

VINAHUD HOUSING AND URBAN DEVELOPMENT INVESTMENT JOINT STOCK COMPANY

Address: 105 Nguyen Ba Khoan Street, Yen Hoa Ward, Hanoi City

Phone: 024.37835757

FINANCIAL REPORT

VINAHUD HOUSING AND URBAN DEVELOPMENT INVESTMENT JOINT STOCK COMPANY

Third quarter of 2026

Hanoi, October 14 2026



FINANCIAL STATEMENT REPORT

As of September 30, 2026

Unit of measurement: VND

ASSET	Code numbe	Explanati on	Final number	Beginning balance
1	2	3	4	5
A. SHORT-TERM ASSETS	100		47,096,954,710	50,743,232,514
I. Cash and cash equivalents	110		2,714,944,476	4,199,348,683
1. Money	111	V.1	2,714,944,476	4,199,348,683
III. Short-term receivables	130		18,691,493,132	20,297,623,790
1. Short-term receivables from customers	131	V.3	17,927,903,324	19,579,047,360
2. Prepayment to short-term sellers	132	V.4	355,241,800	310,795,422
5. Other short-term receivables	135	V.5.1	507,465,746	506,898,746
6. Provision for doubtful short-term receivables (*)	136		(99,117,738)	(99,117,738)
IV. Inventory	140	V.6	18,961,212,274	18,961,212,274
1. Inventory	141		19,844,973,929	19,844,973,929
2. Provision for inventory devaluation (*)	142		(883,761,655)	(883,761,655)
VI. Other short-term assets	160		6,729,304,828	7,285,047,767
2. Deductible VAT	162		6,729,304,828	7,148,233,213
3. Taxes and other amounts due to the State	163		-	136,814,554
B. OTHER LONG-TERM ASSETS	200		73,670,402,776	1,553,094,421,439
I. Long-term receivables	210		8,000,000	8,000,000
5. Other long-term receivables	215	V.5.2	8,000,000	8,000,000
II. Fixed Assets	220		29,962,827,067	31,864,366,381
1. Tangible fixed assets	221	V.7	19,583,984,035	21,243,160,279
- Original price	222		35,954,593,592	35,954,593,592
- Accumulated depreciation value (*)	223		(16,370,609,557)	(14,711,433,313)
3. Intangible fixed assets	227	V.8	10,378,843,032	10,621,206,102
- Original price	228		15,592,024,335	15,592,024,335
- Accumulated depreciation value (*)	229		(5,213,181,303)	(4,970,818,233)
IV. Investment Properties	240	V.9	8,649,638,025	9,357,402,003
- Original price	241		18,833,581,928	18,833,581,928
- Accumulated depreciation value (*)	242		(10,183,943,903)	(9,476,179,925)
VI. Long-term financial investment	260	V.2	34,436,699,233	1,509,411,699,233
1. Investing in subsidiaries	261		-	1,474,975,000,000
2. Investing in joint ventures and affiliated companies.	262		35,000,000,000	35,000,000,000
3. Provision for long-term investment losses in other entities (*)	264		(563,300,767)	(563,300,767)
VII. Other long-term assets	270		613,238,451	2,452,953,822
1. Long-term deferred costs	271	V.10.2	613,238,451	2,452,953,822
TOTAL ASSETS	280		120,767,357,486	1,603,837,653,953

1	2	3	4	5
C. LIABILITIES	300		109,873,597,772	1,587,693,946,563
I. Short-term debt	310		109,768,097,772	1,572,736,939,716
1. Short-term payables to suppliers.	311	V.12	2,327,959,828	2,322,248,265
2. Short-term advance payment by the buyer	312	V.11	-	11,000,000
4. Taxes and other payments due to the State	314	V.13	596,419,888	1,785,698,274
5. Workers must be paid.	315		209,718,660	377,491,165
6. Short-term payables	316	V.14	5,700,129,333	39,181,402,071
10. Other short-term payables	320	V.15	78,785,562,427	699,894,839,867
11. Short-term loans and financial leases	321	V.11	20,555,500,000	827,571,452,438
13. Reward and Welfare Fund	323		1,592,807,636	1,592,807,636
II. Long-term debt	330		105,500,000	14,957,006,847
4. Long-term costs	334		-	14,851,506,847
8. Other long-term payables	338	V.15	105,500,000	105,500,000
D. EQUITY	400	V.16	10,893,759,714	16,143,707,390
1. Owner's equity contribution	411		380,000,000,000	380,000,000,000
- Common stock with voting rights	411a		380,000,000,000	380,000,000,000
2. Shareholder surplus	412		(4,034,545,455)	(4,034,545,455)
8. Development Investment Fund	418		4,412,975,001	4,412,975,001
10. Undistributed after-tax profit	420		(369,484,669,832)	(364,234,722,156)
- Undistributed net profit accumulated up to the end of the previous period	420a		(364,234,722,156)	(269,027,767,642)
- Undistributed net profit for this period	420b		(5,249,947,676)	(95,206,954,514)
TOTAL FUNDING	440		120,767,357,486	1,603,837,653,953

Schedule maker



Nguyen Thi My Duyen

Chief Accountant



Khuong Thi Huong

Hanoi, October 14 2026

Chairman of the Board



Truong Quang Minh

VINAHUD HOUSING AND URBAN DEVELOPMENT INVESTMENT JOINT STOCK COMPANY

Address: 105 Nguyen Ba Khoan Street, Yen Hoa Ward, Hanoi City

Phone: 024.37835757

Separate financial statements
Third quarter of 2026
ending on September 30, 2026

REPORT ON BUSINESS PERFORMANCE

Third quarter of 2026

Unit of measurement: VND
Cumulative figures from the beginning of the year to the end of this quarter.

No.	TARGETS	Code number	Explanation	Dear Mr.		Cumulative figures from the beginning of the year to the end of this quarter.			
				This year	Last year	This year	Last year	This year	Last year
				4	5	6	7		
1.	Revenue from sales and services	01	VI.1	2,706,457,669	8,805,212,151	5,523,574,576	32,022,529,371		
2.	Revenue deductions	02	VI.2	-	-	-	-		
3.	Net revenue from sales and provision of services	10	VI.3	2,706,457,669	8,805,212,151	5,523,574,576	32,022,529,371		
4.	Cost of goods sold	11	VI.4	854,058,124	6,875,056,745	2,061,050,934	26,540,350,393		
5.	Gross profit from sales and services	20		1,852,399,545	1,930,155,406	3,462,523,642	5,482,178,978		
7.	Financial operating revenue	22	VI.5	121,747	3,687,023	45,102,371,735	5,291,174		
8.	Financial costs (*)	23	VI.6	621,733,480	7,780,711,933	46,133,515,627	58,652,771,102		
	- Including: interest expense	24		621,733,480	14,563,234,473	14,782,945,764	55,998,230,628		
9.	Cost of goods sold	25	VI.7	-	82,977,666	-	250,511,014		
10.	Business management costs	26	VI.8	2,176,952,412	2,634,906,710	7,680,174,065	6,836,002,079		
11.	Net profit from business operations	30		(946,164,600)	(8,564,753,880)	(5,248,794,315)	(60,251,814,043)		
12.	Other income	31		-	100,000,000	-	100,000,000		
13.	Other expenses	32		-	609,386,183	1,153,361	841,219,257		
14.	Other profits	40		-	(509,386,183)	(1,153,361)	(741,219,257)		
15.	Total accounting profit before tax	50		(946,164,600)	(9,074,140,063)	(5,249,947,676)	(60,993,033,300)		
16.	Current corporate income tax expense	51	VI.9	-	-	-	-		
17.	Deferred corporate income tax expense	52		-	-	-	-		
18.	Net profit after corporate income tax	60		(946,164,600)	(9,074,140,063)	(5,249,947,676)	(60,993,033,300)		
19.	Earnings per share	70		(25)	(239)	(138)	(1,605)		

