
1. Purchase or construction of fixed assets and other long-term assets	21				-1,613,241,104	-5,898,655
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 enti	23		-43,000,000,000		-43,000,000,000	-50,000,000,000
4. Collection of loans and resale of debt instrument of othe entities	24		18,000,000,000		53,000,000,000	
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	3,023,582,836	3,199,561,570	3,110,612,604
Net cash flows from investment activities	30		-17,049,609,408	3,023,582,836	16,716,790,996	-129,755,286,051
III. CASH FLOWS FROM FINANCING ACTIVITIES						
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	222,611,474,118	266,143,897,349	394,033,404,419
4. Cash repayments of borrowings	34		-397,609,617,147	-267,569,785,693	-600,761,294,999	-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	-44,958,311,575	-334,617,397,650	14,367,416,983
Net cash flow during the period (50 = 20 + 30 + 40)	50		21,981,543,466	-81,222,904,542	-119,951,167,961	-177,098,894,173
Cash and cash equivalents at the beginning of the period	60		126,434,293,410	258,262,675,212	268,367,004,837	354,138,664,843
Effect of exchange rate fluctuations	61					
Cash and cash equivalents at end of period (70 = 50 + 60 61)	70		148,415,836,876	177,039,770,670	148,415,836,876	177,039,770,670

Approval date: Day 11, month 10, year 2026

PREPARER


Pham Thanh Lam

CHIEF ACCOUNTANT


Nguyen Tuan Anh



NOTES TO THE CONSOLIDATED 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	4,365,808,548	3,692,758,094	
- Demand deposits	144,050,028,328	122,674,246,743	
- Cash in transit	-	142,000,000,000	
Total	148,415,836,876	268,367,004,837	

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	159,733,069,357	142,130,043,635	(17,603,025,722)	168,571,824,606	178,777,876,050	(10,206,051,444)
b1) Short-term investments	159,733,069,357	142,130,043,635	(17,603,025,722)	168,571,824,606	178,777,876,050	(10,206,051,444)
- Term deposits	89,527,017,913	89,527,017,913	-	98,365,773,162	98,365,773,162	-

- Bonds	-	-	-	-	-	-
- Loans	70,206,051,444	52,603,025,722	(17,603,025,722)	70,206,051,444	80,412,102,888	(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	163,960,387,613	-	163,960,387,613	163,960,387,613	-	163,960,387,613
- Investment in 36.55 Joint Stock Company	7,673,859,423	-	7,673,859,423	7,673,859,423	-	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 Global Housing Development Investment Join Stock Company	73,426,528,190	-	73,426,528,190	73,426,528,190	-	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.

03. Trade receivables.		End of period	Beginning of period
a) Short-term		328,854,508,147	427,442,833,761
b) Long-term		-	-

04. Other receivables.

Items	End of period		Beginning of period	
	Value	Provision	Value	Provision
a) Short-term	643,643,455,541	(2,202,487,000)	760,135,226,630	(4,661,038,940)
- Trade receivables	328,854,508,147	(2,202,487,000)	427,442,833,761	(4,661,038,940)
- Prepayments to suppliers	239,083,252,300	-	249,075,564,258	-
- 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.	77,908,182,094	-	86,746,664,725	-
b) Long-Term	4,601,959,203	-	4,492,405,490	-
- Receivables from equitization	-	-	-	-
- Dividends receivable and profit distributed	-	-	-	-
- Receivables from employees	-	-	-	-
- Mortgages	4,601,959,203	-	4,492,405,490	-
- Others.	-	-	-	-
Total	648,245,414,744	(2,202,487,000)	764,627,632,120	(4,661,038,940)

05. Shortage of assets awaiting resolution	End of period	Beginning of period
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.	-	-	-	-
Total	959,174,625,522	-	912,746,275,930	-

- 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	255,849,004,481	255,849,004,481	240,956,095,430	240,956,095,430
Project No.6,8 Chua Boc	241,618,473,363	241,618,473,363	237,054,280,770	237,054,280,770
Other projects	14,230,531,118	14,230,531,118	3,901,814,660	3,901,814,660
Asset Purchase	-	-	-	-
Machinery and Equipment	-	-	-	-
Total	255,849,004,481	255,849,004,481	240,956,095,430	240,956,095,430

