

EDX GROUP
JOINT STOCK COMPANY

No.: ~~110~~/2026/CBTT

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Hanoi, October 13, 2026

To: - State Securities Commission of Vietnam

- Vietnam Stock Exchange

- Hanoi Stock Exchange

Company name: EDX GROUP JOINT STOCK COMPANY

Stock ticker: DCS

Head office: No. 51 Le Dai Hanh Street, Hai Ba Trung Ward, Hanoi City.

Telephone: 0931299568

Person responsible for information disclosure: Nguyen Dinh Hung

Information disclosed:

1. Financial Statements for the third quarter of 2026 of EDX Group Joint Stock Company.
2. Explanation (change in profit after tax exceeding 10% compared with the same period of the previous year and a loss recorded in Q3/2026):

Item	Q3/2026	Q3/2025	Change compared with the same period
Revenue from sales and services	210.817.500	8.911.260.000	-8.700.442.500
Gross profit from sales and services	71.378.221	4.337.800.000	-4.266.421.779
Finance costs	248.642.130	248.642.130	-
General and administrative expenses	273.518.599	253.416.089	+20.102.510
Net profit/(loss) from operating activities	(450.772.251)	3.835.783.430	-4.286.555.681
Other income	-	10.000.000.000	-10.000.000.000
Other expenses	24.289	644.562.476.306	-644.562.452.017
Profit/(loss) after tax	(450.796.540)	(630.726.692.876)	+630.275.896.336

Explanation of changes in business results for Q3/2026 compared with Q3/2025

In Q3/2026, the Company recorded net revenue from sales and services of VND 210.817.500, a decrease of VND 8.700.442.500 compared with the same period in 2025; gross profit reached VND 71.378.221, down VND 4.266.421.779. Although the Company continued its business operations and generated revenue during the quarter, gross profit was insufficient to cover operating expenses, mainly finance costs of VND 248.642.130 and general and administrative expenses of VND 273.518.599. Consequently, the Company recorded a loss after tax of VND 450.796.540 in Q3/2026.

In Q3/2025, the Company recorded significant other expenses totaling VND 644.562.476.306, primarily arising from the review and settlement of outstanding items from previous accounting periods, including receivables, loans and business cooperation investments, inventories, work-in-progress production and business costs, financial investments, investment properties, fixed assets, and other items. Recognition of these expenses had a material impact on business results, resulting in a loss after tax of VND 630.726.692.876 in Q3/2025.

In Q3/2026, the Company did not incur significant expenses for the settlement of outstanding items comparable to those in the same period of the previous year. Other expenses amounted to only VND 24.289, a decrease of VND 644.562.452.017 compared with Q3/2025. This was the principal reason for the substantial change in the Company's Q3/2026 business results year on year.

Accordingly, although revenue and gross profit in Q3/2026 declined compared with Q3/2025, the Company's loss after tax decreased by VND 630.275.896.336. This change mainly resulted from the sharp reduction in other expenses relating to the settlement of outstanding items recognized in the prior-year period, while ordinary business operations had not yet generated sufficient profit to cover expenses incurred during the quarter.

The information is published on the website: <https://daichau.edx.vn/>

We hereby certify that the above disclosed information is true and accurate and accept full legal responsibility for its contents.

Respectfully submitted!

Recipients:

- *As above*
- *Archives*

LEGAL REPRESENTATIVE



NGUYEN DINH HUNG

**CÔNG
TY CỔ
PHẦN
TẬP
ĐOÀN
EDX**

Digitally signed by
CÔNG TY CỔ PHẦN
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STATEMENT OF FINANCIAL POSITION