Schedule maker

Signature

Nguyen Thi My Duyen

Chief Accountant

Signature

Khuong Thi Huong

Hanoi, October 14 2026
Chairman of the Board
Signature
Truong Quang Minh
AMDN: 0102934343

CASH FLOW STATEMENT**(Using the indirect method)****As of September 30, 2026***Unit of measurement: VND*

Target	Code number	Explanation	from the beginning of the year to the end of	
			From January 1, 2026 to September 30, 2026	From January 1, 2025 to September 30, 2025
(1)	(2)	(3)	(4)	(5)
I. Cash flow from operating activities				
1. Profit before tax	01		(5,249,947,676)	(60,993,033,300)
2. Adjustments for the amounts				
- Depreciation of fixed assets	02		2,609,303,292	(2,865,059,793)
- Provisions	03		-	-
- Profit and loss from investment activities	05		(45,102,371,735)	(5,291,174)
- Interest expense	06		14,434,260,986	75,122,153,496
3. Profit from business operations before changes in working capital.	08		(33,308,755,133)	11,258,769,229
- Increase or decrease in accounts receivable	09		2,161,873,597	5,006,471,579
- Increase or decrease in inventory	10			5,048,310,320
- Increases and decreases in liabilities (excluding interest payable and income tax payable)	11		(635,630,117,321)	507,199,208,359
- Increase or decrease in deferred expenses.	12		1,839,715,371	1,875,955,374
Borrowing costs paid	14		(48,537,267,204)	(330,305,895,160)
- Corporate income tax already paid	15		(1,071,272,814)	(1,636,197,882)
- Other income from business operations	16		-	100,000,000
- Other expenses from business operations	17		-	(825,894,599)
Net cash flow from operating activities	20		(714,545,823,504)	197,720,727,220
6. Recovered investment capital contributed to other entities.	26		1,474,975,000,000	
7. Interest income from loans, dividends, and distributed profits.	27		45,102,371,735	5,291,174
Net cash flow from investing activities	30		1,520,077,371,735	5,291,174
3. Money received from borrowing.	33	VII.1	-	1,348,791,802,438
4. Loan principal repayment	34	VII.2	(807,015,952,438)	(1,546,055,850,000)
Net cash flow from financing activities	40		(807,015,952,438)	(197,264,047,562)
Net cash flow during the period	50		(1,484,404,207)	461,970,832
Cash and cash equivalents at the beginning of the period	60		4,199,348,683	814,548,645
Cash and cash equivalents at the end of the period	70		2,714,944,476	1,276,519,477

Prepared by



Nguyen Thi My Duyen

Chief Accountant



Khuong Thi Huong



NOTES TO THE FINANCIAL STATEMENTS

Operating period as of September 30, 2026

I. Characteristics of business operations

1. Form of capital ownership:

Vinahud Housing and Urban Development Investment Joint Stock Company (hereinafter referred to as "the Company") was established according to Business Registration Certificate No.: 0102294285 issued by the Hanoi Department of Planning and Investment. First registered on June 19, 2007, 12th amendment on November 7, 2022.

The registered capital as stated in the Company's Business Registration Certificate as of September 30, 2026 is VND 380,000,000,000, divided into 38,000,000 shares with a par value of VND 10,000 per share.

The company's head office is located at: Vinahud Building, 105 Nguyen Ba Khoan Street, Yen Hoa Ward, Hanoi City.

2 **Total number of employees and contract workers as of September 30, 2026: 17 people.**

3 **Business field: Real estate business.**

4 **Business lines**

But Real estate investment and business.

But Managing and operating services within urban areas, housing areas, and residential areas: food and beverage services, entertainment, and sports (excluding types of entertainment prohibited by the State);

But Investment consulting, project planning and management consulting (only operating when meeting the capacity requirements as prescribed by law); Consulting on overall site design, interior and exterior architecture for civil and industrial works; Consulting on supervision of installation of electrical equipment and electrical technology equipment in civil works; Consulting on construction supervision and completion of civil and industrial works; Preparation and verification of investment projects (design only within the scope of designs registered in the business); Consulting on contractor selection (excluding determining the bid price and contract price in construction activities);

But Import and export business of machinery, materials and equipment serving civil, industrial and technical infrastructure projects; investment in construction and management of urban areas, housing areas, industrial zones and residential areas.

But Manufacturing and trading of building materials;

But Providing services for the supply, installation, repair, and warranty of refrigeration equipment, fire and explosion

But Transporting goods under contract or along fixed routes;

But Interior and exterior finishing;

But Consulting on new technology equipment and automation equipment;

But Other support services related to transportation;

But Consulting, brokerage, and auctioning of real estate, and auctioning of land use rights;

But Demolition and site preparation in construction;

But Install the electrical system;

But Wholesale trade of food, agricultural and forestry raw materials (excluding wood, bamboo, and rattan) and live animals (excluding those prohibited by the state);

But Retail sale of food, beverages, and other goods in specialized stores;

But Apartment building management and operation;

Construction and development of civil, industrial, infrastructure, water supply and drainage, waste treatment, environmental, urban, housing, residential, electricity, water, and air conditioning projects; Construction of high-tech and underground projects; Undertaking construction and installation contracts for industrial and construction projects abroad; Construction of irrigation and hydroelectric projects.

But Construction of road infrastructure; Construction of public works;

But Wholesale of machinery, equipment and other machine parts;

But Retail sale of household electrical appliances, beds, wardrobes, tables, chairs and similar furniture, lamps and electric lighting fixtures, and other household goods not elsewhere classified in specialized stores;

But Commodity contract brokerage (excluding financial, legal, accounting, auditing, and securities consulting).

Business structure

Details regarding the Company's affiliated companies as of September 30, 2026 are as follows:

Name of subsidiary or affiliated company	Address	Ownership percentage as of September 30, 2026	Voting ratios as of September 30, 2026	Main activities
Vien Nam Real Estate Investment Joint Stock Company	Peace	35%	35%	Real estate business

II. Accounting period, currency used in accounting

This is the Q2 Financial Report for the accounting period beginning January 1, 2026 and ending September 30, 2026.

The currency used for accounting records, preparation, and presentation of financial statements is the Vietnamese Dong (VND).

III. Accounting standards and accounting system applied

The company applies Vietnamese Accounting Standards and the Enterprise Accounting System issued under

1. Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance guiding the Enterprise Accounting System.

The accompanying financial statements are not intended to reflect the financial position, business performance, and cash flow situation in accordance with generally accepted accounting principles and practices in countries other than Vietnam.

2. Statement of compliance with accounting standards and accounting regulations:

But The Company's financial statements are prepared and presented in compliance with the requirements of current Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System, as well as relevant legal regulations concerning the preparation and presentation of financial statements.