08. Tangible fixed assets.

Note		Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management equipment	Totals
Historical cost						
Beginning balance		1,567,770,594,578	9,061,505,394	31,843,237,655	15,700,777,476	1,624,376,115,103
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 increases		-	-	-	-	-
Decrease in period		-	6,268,518,519	-	87,100,000	6,355,618,519
- Transfer to investment properties		-	-	-	-	-
- Liquidation, disposal		-	6,268,518,519	-	87,100,000	6,355,618,519
- Other decrease		-	-	-	-	-
Ending balance		1,568,120,902,772	2,792,986,875	33,380,528,564	15,613,677,476	1,619,908,095,687
Accumulated depreciation						
Beginning balance		369,930,390,645	3,564,656,527	17,316,099,631	12,266,037,671	403,077,184,474
Increase in period		19,785,184,121	388,657,407	1,467,850,392	558,371,051	22,200,062,971
- Depreciation in period		19,785,184,121	388,657,407	1,467,850,392	558,371,051	22,200,062,971
- Other increase		-	-	-	-	-
Decrease in period		-	1,160,327,059	-	87,100,000	1,247,427,059
- Transfer to investment properties		-	-	-	-	-

- Liquidation, disposal	-	1,160,327,059	-	87,100,000	1,247,427,059
- Other decrease	-	-	-	-	-
Ending balance	389,715,574,766	2,792,986,875	18,783,950,023	12,737,308,722	424,029,820,386
Net carrying amount					
- Beginning balance	1,197,840,203,933	5,496,848,867	14,527,138,024	3,434,739,805	1,221,298,930,629
- Ending balance	1,178,405,328,006	0	14,596,578,541	2,876,368,754	1,195,878,275,301

* 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
Historical cost					-
Beginning balance	31,385,135,374	-	-	729,570,000	32,114,705,374
- Purchase in the year	-	-	-	-	-
- Internally generated assets	-	-	-	-	-
- Increase due to merger	-	-	-	-	-
- Other increase	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-
- Other decrease	-	-	-	-	-
Ending balance of the year	31,385,135,374	-	-	729,570,000	32,114,705,374
Accumulated amortization					-
Beginning balance	-	-	-	661,469,640	661,469,640
- Amortization in the year	-	-	-	13,333,332	13,333,332
- Other increase	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-
- Other decrease	-	-	-	-	-
Ending balance of the year	-	-	-	674,802,972	674,802,972
Net carrying amount					-
- 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		8,115,852,225	5,526,041,234
- Prepaid expenses of operating lease		-	-
- Dispatched tools and supplies		-	-
- Borrowing costs		-	-
- Others		8,115,852,225	5,526,041,234
b) Long-term		37,163,689,766	46,327,152,980
- Expenses of enterprise establishment		-	-
- Insurance premiums		-	-
- Others		37,163,689,766	46,327,152,980
Total		45,279,541,991	51,853,194,214

	End of period	Beginning of period
13. Other assets		
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	414,077,219,071	414,077,219,071	295,212,506,256	208,210,043,457	327,074,756,272
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
Military Commercial Joint Stock Bank - Hue Branch	257,047,985,913	257,047,985,913	257,047,985,913	-	-
Nguyen Dang Hung (1)	80,125,000,000	80,125,000,000	16,447,061,518	-	63,677,938,482
Nguyen Dang Hung (2)	46,890,683,071	46,890,683,071	2,164,065,603	2,962,057,544	47,688,675,012
Total	924,714,407,444	924,714,407,444	569,790,501,979	644,961,294,999	999,885,200,464

c) Finance lease liabilities

Duration	This time			Last time	
	Total finance lease payments	Pay interest	Principal repayment	Total finance lease payments	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				
Total	-	-	-	-

15. Trade payables	End of period		Beginning of period	
	Value	Number of debtors	Value	Number of debtors
a) Short-term	417,414,657,808	417,414,657,808	513,745,422,861	513,745,422,861
b) Long-term	-	-	-	-
Total	417,414,657,808	417,414,657,808	513,745,422,861	513,745,422,861

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

16. Dividends and profit payable	End of period		Beginning of period	
Khoản mục	End of period	Beginning of period	End of period	Beginning of period
Dividends and profit payable	43,385,183,677	1,161,860	43,385,183,677	1,161,860
Cộng	43,385,183,677	1,161,860	43,385,183,677	1,161,860

17. Taxes and other receivables from the State budget	Beginning of period		Actual payment		End of period	
	Beginning of period	Amount payable	Actual payment	End of period	Beginning of period	End of period
- Value-added tax	(69,391,634,664)	17,048,283,387	19,675,125,584	(72,018,476,861)		
- Special excise tax	-	-	-	-		