Quarter 3, 2026

Unit: VND

Item	Code	Notes	30/09/2026	01/01/2026
1	2	3	4	5
A. CURRENT ASSETS	100		28.313.935.988	25.710.560.587
I. Cash and Cash Equivalents	110		8.932.217.517	13.097.450.492
1. Cash	111	VI.01	8.932.217.517	13.097.450.492
2. Cash Equivalents	112			
II. Short-term Financial Investments	120			
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2. Provision for Decline in Value of Trading Securities (*)	122			
3. Held-to-Maturity Investments	123			
4. Provision for Impairment of Short-term Held-to-Maturity	124			
5. Other Short-term Investments	125			
6. Provision for Impairment of Other Short-term Investments (*)	126			
III. Short-term Receivables	130		15.823.948.210	9.058.347.021
1. Short-term Trade Receivables	131	VI.03.a	42.240.000	8.983.347.021
2. Short-term Advances to Suppliers	132		8.623.708.210	75.000.000
3. Short-term Intercompany Receivables	133			
4. Receivables under Construction Contract Progress Billings	134			
5. Other Short-term Receivables	135	VI.04.a	7.158.000.000	
6. Allowance for Doubtful Short-term Receivables (*)	136			
7. Missing Assets Pending Resolution	137			
IV. Inventories	140	VI.07		
1. Inventories	141			
2. Provision for Inventory Write-down (*)	142			
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1. Short-term Single-harvest Livestock	151			
2. Short-term Seasonal or Single-harvest Crops	152			
3. Provision for Impairment of Short-term Biological Assets (*)	153			
VI. Other Current Assets	160		3.557.770.261	3.554.763.074
1. Short-term Prepaid Expenses	161			
2. Deductible Value Added Tax	162		3.557.770.261	3.554.763.074
3. Taxes and Other Amounts Receivable from the State	163	VI.19		
4. Government Bond Repurchase Transactions	164			
5. Other Current Assets	165	VI.15.a		
B. NON-CURRENT ASSETS	200			27.768.000.000
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1. Long-term Trade Receivables	211	VI.03.b		
2. Long-term Advances to Suppliers	212			
3. Operating Capital at Dependent Units	213			

Item	Code	Notes	30/09/2026	01/01/2026
I	2	3	4	5
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5. Other Long-term Receivables	215	VI.04.b		
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II. Fixed Assets	220			
1. Tangible Fixed Assets	221	VI.09		
- Historical Cost	222			
- Accumulated Depreciation (*)	223			
2. Finance Lease Fixed Assets	224	VI.11		
- Historical Cost	225			
- Accumulated Depreciation (*)	226			
3. Intangible Fixed Assets	227	VI.10		
- Historical Cost	228			
- Accumulated Depreciation (*)	229			
III. Long-term Biological Assets	230			
1. Livestock Producing Periodically	231			
a) Immature Livestock Producing Periodically	232			
b) Mature Livestock Producing Periodically	233			
- Historical Cost	234			
- Accumulated Depreciation (*)	235			
2. Long-term Single-harvest Livestock	236			
3. Long-term Seasonal or Single-harvest Crops	237			
4. Provision for Impairment of Long-term Biological Assets (*)	238			
III. Investment Property	240	VI.13		27.768.000.000
- Historical Cost	241			27.768.000.000
- Accumulated Depreciation (*)	242			
IV. Long-term Work in Progress	250	VI.08		
1. Long-term Work in Progress of Production and Business	251	VI.08.a		
2. Construction in Progress	252	VI.08.b		
V. Long-term Financial Investments	260			
1. Investments in Subsidiaries	261			
2. Investments in Joint Ventures and Associates	262			
3. Equity Investments in Other Entities	263			
4. Provision for Impairment of Long-term Financial Investments (*)	264			
5. Held-to-Maturity Investments	265			
6. Provision for Impairment of Long-term Held-to-Maturity Investments (*)	266			
VI. Other Non-current Assets	270			
1. Long-term Deferred Expenses	271	VI.14.b		
2. Deferred Tax Assets	272	VI.26.a		
3. Long-term Spare Equipment, Materials and Parts	273			
4. Other Non-current Assets	274	VI.15.b		
TOTAL ASSETS (280 = 100 + 200)	280		28.313.935.988	53.478.560.587
SOURCES OF FUNDS				
C. LIABILITIES	300		24.732.821.708	39.018.272.331
I. Current Liabilities	310		24.732.821.708	39.018.272.331