But Specifically, Accounting Standard No. 28 - Segment Reporting has not been applied by the Company in the presentation of these Financial Statements.

IV. Accounting policies applied

The following are the main accounting policies applied by the Company in preparing its financial statements:

1. Types of exchange rates used in accounting:

a Principles for determining the actual exchange rate:

But The actual exchange rate for foreign currency transactions occurring during the period:

+ The exchange rate used in foreign currency transactions is the rate agreed upon in the foreign currency purchase and sale contract between the enterprise and the commercial bank.

- + If the contract does not specify the exchange rate for payment, the enterprise shall record the transaction in its accounting books according to the following principle:

The actual exchange rate used when recording accounts receivable is the buying rate of the commercial bank where the business designates the customer to make payment at the time the transaction occurs.

The actual exchange rate used when recording liabilities is the selling rate of the commercial bank where the business expects to conduct the transaction at the time the transaction occurs.

For asset purchases or expenses paid immediately in foreign currency, the actual exchange rate is the buying rate of the commercial bank where the business makes the payment.

- But The actual exchange rate used when revaluing monetary items denominated in foreign currency at the time of preparing the financial statements is the published exchange rate of the commercial bank where the enterprise regularly conducts transactions, according to the following principle:

- + The actual exchange rate used when revaluing monetary items denominated in foreign currencies and classified as assets is the buying rate of the commercial bank where the enterprise regularly conducts transactions at the time of preparing the financial statements. For foreign currency deposits in banks, the actual exchange rate used for revaluation is the buying rate of the same bank where the enterprise maintains its foreign currency account.

- + The actual exchange rate used when revaluing monetary items denominated in foreign currencies and classified as liabilities is the selling rate of foreign currency by commercial banks at the time of preparing the financial statements.

b Principles for determining the book exchange rate: The book exchange rate includes either the actual specific book exchange rate or the moving weighted average book exchange rate.

- But The actual specific book exchange rate: This is the exchange rate used when recovering accounts receivable, deposits, or settling accounts payable in foreign currency, determined according to the exchange rate at the time the transaction occurs or at the time of the end-of-period revaluation for each item.

- But The moving weighted average book exchange rate is the rate used on the credit side of the cash account when making payments in foreign currency. It is determined by dividing the total value reflected on the debit side of the cash account by the actual amount of foreign currency available at the time of payment.

c Principles for applying exchange rates in accounting:

- But When transactions in foreign currency occur, the actual exchange rate at the time the transaction occurs is used to convert to the accounting currency for:

- + Accounts reflect revenue and other income. However, in the case of the sale of goods, provision of services, or The accounts reflect production costs, business expenses, and other expenses. However, in the case of allocating prepaid expenses to production and business expenses in the period, the expense is recorded at the actual exchange rate at the time of prepayment.

- + The accounts reflect assets. However, in cases where the purchased asset is related to a prepayment to the seller, the asset value corresponding to the prepayment amount is determined using the actual exchange rate at the time of the prepayment to the seller.

- + Equity account type.

- + Debit accounts receivable; Debit cash accounts; Debit accounts payable when a prepayment transaction to a supplier occurs.

- + The creditor has accounts payable; the creditor has accounts receivable when a transaction occurs involving receiving advance payments from buyers.

- But When transactions in foreign currency occur, the specific actual book exchange rate is used to convert to the accounting currency for the following types of accounts:

+ The credit side includes accounts receivable (except for transactions involving advance payments from buyers); the debit side includes accounts receivable when settling advance payments from buyers due to the delivery of products, goods, fixed assets, provision of services, or accepted work volume; the credit side includes deposit accounts, collateral accounts, and prepaid expenses.

+ Debit accounts payable (excluding prepayments to suppliers); Credit accounts payable when settling advance payments to suppliers upon receipt of products, goods, fixed assets, services, or acceptance of completed work.

+ In cases where multiple receipts or payments in foreign currency arise during the period with the same entity, the actual book exchange rate for each entity is determined based on the moving weighted average of the transactions with those entities.

But When making payments in foreign currency, the moving weighted average exchange rate is used to convert to the accounting currency on the credit side of cash accounts.

2. Principles for recognizing cash and cash equivalents

Principles for determining cash equivalents:

Cash and cash equivalents include: cash on hand, bank deposits (demand deposits), cash in transit, and other cash equivalents of the enterprise. Cash equivalents are short-term investments with a recovery period of no more than 3 months, which are easily convertible into a defined amount of cash and have no risk in converting to cash at the time of reporting.

3. Principles for recognizing financial investments

Short-term financial investments: time deposits, loans held to maturity, and other investments with a remaining term of no more than 12 months from the reporting date are recorded at cost.

The Company's long-term financial investments, including investments in subsidiaries, joint ventures, associated companies, and other long-term investments, are recognized at cost, starting from the date of capital contribution or bond purchase.

Methods for establishing provisions for impairment of short-term and long-term investments:

Provisions for impairment of short-term and long-term investments are applied according to the guidelines in Circular No. 228/2009/TT-BTC dated December 7, 2009 and Circular No. 89/2013/TT-BTC dated June 28, 2013 of the Ministry of Finance.

4. Principles for recognizing trade receivables and other receivables:

Recognition principle: Accounts receivable from customers, prepayments to suppliers, intercompany receivables, and other receivables at the reporting date, if:

But Assets with a maturity period of no more than 12 months or one normal business cycle from the reporting date are classified as current assets.

But Items that were not classified as short-term are reclassified as long-term.

Provision for doubtful receivables: The provision for doubtful receivables represents the expected loss of value from accounts receivable that will not be paid by customers at the time of preparing the financial statements. Increases or decreases in the balance of the provision account are accounted for as business management expenses in the period.

5. Principles of Inventory Recognition

Principles of inventory valuation and methods for determining the value of ending inventory:

Inventory is determined on the basis of cost. The cost of inventory includes: the purchase cost, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition. Inventory does not include the value of long-term work-in-progress and the value of long-term equipment, materials, and spare parts.

These costs are not included in the cost of inventory:

But The cost of raw materials, labor, and other production and business expenses are exceeding normal levels.

But Inventory storage costs exclude inventory storage costs necessary for the subsequent production process and inventory storage costs incurred during the purchasing process.

But Cost of goods sold.

But Business management costs....

Method for determining the value of ending inventory: Ending inventory value Beginning inventory value Value of goods received during the period - Value of goods sold during the period. (Method for calculating the cost of goods sold using the weighted average method).

Inventory accounting method: Perpetual inventory method.

Create a provision for inventory devaluation:

The provision for inventory devaluation, established at the time of preparing the financial statements, is the difference between the original cost of inventory and its net realizable value. Increases or decreases in the balance of the provision for inventory devaluation are accounted for in the cost of goods sold.

6. Principles for recognizing and depreciating fixed assets.

Principles for recognizing tangible and intangible fixed assets and financial leases.

The company's fixed assets are accounted for according to three indicators: original cost, accumulated depreciation, and net book value.

The original cost of a fixed asset is determined as the purchase price (minus any trade discounts or price reductions) and all costs directly related to bringing the asset into a ready-to-use condition.