- Export, import duties	-	-	-	-
- Value-added tax on imported goods	-	-	-	-
- Corporate income tax	5,462,169,191	4,591,584,197	13,409,763,828	(3,356,010,440)
- Personal income tax	915,325,952	622,051,798	1,240,460,617	296,917,133
- 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	3,968,856,560	3,886,466,359	134,865,797
Total	(63,092,450,833)	34,855,585,166	46,759,939,414	(74,996,805,081)

18. Accrued expenses			End of period	Beginning of period
a) Short-term			4,955,287,426	12,389,022,226
- Accrued annual leave salary			-	-
- Expense of business cessation			-	-
- Estimated cost of goods/real estate sold			-	-
- Other accrued expenses			4,955,287,426	12,389,022,226
b) Long-term accrued expenses			-	-
- Interest expense			-	-
- Other accrued expenses			-	-
Total			4,955,287,426	12,389,022,226

19. Other payables			End of period	Beginning of period
a) Short-term				
- Surplus of assets awaiting resolution			-	-
- Trade union fee			432,806,545	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	12,708,245
- Payables on equitization			-	-
- Short-term deposits, collateral received			-	-
- Other payables			283,614,896,445	272,116,379,728
Total			286,257,834,673	275,026,669,095

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		
Total	-	-

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						
Total	-	-	-	-	-	-

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
a) Short-term provisions		
- 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	-	-

Total		-	-
b) Long-term provisions			

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		
Deferred income tax assets	421,332,241	526,375,779

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	Exchange rate difference	Other capital	Differences revaluation of assets	Non - Controlling Interest	Retained earnings	Total
A	1	2	3	4	5	6	7	8
Beginning balance of previous	1,037,450,670,000	-	-	19,248,305,374	-	-	62,114,522,364	1,118,813,497,738
- Increase in capital in previous	-	-	-	-	-	19,541,690,000	(39,526,870,527)	(19,985,180,527)
- Profit/(loss) for previous	-	-	-	-	-	2,660	26,639,982,180	26,639,984,840
- Other increase	-	-	-	-	-	-	-	-
- Decrease in capital in previous	-	-	-	-	-	-	-	-
- Loss distribution	-	-	-	-	-	-	-	-
- Other decrease	-	-	-	-	-	-	(2,700,775,614)	(2,700,775,614)
Beginning balance of current	1,037,450,670,000	-	-	19,248,305,374	-	19,541,692,660	46,526,858,403	1,122,767,526,437

+ 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 :.....

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
01. Total Revenue from sale of goods and rendering of services (code 01).	282,091,559,632	625,780,460,491
+ Revenue from construction contracts	172,527,117,954	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	54,706,846,854	49,525,789,586
+ Revenue from other industries	-	-

02. Revenue deductions (Code 02).	This time	Last time
+ Trade discounts		
+ Sale discounts		
+ Sale returns		

03. Cost of goods sold (code 11)	This time	Last time
- Cost of construction contracts	168,681,809,141	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	16,349,784,503	14,434,553,295
- 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	-	-
Total	234,801,557,044	578,570,126,638

04. Financial income (Code 21)	This time	Last time
- Interest income	2,824,044,371	3,023,582,836
- Gain from disposal of financial investments	-	-
- Dividends or profits received	-	-
- Realised exchange gain	-	-
- Interest from deferred payment sale or payment discount	-	-
- Other financial income	-	-
Total	2,824,044,371	3,023,582,836

05. Financial expenses (Code 22).	This time	Last time
- Interest expenses	16,211,154,828	29,860,338,790
- 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	-	-
- Other financial expenses	-	-
- Other decreases in financial expenses.	-	-
Total	16,211,154,828	29,860,338,790

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	929,257,881	25,635,267,764
Total	941,066,421	25,635,267,764

07. Other expenses		This time	Last time
- Loss from liquidation, disposal of fixed assets		-	-
- Loss from revaluation of assets		-	-
- Fines		-	-
- Others		12,897,620	2,955,610,293
Total		12,897,620	2,955,610,293

08. Selling expenses and business management expenses		This time	Last time
a) Operating Expenses Incurred During the Period		22,956,595,500	28,771,883,815
- 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		116,889,423,189	192,668,915,365
- Labour expenses		15,672,940,385	38,142,177,077
- Machinery expenses		6,964,497,532	28,844,358,125
- Expenses of outsourcing services		33,879,151,169	33,774,315,079
- Other expenses in cash		5,326,269,546	3,515,524,833
Total		178,732,281,821	296,945,290,479

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.	202,212,368	(98,291,824)

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

[Signature]

Pham Thanh Lam

Chief Accountant

[Signature]

Nguyen Tuan Anh

Approval date: day 30 month 07 year 2026

Chairman



Nguyen Dang Giap