Item	Code	Notes	30/09/2026	01/01/2026
1	2	3	4	5
1. Short-term Trade Payables	311	VI.17.a	909.817.460	6.409.558.400
2. Short-term Advances from Customers	312		8.167.586.275	
3. Dividends and Profits Payable	313			
4. Short-term Taxes and Other Payables to the State	314	VI.19.a		
5. Payables to Employees	315			
6. Short-term Accrued Expenses	316	VI.20.a		
7. Short-term Intercompany Payables	317			
8. Payables under Construction Contract Progress Billings	318			
9. Short-term Deferred Revenue	319	VI.22.a		10.845.316.757
10. Other Short-term Payables	320	VI.21.a	2.667.196.885	9.225.176.086
11. Short-term Borrowings and Finance Lease Liabilities	321		12.882.106.523	12.432.106.523
12. Short-term Provisions	322			
13. Bonus and Welfare Fund	323		106.114.565	106.114.565
14. Price Stabilization Fund	324			
15. Government Bond Repurchase Transactions	325			
II. Non-current Liabilities	330			
1. Long-term Trade Payables	331			
2. Long-term Advances from Customers	332			
3. Short-term Taxes and Other Payables to the State	333	VI.19.a		
4. Long-term Accrued Expenses	334	VI.20.b		
5. Intercompany Payables for Operating Capital	335			
6. Long-term Intercompany Payables	336			
7. Long-term Unearned Revenue	337	VI.22.b		
8. Other Long-term Payables	338	VI.21.b		
9. Long-term Borrowings and Finance Lease Liabilities	339			
10. Convertible Bonds	340			
11. Preference Shares	341			
12. Deferred Tax Liabilities	342	VI.26.b		
13. Long-term Provisions	343			
14. Science and Technology Development Fund	344			
D. EQUITY	400		3.581.114.280	14.460.288.256
I. Owners' Equity	410	VI.27	3.581.114.280	14.460.288.256
1. Owners' Contributed Capital	411		603.109.880.000	603.109.880.000
- Voting Ordinary Shares	411a		603.109.880.000	603.109.880.000
- Preference Shares	411b			
2. Share Premium	412		8.329.176.600	8.329.176.600
3. Bond Conversion Option	413			
4. Other Owners' Capital	414			
5. Treasury Shares (*)	415		(14.550.000)	(14.550.000)
6. Asset Revaluation Surplus	416			
7. Foreign Exchange Differences	417			
8. Development Investment Fund	418		4.293.837.340	4.293.837.340
9. Other Equity Funds	419			
10. Undistributed Profit After Tax	420		(612.137.229.660)	(601.258.055.684)

Item	Code	Notes	30/09/2026	01/01/2026
1	2	3	4	5
- Accumulated Undistributed Profit After Tax Brought Forward	420a		(618.180.738.927)	18.340.970.041
- Undistributed Profit After Tax for the Current Period	420b		6.043.509.267	(619.599.025.725)
TOTAL LIABILITIES AND EQUITY (440 = 300 + 400)	440		28.313.935.988	53.478.560.587

Prepared on: October 13, 2026

Prepared by

(Signature and full name)

[Signature]

Hoang Xuan Vuong

Chief Accountant

(Signature and full name)

[Signature]

Hoang Xuan Vuong

Chairman of the Board of Directors

(Signature, full name, company seal)



Nguyễn Đình Hưng

- Practising Certificate
- Accounting Service Provider:

STATEMENT OF PROFIT OR LOSS

Quarter 3, 2026

Unit: VND

Item	Code	Notes	Q3/2026	Q3/2025	Year-to-date through Q3/2026	Year-to-date through Q3/2025
1	2	3	4	5	6	7
1. Revenue from sales of goods and services	01	VII.1	210.817.500	8.911.260.000	2.673.166.995	8.911.260.000
2. Revenue Deductions	02	VII.2			370.000	
3. Net Revenue from Sales and Services (10 = 01 - 02)	10		210.817.500	8.911.260.000	2.672.796.995	8.911.260.000
4. Cost of Goods Sold	11	VII.3	139.439.279	4.573.460.000	2.173.601.016	4.573.460.000
5. Gross Profit from Sales and Services (20 = 10 - 11)	20		71.378.221	4.337.800.000	499.195.979	4.337.800.000
6. Gain/Loss on Sale or Disposal of Investment Property	21					
7. Finance Income	22	VII.5	10.257	41.649	158.074	92.207
8. Finance Costs	23	VII.6	248.642.130	248.642.130	745.926.390	745.926.390
- Including: Interest Expense	24					
9. Selling Expenses	25	VII.9				
10. General and Administrative Expenses	26	VII.9	273.518.599	253.416.089	692.221.587	688.418.673
11. Net Operating Profit (30 = 20 + (21 - 22) - 25 - 26)	30		(450.772.251)	3.835.783.430	(938.793.924)	2.903.547.144
12. Other Income	31	VII.7		10.000.000.000		10.000.000.000
13. Other Expenses	32	VII.8	24.289	644.562.476.306	320.024.289	634.093.337.490
14. Other Profit/Loss (40 = 31 - 32)	40		(24.289)	(634.562.476.306)	(320.024.289)	(624.093.337.490)
15. Total Accounting Profit Before Tax (50 = 30 + 40)	50		(450.796.540)	(630.726.692.876)	(1.258.818.213)	(621.189.790.346)
16. Current Corporate Income Tax Expense	51	VII.11				
17. Deferred Corporate Income Tax Expense	52	VII.11				
18. Profit After Corporate Income Tax (60 = 50 - 51 - 52)	60		(450.796.540)	(630.726.692.876)	(1.258.818.213)	(621.189.790.346)
19. Basic Earnings per Share (*)	70					
20. Diluted Earnings per Share (*)	71					

Notes: (*) Applicable to Joint Stock Companies Only

Prepared by

(Signature and full name)

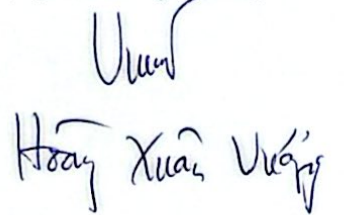


Hoang Xuan Vuong

- Practising Certificate
- Accounting Service Provider:

Chief Accountant

(Signature and full name)



Hoang Xuan Vuong

Prepared on: October 13, 2026

Chairman of the Board of Directors

(Signature, full name and company seal)



Nguyen Dinh Hung

STATEMENT OF CASH FLOWS

(Direct Method)
Quarter 3, 2026

Unit: VND

Item	Code	Notes	Year-to-date through Q3/2026	Year-to-date through Q3/2025
1	2	3	4	5
I. Cash flows from operating activities				
1. Cash Receipts from Sales, Services and Other Revenue	01		13.056.078.064	7.019.814.047
2. Cash Payments to Suppliers of Goods and Services	02		(17.109.194.514)	(4.446.197.517)
3. Cash Payments to Employees	03		(42.772.050)	(18.000.000)
4. Borrowing Costs Paid	04			
5. Corporate Income Tax Paid	05			
6. Other Cash Receipts from Operating Activities	06		9.300.000	750.110.000
7. Other Cash Payments for Operating Activities	07		(528.644.475)	(131.904.539)
Net Cash Flows from Operating Activities	20		(4.615.232.975)	3.173.821.991
II. Cash Flows from Investing Activities				
1. Cash Paid to Acquire or Construct Fixed and Other Non-current Assets	21			
2. Cash Received from Disposal of Fixed and Other Non-current Assets	22			
3. Cash Paid for Loans and Purchases of Other Entities' Debt Instruments	23			
4. Cash Received from Loan Repayments and Sales of Other Entities' Debt Instruments	24			
5. Cash Paid for Equity Investments in Other Entities	25			
6. Cash Received from Divestments in Other Entities	26			
7. Interest, Dividends and Distributed Profits Received	27			
Net Cash Flows from Investing Activities	30			
III. Cash Flows from Financing Activities				
1. Proceeds from Share Issues and Owners' Capital Contributions	31			
2. Repayments of Owners' Capital and Repurchases of Issued Shares	32			
3. Proceeds from Borrowings	33		450.000.000	
4. Repayments of Borrowing Principal	34			
5. Repayments of Finance Lease Principal	35			
6. Dividends and Profits Paid to Owners	36			
Net Cash Flows from Financing Activities	40		450.000.000	
Net Cash Flows During the Period (50 = 20 + 30 + 40)	50		(4.165.232.975)	3.173.821.991
Cash and Cash Equivalents at Beginning of Period	60		13.097.450.492	41.299.222
Effect of Foreign Exchange Rate Changes	61			
Cash and Cash Equivalents at End of Period (70 = 50 + 60 + 61)	70	VIII	8.932.217.517	3.215.121.213