Fixed asset depreciation methods

Fixed assets are depreciated over their estimated useful life using the straight-line depreciation method. The depreciation period is calculated according to the depreciation period stipulated in Circular No. 45/2013/TT-BTC dated April 25, 2013, of the Ministry of Finance. The specific depreciation periods are as follows:

Type of asset	Customer time
Houses, buildings	06 - 50 years
Machinery and equipment	03 - 12 years
Transportation	6 - 10 years
Management device	3 - 10 years
Other fixed assets	03 - 05 years
Intangible fixed assets	03 - 50 years

7. Principles for recognizing and capitalizing prepaid expenses.

Prepaid expenses include short-term or long-term prepaid expenses on the balance sheet and are amortized over the prepayment period of the expense corresponding to the economic benefits generated from these expenses.

But Long-term prepaid expenses include:

But Prepaid expenses for infrastructure leasing and operating leases of fixed assets.

But The cost of insurance and other fees that a business purchases and pays once for multiple accounting periods.

- But Tools, equipment, and packaging for rental goods are items used in operations spanning multiple accounting periods.
- But Upfront costs for interest on loans or bonds paid upon issuance.
- But For major repair costs of fixed assets that arise once and are of significant value, the enterprise does not make provisions for these costs in advance and allocates them over a maximum of 3 years.
- But The difference between the selling price and the remaining value of the fixed asset sold and leased back is considered an operating lease.
- But This applies to business mergers that do not result in a parent-subsidiary relationship but give rise to goodwill, or to the privatization of state-owned enterprises that do give rise to business goodwill.
- But Other prepaid expenses serve the business operations of multiple accounting periods.

8. Accounting principles for liabilities

Recording principles: Accounts payable to suppliers, customer prepayments, intercompany payables, and other payables at the reporting date, if:

- But The liability must have a maturity period of no more than 12 months or one normal business cycle from the time the report is classified as short-term payable.
- But Items that were not classified as short-term are reclassified as long-term.

9. Principles for recording loans and financial lease liabilities.

Loans and financial leases with repayment periods exceeding 12 months from the date of the financial statements are presented as long-term loans and financial leases. Loans due within the next 12 months from the date of the financial statements are presented as short-term loans and financial leases for repayment purposes.

Costs directly related to the loan are accounted for as financial expenses. However, if these costs arise from a separate loan for the purpose of investing in, constructing, or producing assets under construction, they are capitalized.

For finance lease liabilities, the total lease liability reflects the total amount payable calculated as the present value of minimum lease payments or the fair value of the leased asset.

10. Principles for recognizing and capitalizing borrowing costs.

The accounting policy applied to the Company's borrowing costs follows Accounting Standard No. 16 on Borrowing Costs, specifically:

Borrowing costs directly related to the investment in the construction or production of an asset under construction are included in the asset's value (capitalized), including interest on loans, allocation of discounts or premiums from bond issuance, and incidental expenses incurred in the loan application process.

Capitalization of borrowing costs will be suspended during periods when the construction or production of assets under construction is interrupted, unless such interruption is necessary.

Capitalization of borrowing costs ceases when the main activities necessary for preparing the work-in-progress asset for use or sale have been completed. Borrowing costs incurred thereafter will be recognized as production and business expenses in the period in which they are incurred.

Income arising from the temporary investment of separate loans while awaiting use in acquiring assets under construction must be deducted from borrowing costs incurred when capitalized.

Borrowing costs capitalized during the period must not exceed the total borrowing costs incurred during the period. Interest expenses and discounts or premiums capitalized during each period must not exceed the actual interest expenses incurred and the discounts or premiums allocated during that period.

11. Principles for recognizing accrued expenses.

Accrued expenses reflect amounts payable for goods and services received from sellers or provided to buyers during the reporting period but not yet paid due to the lack of invoices or insufficient accounting documentation. These expenses are recorded as production and business expenses for the reporting period.

In addition, payable expenses also reflect amounts payable to employees during the period, such as vacation pay and other production and business expenses for the reporting period that must be provisioned in advance, such as:

Costs incurred during periods when the business is out of production due to seasonal factors.

Provision for accrued interest expense in the case of loans with deferred interest payments or bond interest with deferred payments.

Allocate expenses in advance to provisionally calculate the cost of goods sold for finished real estate products already sold.

The accounting of payable expenses as production and business costs for the period must follow the principle of matching revenue and expenses incurred during the period.

12. Principles and methods for recording provisions for liabilities.

Provisions for liabilities are current obligations that typically have no specific payment date. These are recognized when the following conditions are met:

But A business has a present debt obligation resulting from an event that has already occurred.

But A decline in economic benefits may occur, leading to a requirement to settle the debt obligation; and

But Provide a reliable estimate of the value of that debt obligation.

These provisions for liabilities are usually estimated and the exact amount to be paid may not be determined. Liabilities that have not yet arisen due to the receipt of goods or services, but are included in the cost of production and business operations in the current period to ensure that when they actually arise, they do not cause a sudden increase in production and business costs, are reflected as provisions for liabilities. Examples of provisions reflected in the provision for liabilities include:

For major repair costs of specific assets due to the cyclical nature of major repairs, businesses are allowed to accrue major repair costs in advance for the planned year or several subsequent years.

Provision for product warranties, goods, construction projects, and restructuring;

Other provisions for liabilities.

13. Principles for recognizing unearned revenue:

Unearned revenue includes revenue received in advance, such as: amounts paid by customers in advance for one or more accounting periods for asset leasing; interest received in advance when lending capital or purchasing debt instruments; and other unearned revenue such as: the difference between sales on deferred payment or installment plans and the cash selling price; revenue corresponding to the value of goods, services, or discounts granted to customers in traditional customer programs... The following items are not accounted for as unearned revenue:

- Advance payments received from buyers before the business has delivered the product, goods, or services;

Uncollected revenue from property leasing and multi-term service provision;

14. Principles for recognizing equity:

But Owner's investment capital includes:

+ Initial capital contribution and additional contributions from owners.

+ Additional funds are sourced from equity capital and after-tax profits from business operations.

But Share premium is recognized as the difference between the actual issue price and the par value of the shares at the time of issuance.

But Exchange rate differences are reflected in financial operating revenue (if a profit) or financial expenses (if a loss) at the time they arise.

But Principles for allocating funds from after-tax profits: The allocation of funds from after-tax profits is carried out in accordance with the Company's charter and the resolutions of the Company's General Meeting of Shareholders.

15. Principles and methods of revenue recognition

Sales revenue

Sales revenue is recognized when the following conditions are met simultaneously:

- But Most of the risks and benefits associated with ownership of a product or commodity have been transferred to the buyer;
- But The company no longer holds the right to manage the goods as the owner or the right to control the goods;
- But Revenue is determined with relative certainty;
- But The company has obtained or will obtain economic benefits from the sales transaction;
- But Identify the costs associated with the sales transaction.

Revenue from providing services

Revenue from service transactions is recognized when the outcome of that transaction can be reliably determined. If a service transaction spans multiple periods, revenue is recognized in the period based on the portion of work completed as of the balance sheet date of that period. The outcome of a service transaction is determined when all four of the following conditions are met simultaneously:

- But Revenue figures are determined with relative certainty.
- But There is potential to obtain economic benefits from that transaction;
- But Determine the portion of work completed as of the balance sheet date; and
- But Identify the costs incurred for the transaction and the costs to complete the transaction for providing that service.