Prepared by
(Signature and full name)



Hoang Xuan Vuong

- Practising Certificate
- Accounting Service Provider:

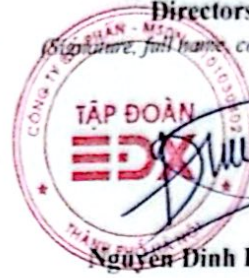
Chief Accountant
(Signature and full name)



Hoang Xuan Vuong

Prepared on: October 13, 2026
Chairman of the Board of Directors

(Signature, full name, company seal)



Nguyen Dinh Hung

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3, 2026

I. General information about the Company

1. Form of capital ownership.
2. Business sector.
3. Principal business activities.
4. Normal operating cycle.
5. Characteristics of the Company's operations during the financial year affecting the financial statements.
6. Corporate structure
 - List of subsidiaries;
 - List of joint ventures and associates;
 - List of affiliated units.
7. Number of employees at the period-end or average number of employees during the period.
8. Statement on comparability of information in the financial statements: Where comparative information is not comparable, the Company shall disclose and explain the reasons for the lack of comparability between the reporting period and the comparative period in these notes.
9. Disclosure of other financial statement information required by applicable legislation, including enterprise and securities laws.

II. Accounting period and accounting currency

1. Quarterly accounting period: from July 1, 2026 to September 30, 2026.
2. Accounting currency: VND.

III. Applicable accounting standards and regime

1. Applicable accounting regime: The Company applies the Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance.
2. Statement of compliance with Vietnamese Accounting Standards and the accounting regime: The Company has applied Vietnamese Accounting Standards and relevant guidance issued by the State. The financial statements have been prepared and presented in accordance with the provisions of each standard, its implementing guidance and the prevailing accounting regime.

IV. Accounting policies, accounting estimates and relevant legal requirements applied

1. Principles for translation of financial statements prepared in foreign currencies into Vietnamese dong (where the accounting currency is not Vietnamese dong); effects, if any, of such translation.
2. Exchange rates applied in accounting: Foreign-currency transactions are translated at the exchange rates prevailing on the transaction dates. Foreign-currency monetary balances at the reporting date are translated at the rates prevailing on that date. Resulting exchange differences are recognized in the income statement.
3. Method of determining the effective interest rate used to discount cash flows.
4. Recognition of cash and cash equivalents: Cash and cash equivalents comprise cash on hand, demand deposits and highly liquid short-term investments that are readily convertible into known amounts of cash and subject to insignificant risk of changes in value.
5. Accounting policies for financial investments
 - a) Trading securities;
 - b) Held-to-maturity investments: These comprise investments that the Company intends and is able to hold until maturity. They are recognized at cost less allowances for doubtful receivables in accordance with the prevailing accounting regulations.
 - c) Investments in subsidiaries, joint ventures and associates;
 - d) Investments in other entities;
 - e) Accounting methods for other transactions relating to financial investments.
6. Receivables accounting policy: Receivables represent recoverable amounts due from customers or other parties. They are presented at carrying amounts less allowances for doubtful debts. Such allowances are established for receivables more than six months overdue or where the debtor is unlikely to pay due to liquidation, bankruptcy or similar difficulties.
7. Inventories accounting policy: Inventories are stated at the lower of cost and net realizable value. Cost is calculated using the weighted-average method. Allowances for inventory write-downs are recognized under current accounting

regulations.

- Inventory costing method: Period-end weighted average.

- Provisioning method for inventory write-downs: Allowances are established in accordance with prevailing accounting regulations.

8. Accounting and depreciation of tangible and intangible fixed assets, finance-leased fixed assets and investment property: Tangible fixed assets are stated at cost less accumulated depreciation. Cost includes purchase price and directly attributable expenses incurred to bring the asset into working condition. Intangible fixed assets and investment property, if any, are recognized and depreciated or amortized under prevailing accounting regulations.