Revenue from construction contracts can be determined in one of the following two ways:

- In cases where a construction contract stipulates that the contractor is paid according to a planned schedule, when the results of the construction contract can be reliably estimated, the revenue from the construction
- But contract is recognized corresponding to the portion of work completed as determined by the contractor on the date of the financial statement, regardless of whether a planned schedule payment invoice has been issued or the amount stated on the invoice;

- In cases where the construction contract stipulates that the contractor is paid based on the value of the work performed, when the results of the construction contract are reliably determined and confirmed by the client,
- But the revenue related to the contract is recognized corresponding to the portion of work completed and confirmed by the client during the period reflected on the issued invoice.

Financial income includes:

Interest earned on deposits, loans, deferred payment sales, installment payments, and payment discounts when purchasing goods and services...

Dividends are distributed based on profits for the period following the investment date.

Income from investment activities involving the purchase and sale of short-term and long-term securities; Capital gains from the liquidation of joint venture capital contributions, investments in associated companies, investments in subsidiaries, and other capital investments.

Exchange rate gains and other financial operating revenues.

16. Accounting principles for revenue deductions

Revenue deductions that reduce sales revenue and service provision revenue arising during the period include: trade discounts, sales price reductions, and returned goods.

In cases where products, goods, or services consumed in previous periods require a trade discount or are returned in subsequent periods, but this occurs before the issuance of the financial statements, it is considered an adjustment event arising after the balance sheet date and is recorded as a reduction in revenue in the financial statements of the reporting period (previous period).

In cases where products, goods, or services consumed in previous periods are subject to trade discounts or returns in subsequent periods, but these transactions occur before or after the issuance of the financial statements, the enterprise shall record a reduction in revenue for the period in which the transaction occurred.

17. Principles of cost of goods sold accounting

Cost of goods sold reflects the value of products, goods, services, and investment properties sold during the period. In addition, it reflects expenses related to investment property business activities such as depreciation costs, repair costs, operating costs for investment properties under operating lease arrangements, and costs associated with the sale and liquidation of investment properties.

The provision for inventory devaluation is included in the cost of goods sold based on the inventory quantity and the difference between the net realizable value and the original cost of the inventory.

Material and labor costs exceeding normal levels, and unallocated fixed manufacturing overhead costs, are included in the cost of goods sold for the period.

Import duties, excise taxes, and environmental protection taxes that were included in the purchase price of goods should be recorded as a reduction in the cost of goods sold if they are refunded upon sale of the goods.

Trade discounts, or price reductions received after goods have been sold, are recorded as a reduction in the cost of goods sold.

18. Principles of accounting for financial expenses

Financial expenses include costs related to financial investment activities, lending and borrowing costs, costs of contributing capital to joint ventures and partnerships, losses from short-term securities transfers, costs of securities sales transactions; provisions for impairment of trading securities, provisions for losses on investments in other entities, losses arising from the sale of foreign currency, exchange rate losses, etc.

Reversal of provisions for impairment of trading securities and provisions for investment losses in other entities is recorded as a reduction in financial expenses.

19. Accounting principles for selling expenses and administrative expenses.

business's selling expenses are the actual costs incurred in the process of selling products, goods, or providing services, including costs of offering products, introducing products, advertising products, sales commissions, product warranty costs, storage, packaging, and transportation costs, etc.

Reversal of provisions for product and goods warranties (the difference between the provision due this period and the unused provision from the previous period) should be recorded as a reduction in selling expenses.

Business management expenses include costs for salaries and payroll deductions of management staff, office supplies, tools and equipment, depreciation of fixed assets used for business management, land rent, business license tax, provisions for doubtful receivables, outsourced services, and other cash expenses.

Reversing provisions for doubtful receivables and provisions for payables (the difference between the provision required this period and the unused provision required in the previous period) is recorded as a reduction in business management expenses.

20. Principles and methods for recognizing current corporate income tax expense and deferred corporate income tax expense.

Current corporate income tax expense is determined based on total taxable income and the corporate income tax rate for the current year.

The determination of the company's income tax is based on current tax regulations. However, these regulations change from time to time, and the final determination of corporate income tax depends on the results of an audit by the competent authority.

V. **ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE BALANCE SHEET (UNIT: VND)**

1. Money	Final number	First issue of the year
Cash	2,467,742,527	2,878,732,524
Demand deposits	247,201,949	1,320,616,159
Add	2,714,944,476	4,199,348,683

2. Financial investments

Financial investments

TT		Final number				First issue of the year			
		Owners ip ratio	Original price	Preventive	Fair value	Owners ip ratio	Original price	Preventive	Fair value
1	Xuan Phu Hai Investment and Construction Joint Stock Company	99.99%	-	-	-	99.99%	285,600,000,000	-	285,600,000,000
2	Vien Nam Real Estate Investment Joint Stock Company	35.00%	35,000,000,000	(563,300,767)	34,436,699,233	35.00%	35,000,000,000	(563,300,767)	34,436,699,233
3	Friends Investment and Construction Co., Ltd.	100.00%	-	-	-	100.00%	1,189,375,000,000	-	1,189,375,000,000
	Add		35,000,000,000	(563,300,767)	34,436,699,233		1,509,975,000,000	(563,300,767)	1,509,411,699,233

Summary of the performance of affiliated companies during the period:

Xuan Phu Hai Investment and Construction Joint Stock Company ("Subsidiary Company") operates under the Certificate of Business Registration of a Joint Stock Company, business code: 4000827326, issued by the Department of Planning and Investment of Quang Nam Province on September 29, 2011, and amended for the fifth time on March 10, 2020. The headquarters of Xuan Phu Hai Investment and Construction Joint Stock Company is located at: Ha My Dong A Block, Dien Duong Ward, Dien Ban Town, Quang Nam Province. On April 17, 2026, the Company transferred shares according to contract number: 01/2026/HĐCNC/XP/PH/VHD-FR

Vien Nam Real Estate Investment Joint Stock Company ("Affiliated Company"), operates under the Certificate of Business Registration of a Joint Stock Company, business code: 5400529439, issued by the Department of Planning and Investment of Hoa Binh Province on November 9, 2021. The headquarters of Vien Nam Real Estate Investment Joint Stock Company is located at: Doan Ket 1 Hamlet, Quang Tien Commune, Hoa Binh City, Hoa Binh Province, Vietnam (now Doan Ket 1 Hamlet, Thinh Minh Commune, Phu Tho Province, Vietnam).

Friends Investment and Construction Co., Ltd. ("Subsidiary Company") operates under the Certificate of Business Registration for a Limited Liability Company with business registration number: 0316113786, issued by the Department of Planning and Investment of Ho Chi Minh City on January 14, 2020, and amended for the fifth time on April 28, 2023. The headquarters of Friends Investment and Construction Co., Ltd. is located at: 14th Floor, Vincom Building, 72 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City. On April 22, 2026, the Company transferred its capital contribution under contract number: 01/HĐCNCVG/FRIENDS/VHD-CROWN. On April 23, 2026, the Company transferred its capital contribution under contract number: 02/HĐCNCVG/FRIENDS/VHD-CROWN.



3. Accounts receivable from customers

	Final number		First issue of the year	
	Value	Preventive	Value	Preventive
3.1 Short-term accounts receivable	17,927,903,324	-	19,579,047,360	-
a Accounts receivable from customers are not related parties.	10,816,868,717	-	13,712,737,713	-
Company	3,470,636,574	-	861,664,809	-
EMIR Investment Group Joint Stock Company	1,152,672,080	-	742,981,448	-
Other customers	6,193,560,063	-	12,108,091,456	-
b Accounts receivable from related parties	7,111,034,607	-	5,866,309,647	-
Xuan Phu Hai Investment and Construction Joint Stock Company	-	-	-	-
Ly A Duong Group Joint Stock Company	7,111,034,607	-	5,866,309,647	-
3.2 Accounts receivable from long-term customers	-	-	-	-
Add	17,927,903,324	-	19,579,047,360	-

4. Pay the seller in advance.

	Final number		First issue of the year	
	Value	Preventive	Value	Preventive
a Prepayment to sellers who are not related parties	355,241,800	-	310,795,422	-
Other customers	355,241,800	-	310,795,422	-

b Advance payments to sellers are made by related parties.

		-	-	-
	Add	355,241,800	-	310,795,422
5. Other receivables				
	Final number	Preventive	Value	Preventive
5.1 Other short-term receivables				
	507,465,746	(99,117,738)	506,898,746	(99,117,738)
<i>Other receivables</i>	507,465,746	(99,117,738)	506,898,746	(99,117,738)
But Other receivables	507,465,746	(99,117,738)	506,898,746	(99,117,738)
5.2 Other long-term receivables				
	8,000,000	-	8,000,000	-
<i>But</i> Deposits and collateral must be collected.	8,000,000	-	8,000,000	-
	Add	(99,117,738)	514,898,746	(99,117,738)

6. Inventory

	Final number	Preventive	Original price	Preventive
	Original price			
Tools and equipment	199,769,129	-	199,769,129	-
Work-in-progress production costs	19,645,204,800	(883,761,655)	19,645,204,800	(883,761,655)
Goods	-	-	-	-
Add the original cost of inventory.	19,844,973,929	(883,761,655)	19,844,973,929	(883,761,655)

	Final number		Beginning balance	
	Original price	Preventive	Original price	Preventive
	VND	VND	VND	VND
Work-in-progress production costs				
536A Minh Khai Office and Residential Complex Project (*)	18,761,443,145		18,761,443,145	
Other projects	883,761,655	(883,761,655)	883,761,655	(883,761,655)
Add	19,645,204,800	(883,761,655)	19,645,204,800	(883,761,655)

(*)

536A Minh Khai Office and Residential Complex Project: - Investment project for the construction of residential buildings at 536A Minh Khai, Vinh Tuy Ward, Hai Ba Trung District. Purpose of construction: To relocate the production facility at 536A Minh Khai, Hai Ba Trung District, Hanoi City, which is no longer in line with the planning, out of the inner city in accordance with the policy of the Government and the Hanoi People's Committee; To create office space and housing for business purposes, contributing to the budget, promoting the economic development of the locality and the two enterprises; To exploit land resources and improve land use efficiency in accordance with the directives of the Hanoi People's Committee; To realize the detailed planning of Hai Ba Trung District, in conjunction with adjacent urban projects, promoting the development of the area into a modern urban center. - Investor: Joint venture of Cuu Long Stationery Joint Stock Company and Vinahud Housing and Urban Development Investment Joint Stock Company; - Investment capital sources: Equity capital of the Joint Venture, commercial loans, and capital raised from customers and credit institutions as regulated; - Project scale: Investment in the construction of an office and residential complex at 536A Minh Khai, Hai Ba Trung, Hanoi, including the following items: Building CT1 (19 floors and 1 basement), Building CT2 (21 floors and 1 basement) excluding technical floors and penthouse, and 7 low-rise buildings (3 floors) excluding penthouse; - Total investment: VND 549,485,107,000; - Start and completion time: From 2009 to the second quarter of 2018.

7. Increase or decrease in tangible fixed assets

Item	Houses, buildings	Machinery and equipment	PTVT - transmission	Management device	Total
Original cost of fixed assets					
Beginning balance	23,758,757,555	4,739,633,998	2,275,876,909	5,180,325,130	35,954,593,592
- Purchase within the year	-	-	-	-	-
- XDCB completed	-	-	-	-	-
- Other increases (TS classification)	-	-	-	-	-
- Shift to investment real estate	-	-	-	-	-
- Liquidation, sale	-	-	-	-	-
- Other discounts	-	-	-	-	-
Year-end balance	23,758,757,555	4,739,633,998	2,275,876,909	5,180,325,130	35,954,593,592
Accumulated depreciation					
Beginning balance	9,976,401,199	1,196,595,362	2,214,165,474	1,324,271,278	14,711,433,313
- Depreciation during the year	965,511,333	332,159,877	-	361,505,034	1,659,176,244
- Other increases (TS classification)	-	-	-	-	-
- Liquidation, sale	-	-	-	-	-
- Other discounts	-	-	-	-	-
Ending balance	10,941,912,532	1,528,755,239	2,214,165,474	1,685,776,312	16,370,609,557
Remaining value of fixed assets					
- On New Year's Day	13,782,356,356	3,543,038,636	61,711,435	3,856,053,852	21,243,160,279
- On the last day of the year	12,816,845,023	3,210,878,759	61,711,435	3,494,548,818	19,583,984,035

But The remaining value of tangible fixed assets used as collateral or security for loans as of September 30, 2026 is VND 13,138,682,134.

But The original cost of fully depreciated but still usable tangible fixed assets as of September 30, 2026 is VND 1,923,944,452.

8. Increase or decrease in intangible fixed assets

Item	Land use rights	Total
Original cost of fixed assets		
Beginning balance	15,592,024,335	15,592,024,335
- Other increases (TS classification)		-
- Other discounts	-	-
Year-end balance	15,592,024,335	15,592,024,335
Accumulated depreciation		
Beginning balance	4,970,818,233	4,970,818,233
- Depreciation during the year	242,363,070	242,363,070
- Other increases (TS classification)		
Ending balance	5,213,181,303	5,213,181,303
Remaining value of fixed assets		
- On New Year's Day	10,621,206,102	10,621,206,102
- On the last day of the year	10,378,843,032	10,378,843,032

9. Increase or decrease in Investment Properties

Item	Land use rights	Home	Machinery and equipment	Total
Investment property for rental income				
Beginning balance	-	16,514,492,819	2,319,089,109	18,833,581,928
- Purchase within the year	-	-	-	-
- XDCB completed	-	-	-	-
- Other increases	-	-	-	-
- Shift to investment real estate	-	-	-	-
- Liquidation, sale	-	-	-	-
- Other reductions (TS classification)	-	-	-	-
Year-end balance	-	16,514,492,819	2,319,089,109	18,833,581,928
Accumulated depreciation				
Beginning balance	-	7,157,090,816	2,319,089,109	9,476,179,925
- Depreciation during the year	-	707,763,978	-	707,763,978
- Other increases	-	-	-	-
- Liquidation, sale	-	-	-	-
- Other reductions (TS classification)	-	-	-	-
Ending balance	-	7,864,854,794	2,319,089,109	10,183,943,903
Remaining value of fixed assets				
- On New Year's Day	-	9,357,402,003	-	9,357,402,003
- On the last day of the year	-	8,649,638,025	-	8,649,638,025

But The original cost of investment properties that have been fully depreciated but are still in use as of September 30, 2026 is VND 2,319,089,109.