9. Accounting policy for biological assets.

10. Accounting policy for business cooperation contracts.

11. Accounting for deferred expenses: Deferred expenses include costs incurred that relate to operating results over multiple accounting periods. Such costs are capitalized and amortized to the income statement on a straight-line basis or in accordance with prevailing accounting regulations.

12. Accounting policy for trade payables.

13. Accounting policy for dividends and profit distributions payable.

14. Recognition of accrued expenses.

15. Recognition of revenue pending allocation.

16. Provisions for liabilities: Provisions are recognized when the Company has a present obligation as a result of a past event and settlement is probable. The amount provided is based on management's estimate of expenditure required to settle the obligation at the reporting date.

17. Accounting policy for deferred corporate income tax.

18. Recognition of borrowings and finance lease liabilities.

19. Recognition and capitalization of borrowing costs.

20. Recognition of convertible bonds.

21. Recognition of owners' equity:

- Recognition of contributed capital, share premium, convertible bond options and other owners' capital;

- Recognition of asset revaluation differences;

- Recognition of foreign-exchange differences;

- Recognition of undistributed earnings.

22. Recognition of revenue and other income: Sales revenue is recognized when the Company transfers substantially all risks and rewards of ownership to the purchaser, revenue can be measured reliably and economic benefits are probable. Service revenue is recognized when the outcome of the transaction can be reliably estimated. Financial income is recognized on an accrual basis; other income is recognized in accordance with current accounting regulations.

- Revenue from sales of goods and rendering of services

+ Revenue from sales of goods.

+ Revenue from rendering of services.

+ Revenue from construction contracts.

+ Revenue from sales of real estate consisting of tourist apartments, office-and-accommodation units or similar products.

+ Revenue from sales of investment property.

- Financial income;

- Other income.

23. Accounting policy for revenue deductions.

24. Accounting policy for cost of goods sold.

25. Accounting policy for finance costs.

26. Accounting policy for selling and general administrative expenses.

27. Accounting policy for sales and disposals of fixed assets and investment property.

28. Recognition of current and deferred corporate income tax expense: Corporate income tax comprises current and deferred tax payable. Current tax is calculated on taxable income for the period. Deferred tax is calculated on differences between the carrying amounts and tax bases of assets and liabilities and recognized under current accounting regulations.

29. Other accounting policies and methods.

V. Additional information on items in the statement of financial position

Unit: VND

1. Cash and cash equivalents

Cash and cash equivalents held by the Company without restrictions on use	30/09/2026	01/01/2026
- Cash on hand	8.811.225.160	3.558.662.440
- Demand deposits	120.992.357	9.538.788.052
- Cash in transit		
- Cash equivalents		
Total	8.932.217.517	13.097.450.492

- Disclose details of demand deposit balances by bank where they represent at least 10% of total demand deposits;
- Disclose the nature, maturity and balance of each cash-equivalent item representing at least 10% of total cash equivalents.

2. Financial investments

a) Trading securities

Item	30/09/2026			01/01/2026		
	Cost	Fair value	Allowance	Cost	Fair value	Allowance
- Total value of shares (details of each share class accounting for at least 10% of total share value)						
- Total value of bonds (similar disclosures as shares)						
- Other investments						
Total						

- Reasons for changes in each investment or class of shares and bonds:

+ Changes in quantity

+ Changes in value

- Basis for determining the fair value of trading securities.

b) Held-to-maturity investments

Item	30/09/2026			01/01/2026		
	Cost	Recoverable amount	Allowance	Cost	Recoverable amount	Allowance
- Short-term						
+ Term deposits (details of each short-term deposit representing at least 10% of total short-term term deposits)						
+ Bonds (details of each short-term bond investment representing at least 10% of total short-term bond investments)						
+ Loans (details of each short-term loan representing at least 10% of total short-term loans)						
+ Other investments						
- Long-term (same details as short-term)						
+ Term deposits						
+ Bonds						
+ Cho vay						
+ Other investments						
Total						

- Disclose interest on held-to-maturity investments deemed uncollectible and therefore not recognized as income.

- Reasons for additional allowances or reversals of impairment allowances on held-to-maturity investments.

c) Equity investments in other entities (details by ownership and voting interest)

Item	30/09/2026			01/01/2026		
	Cost	Recoverable amount	Allowance	Cost	Recoverable amount	Allowance
- Investments in subsidiaries						
- Investments in joint ventures and associates						
- Investments in other entities						
+ Including investments in business cooperation contracts where the Company has no joint control but receives benefits based on the contracts' after-tax profits						
Total						

- Summary of the operations of subsidiaries, joint ventures and associates and the status of business cooperation contracts during the period.
- Material transactions between the Company and subsidiaries, joint ventures, associates and parties to business cooperation contracts during the period.
- If fair value or recoverable amount cannot be determined, explain the reasons.
- Basis for valuing intangible fixed assets, such as intellectual property rights, contributed as capital to subsidiaries, joint ventures or associates.

3. Trade receivables

Item	30/09/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
a) Short-term trade receivables	42.240.000		8.983.347.021	
- Details of short-term customer receivables individually accounting for at least 10% of total short-term customer receivables				
- Other trade receivables				
b) Long-term trade receivables (same details as short-term)				
c) Receivables from related-party customers (by counterparty)				
Total	42.240.000		8.983.347.021	

- Reasons for additional allowances or reversals of allowances for doubtful debts.

4. Other receivables

Item	30/09/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
a) Short-term				
- Dividends and profit distributions receivable				
- Receivables from employees				
- Deposits and collateral	158.000.000			
- Loans of non-monetary assets				
- Payments made on behalf of others				
- Other receivables	7.000.000.000		7.000.000.000	
b) Long-term (same details as short-term)				
c) Receivables under jointly controlled business cooperation contracts				
Total	7.158.000.000		7.000.000.000	

- Disclose the nature, purpose, amount, advance date, settlement date, expected recovery date and overdue period, if any, of advances or other receivables arising from amounts or assets given to individuals or departments as deposits or collateral representing at least 10% of other receivables. Where interest is payable to the Company, disclose the interest rate, payment periods and method. Transactions should be recognized according to their substance rather than their

designation.

- Disclose business cooperation contracts accounting for at least 10% of total contract value or otherwise materially significant:

+ Contract number/name.

+ Nature of the contract, including the relationship between parties, contractual terms and conditions, and the Company's related rights and obligations.

+ Contract status and progress of implementation.

+ Other relevant information, such as the basis for revaluing jointly controlled assets distributed under the contract, if any.

5. Missing assets pending resolution (by type)

Item	30/09/2026		01/01/2026	
	Quantity	Value	Quantity	Value
a) Cash;				
b) Inventories;				
c) Fixed assets;				
d) Other assets.				
Total				

The Company shall additionally disclose the expected date for determining the causes of missing assets, the resolution of missing assets reported in the preceding statement of financial position, including those settled or unsettled during the current period, and the reasons for any unresolved items.

6. Bad debts

Item	30/09/2026			01/01/2026		
	Original debt amount	Recoverable amount	Debtor	Original debt amount	Recoverable amount	Debtor
- Total overdue receivables and loans, and amounts not yet overdue but unlikely to be recovered (disclose overdue periods and amounts by debtor where the individual debtor accounts for at least 10% of total overdue balances)						
- Recoverability of overdue receivables						
Total						

- Disclose penalties and late-payment interest receivable arising from uncollectible receivables that have not been recognized as revenue.

7. Inventories:

Item	30/09/2026		01/01/2026	
	Cost	Provision	Cost	Provision
- Goods purchased in transit				
- Raw materials and supplies				
- Tools and supplies				
- Work in progress				
- Finished products				
- Merchandise				
- Goods sent for sale				
- Materials and supplies in bonded warehouses				
Total				

- Basis for allocating raw materials and supplies

- Value of slow-moving, damaged, obsolete or otherwise unsalable inventories at the period-end, and causes and proposed treatment;

- Value of inventories pledged or mortgaged as security for liabilities at period-end;

- Reasons for additional allowances or reversals of inventory write-downs.