10. Pending costs	Final number	First issue of the year
10.1 Long-term deferred costs	613,238,451	2,452,953,822
Major repair costs for fixed assets	40,865,182	132,811,855
Tool allocation	572,373,269	2,320,141,967
Other items	-	-
Add	613,238,451	2,452,953,822

11 Loans and financial leases	Final number	First issue of the year
Short-term loans and debts	20,555,500,000	827,571,452,438
Long-term loans and debt	-	-
Add	20,555,500,000	827,571,452,438

12 Payment to the seller	Final number	First issue of the year
<i>Short-term payables to suppliers.</i>		
<i>a The seller must be paid, not related parties.</i>	2,327,959,828	2,322,248,265
Other customers	2,327,959,828	2,322,248,265
<i>b The seller is the related party.</i>	-	-
Add	2,327,959,828	2,322,248,265

13.1 Taxes and other payments due to the government.

	Beginning balance	Amount payable during the period	Amount actually paid during the period	Final number
Value Added Tax	276,514,618	277,214,834	324,486,807	229,242,645
Corporate Income Tax	1,071,278,926	-	1,071,272,814	6,112
Personal Income Tax	437,904,730	382,102,083	706,690,654	113,316,159
Property tax, land rent	-	370,895,390	117,040,418	253,854,972
Fees, charges, and other payments.	-	-	-	-
Add	1,785,698,274	1,030,212,307	2,219,490,693	596,419,888

13.2 Taxes and other government receivables

	Beginning balance	Amount payable during the	Amount actually paid during the period	Final number
Property tax, land rent	136,814,554	-	136,814,554	-

14.1 Short-term liabilities	Final number	First issue of the year
Costs payable	5,560,901,589	39,042,174,327
+ Interest expense	5,560,901,589	21,133,847,835
+ Profit from business cooperation	-	3,056,819,645
Other short-term payables	139,227,744	139,227,744
Add	5,700,129,333	39,181,402,071

14.2 Long-term costs	Final number	First issue of the year
Long-term costs	-	14,851,506,847
<i>Xuan Phu Hai Investment and Construction Joint Stock Comp</i>	-	14,851,506,847
Other long-term liabilities		
Add	-	14,851,506,847

15. Other payables	Final number	First issue of the year
15.1 Short term	78,785,562,427	699,894,839,867
Workers must be paid.	209,718,660	-
Trade union funds	55,732,953	55,732,953
Social insurance	27,669,540	-
Health Insurance	4,882,860	-
Unemployment insurance	2,170,160	-
Other payables and liabilities	78,485,388,254	699,839,106,914
+ <i>Cuu Long Stationery Joint Stock Company (*)</i>	9,999,999,703	9,999,999,703
+ <i>Construction team for supermarket N05</i>	569,907,408	569,907,408
+ <i>Son Long Investment and Development Joint Stock Compar</i>	-	74,300,000,000
<i>Me Linh Homes Joint Stock Company</i>	-	150,000,000,000
+ <i>VNI INVEST Joint Stock Company</i>	64,565,000,000	104,129,000,000
<i>FRIENDS Investment and Construction Co., Ltd.</i>	-	358,000,000,000
+ <i>Other payables</i>	3,350,481,143	2,840,199,803
15.2 Long term	105,500,000	105,500,000
+ <i>Son Long Investment and Development Joint Stock Compar</i>	-	-
<i>Me Linh Homes Joint Stock Company</i>	-	-
+ <i>Other payables</i>	105,500,000	105,500,000
Add	78,891,062,427	700,000,339,867

VINAHUD HOUSING AND URBAN DEVELOPMENT INVESTMENT JOINT STOCK COMPANY

Explanatory notes to the financial statements

Address: 105 Nguyen Ba Khoan Street, Yen Hoa Ward, Hanoi City

Third quarter of 2026

Phone: 024.37835757

ending on September 30, 2026

Appendix 01

11. Loans and financial leases

Item	Final number		During the year		First issue of the year	
	Value	Number of people capable of repaying	Increase	Reduce	Value	Number of people capable of repaying
Short-term loans and debts	20,555,500,000	20,555,500,000	-	807,015,952,438	827,571,452,438	827,571,452,438
- Xuan Phu Hai Investment and Construction Joint Stock Company (i)	-	-	-	406,980,000,000	406,980,000,000	406,980,000,000
- T and N FINANCIAL GROUP Joint Stock Company (ii)	20,555,500,000	20,555,500,000	-	-	20,555,500,000	20,555,500,000
- Me Linh Homes Joint Stock Company (iii)	-	-	-	1,500,000,000	1,500,000,000	1,500,000,000
- Borrowing from individuals (iv)	-	-	-	398,535,952,438	398,535,952,438	398,535,952,438
Long-term loans	-	-	-	-	-	-
Total	20,555,500,000	20,555,500,000	-	807,015,952,438	827,571,452,438	827,571,452,438

(i) Loan agreement with Xuan Phu Hai Investment and Construction Joint Stock Company with a loan term of less than 12 months;

(ii) Loan agreement with T and N FINANCIAL GROUP Joint Stock Company with a loan term of less than 12 months;

(iii) Loan agreement with Me Linh Homes Joint Stock Company with a loan term of less than 12 months;

(iv) Short-term personal loans from 3 months to 9 months;

16. Increase or decrease in equity capital

A - TABLE OF CHANGES IN EQUITY CAPITAL

Content	Owner's equity investment	Share premium	Development Investment Fund	Undistributed net profit after tax	Total
1. Beginning balance from the previous year	380,000,000,000	(4,034,545,455)	4,412,975,001	(269,027,767,642)	111,350,661,904
- Capital increase in the previous year		-	-	-	-
- Profit in the previous year	-	-	-	(95,206,954,514)	(95,206,954,514)
- Other increases	-	-	-	-	-
- Profit distribution				-	-
- Reduced capital from the previous year.	-	-	-	-	-
- Decrease due to fund allocation from the previous year.	-	-	-	-	-
- Dividend distribution of previous year's profits	-	-	-	-	-
- Other reductions during the period	-	-	-	-	-
2. Last year's closing balance	380,000,000,000	(4,034,545,455)	4,412,975,001	(364,234,722,156)	16,143,707,390
3. Beginning balance this year	380,000,000,000	(4,034,545,455)	4,412,975,001	(364,234,722,156)	16,143,707,390
- Capital increase during the period	-	-	-	-	-
- Profit for the period	-	-	-	(5,249,947,676)	(5,249,947,676)
- Other increases	-	-	-	-	-
- Profit distribution	-	-	-	-	-
- Dividend distribution and profit sharing during the period	-	-	-	-	-
- Other reductions during the period		-	-	-	-
4. Ending balance	380,000,000,000	(4,034,545,455)	4,412,975,001	(369,484,669,832)	10,893,759,714

(Các thuyết minh này là bộ phận hợp thành Báo cáo tài chính)

	Final number	First issue of the year
B. OWNER'S INVESTMENT CAPITAL		
Initial capital contribution	380,000,000,000	380,000,000,000
Capital contributions increased during the period.	-	-
Capital contributions decreased during the period.	-	-
Ending capital contribution	380,000,000,000	380,000,000,000
Dividends, distributed profits	-	-
Shareholders of the parent company	-	-
Minority shareholders	-	-
C. SHARE	Final number	First issue of the year
- Number of shares registered for issuance	38,000,000	38,000,000
- Number of shares sold to the public	38,000,000	38,000,000
+ <i>Common stock</i>	38,000,000	38,000,000
+ <i>Preferred stock</i>	-	-
Number of shares repurchased	-	-
+ <i>Common stock</i>	-	-
+ <i>Preferred stock</i>	-	-
- Number of outstanding shares	38,000,000	38,000,000
+ <i>Common stock</i>	38,000,000	38,000,000
+ <i>Preferred stock</i>	-	-
* Par value of outstanding shares:	10,000 VND/share	
D. CORPORATE FUNDS	Final number	First issue of the year
Development Investment Fund	4,412,975,001	4,412,975,001
VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE INCOME STATEMENT (UNIT: VND)		
1. Total revenue from sales and services	From January 1, 2026 to September 30, 2026	From January 1, 2025 to September 30, 2025
Sales revenue	-	25,252,484,190
Revenue from providing services	5,523,574,576	6,770,045,181
Add	5,523,574,576	32,022,529,371
2. Revenue deductions	From January 1, 2026 to September 30, 2026	From January 1, 2025 to September
+ Discount on goods	-	-
+ Returned goods	-	-
+ Export tax	-	-
Add	-	-

3. Net revenue from sales and provision of services	From January 1, 2026 to September 30, 2026	From January 1, 2025 to September 30, 2025
Sales revenue	-	25,252,484,190
Revenue from providing services	5,523,574,576	6,770,045,181
Add	5,523,574,576	32,022,529,371
4. Cost of goods sold	From January 1, 2026 to September 30, 2026	From January 1, 2025 to September 30, 2025
Cost of goods sold	-	24,722,048,330
Cost of providing services	2,061,050,934	1,818,302,063
Add	2,061,050,934	26,540,350,393
5. Financial operating revenue	From January 1, 2026 to September 30, 2026	From January 1, 2025 to September 30, 2025
Interest earned on bank deposits, loans, share transfers, and capital	45,102,371,735	5,291,174
Add	45,102,371,735	5,291,174
6. Financial operating expenses	From January 1, 2026 to September 30, 2026	From January 1, 2025 to September 30, 2025
Interest expense	14,782,945,764	47,102,228,635
Provision for financial investments	-	-
(*) Revision of financial investment provision	-	-
Exchange rate difference	-	-
Other financial costs	31,350,569,863	11,550,542,467
Add	46,133,515,627	58,652,771,102
7. Cost of goods sold	From January 1, 2026 to September 30, 2026	From January 1, 2025 to September 30, 2025
Employee costs	-	250,511,014
Other monetary expenses	-	-
Add	-	250,511,014
8. Business management costs	From January 1, 2026 to September 30, 2026	From January 1, 2025 to September 30, 2025
Management staff costs	2,152,688,017	1,831,943,109
Material costs management	-	-
Office supplies costs	-	-
Depreciation costs of fixed assets	1,901,539,314	1,901,539,314
Taxes, fees, and charges	2,763,361	5,763,361
Contingency costs	-	-

(Các thuyết minh này là bộ phận hợp thành Báo cáo tài chính)

	Outsourced service costs	2,846,951,433	2,963,972,100
	Other monetary expenses	776,231,940	132,784,195
	Add	7,680,174,065	6,836,002,079
9. Other income		From January 1, 2026 to September 30, 2026	From January 1, 2025 to September 30, 2025
	Liquidation and sale of fixed assets		100,000,000
	Other	-	-
	Add	-	100,000,000
10. Other expenses		From January 1, 2026 to September 30, 2026	From January 1, 2025 to September 30, 2025
	- Penalties for breach of contract	-	-
	- Payment of fines	-	699,322,698
	- Other expenses	1,153,361	141,896,559
	Add	1,153,361	841,219,257
11. Current corporate income tax expense		From January 1, 2026 to September 30, 2026	From January 1, 2025 to September 30, 2025
	Total accounting profit before tax	(5,249,947,676)	(60,993,033,300)
	Upward adjustment		-
	Total taxable profit	(5,249,947,676)	(60,993,033,300)
	Corporate income tax rate	20%	20%
	Current corporate income tax expense	-	-
12. Production and business costs by element		From January 1, 2026 to September 30, 2026	From January 1, 2025 to September 30, 2025
	Employee costs	2,268,737,198	2,264,800,123
	Cost of tools and equipment	-	-
	Depreciation cost of fixed assets	2,609,303,292	2,609,303,292
	Outsourced service costs	3,582,044,246	3,080,490,305
	Other monetary expenses	52,605,167	136,100,904
	Add	8,512,689,903	8,090,694,624
13. Earnings per share		From January 1, 2026 to September 30, 2026	From January 1, 2025 to September 30, 2025
	Net accounting profit attributable to shareholders of the Company	(5,249,947,676)	(60,993,033,300)
	Profit or loss attributable to the company's shareholders.	(5,249,947,676)	(60,993,033,300)
	Average number of outstanding shares during the period (*)	38,000,000	38,000,000

(Các thuyết minh này là bộ phận hợp thành Báo cáo tài chính)

Earnings per share

(138)

(1,605)

14. Information about other stakeholders**14.1 Name of the organization/individual involved****Relationship**

Vien Nam Real Estate Joint Stock Company	Joint ventures and affiliated companies
Son Long Investment and Development Joint Stock Company	The company has the same key management team.
Ha Long Bay Landscape Joint Stock	The company has the same key management team.
Ly A Duong Group Joint Stock Company	The company has the same key management team.
Mr. Truong Quang Minh	Chairman of the Board of Directors of the Company (Appointed on June 12, 2026)
Mr. Bui Thanh Son	Board Member (Appointment date: June 12, 2026)
Mr. Phan Anh Tuan	Board Member (Appointment date: June 12, 2026)
Mr. Phan Anh Tuan	Deputy General Director of the company (Appointed on September 18, 2024)

14.2 Salaries and remuneration for the Board of Directors, Supervisory Board, and Management Board.

Salaries and remuneration of the Board of Directors and Supervisory Board.

From January 1,
2026 to September
30, 2026From January 1,
2025 to September
30, 2025

720,000,000

-

Add**720,000,000****-****14.3 Sales revenue and CCDV**

Xuan Phu Hai Investment and Construction Joint Stock Company

From January 1,
2026 to September
30, 2026From January 1,
2025 to September
30, 2025

1,219,085,510

2,437,657,036

Ly A Duong Group Joint Stock Company

1,503,942,227

2,906,825,437

Add**2,723,027,737****5,344,482,473****14.4 Accounts receivable**

Xuan Phu Hai Investment and Construction Joint Stock Company

From January 1,
2026 to September
30, 2026From January 1,
2025 to September
30, 2025

-

1,530,694,108

Ly A Duong Group Joint Stock Company

7,111,034,607

5,342,604,249

Add**7,111,034,607****6,873,298,357****14.5 Accounts payable**

Xuan Phu Hai Investment and Construction Joint Stock Company

From January 1, 2026
to September 30, 2026From January 1, 2025
to September 30, 2025

-

422,005,186,504

Add**-****422,005,186,504****15. Information about ongoing operations**

The Board of Directors affirms that the Company will continue operating in the next operating period.

Schedule maker**Chief Accountant**

Hanoi, October 14, 2026

Chairman of the Board


Truong Quang Minh**Nguyen Thi My Duyen****Khuong Thi Huong**