8. Long-term work in progress

Item	30/09/2026		01/01/2026	
	Cost	Recoverable amount	Cost	Recoverable amount
a) Long-term production and business work in progress (details by category, including reasons for abnormal interruptions)				
Total				
b) Construction in progress (details of projects representing at least 10% of total construction in progress)				
- Purchases				
- XDCB				
- Periodic repairs and maintenance				
- Improvements and upgrades of fixed assets				
Total				

9. Movements in tangible fixed assets

Item	Buildings and structures	Machinery and equipment	Vehicles and transmission equipment	Perennial plants yielding recurring products		Total
Cost						
Opening balance						
- Purchases during the year						
- Completed construction investments						
- Other increases						
- Reclassification to investment property						
- Disposals and sales						
- Other decreases						
Closing balance						
Accumulated depreciation						
Opening balance						
- Depreciation for the year						
- Other increases						
- Reclassification to investment property						
- Disposals and sales						
- Other decreases						
Closing balance						
Net carrying amount						
- At the beginning of the year						
- At the end of the year						

- Net carrying amount of tangible fixed assets pledged or mortgaged as security for borrowings at the period-end;
- Disclosures relating to perennial plants yielding periodic products and working animals, if any;
- Details of tangible fixed assets held and disposed of, sold or transferred during the period where individual values represent at least 10% of total tangible fixed assets;
- Fully depreciated fixed assets still in use at the quarter-end;
- Fixed assets awaiting disposal at the quarter-end;
- Commitments to purchase or sell material tangible fixed assets in the future;
- Other changes in tangible fixed assets.

10. Movements in intangible fixed assets:

Item	Land use rights	Copyrights	Industrial property rights	Software		Total
Cost						
Opening balance						
- Purchases during the year						
- Internally generated by the Company						
- Increases from business combinations						
- Other increases						
- Disposals and sales						
- Other decreases						
Closing balance						
Accumulated depreciation						
Opening balance						
- Depreciation for the year						
- Other increases						
- Disposals and sales						
- Other decreases						
Closing balance						
Net carrying amount						
- At the beginning of the year						
- At the end of the year						

- Details of intangible fixed assets held and disposed of, sold or transferred during the period with values representing at least 10% of total intangible fixed assets;
- Net carrying amount of intangible fixed assets pledged or mortgaged to secure borrowings at period-end;
- Fully amortized intangible fixed assets still in use;
- Changes in amortization methods;
- Other numerical disclosures and explanations.

11. Movements in finance-leased fixed assets:

Item	Buildings and structures	Machinery and equipment	Vehicles and transmission equipment		Total
Cost					
Opening balance					
- Finance leases during the year					
- Purchase of finance-leased fixed assets					
- Other increases					
- Return of finance-leased fixed assets					
- Other decreases					
Closing balance					
Accumulated depreciation					
Opening balance					
- Depreciation for the year					
- Purchase of finance-leased fixed assets					
- Other increases					
- Return of finance-leased fixed assets					
- Other decreases					
Closing balance					
Net carrying amount					

- At the beginning of the year					
- At the end of the year					
- Additional lease payments recognized as expenses during the year;					
- Basis for determining additional lease payments;					
- Lease renewal terms or purchase options;					
- Details of finance-leased fixed assets held with individual values representing at least 10% of total finance-leased fixed assets.					

12. Biological assets

12.1. Biological assets other than mature animals producing recurring output

Item	30/09/2026		01/01/2026	
	Cost	Recoverable amount	Cost	Recoverable amount
1. Animals yielding products once				
a) Short-term animals yielding products once				
b) Long-term animals yielding products once				
2. Seasonal crops or crops yielding products once				
a) Short-term seasonal crops or crops yielding products once				
b) Long-term seasonal crops or crops yielding products once				
3. Immature animals producing recurring output				

- Describe biological asset categories representing at least 10% of total biological assets, their nature and characteristics, and the accounting policies applied;
- Method of allocating care and cultivation costs to parent biological assets, newly generated biological assets and agricultural produce;
- Depreciation method for biological assets;
- Useful lives/depreciation rates of biological assets;
- Total carrying amounts and accumulated depreciation at the beginning and end of the accounting period;
- Impairment allowances for biological assets, if any;
- Value of biological assets pledged or mortgaged as security for liabilities at period-end;
- Commitments to invest in or purchase biological assets;
- Changes including observable and measurable fair value less costs to sell of biological assets, if any;
- Other matters relating to biological assets.

12.2. Mature animals producing recurring output

Item	Group 1	Group 2			Total
Cost					
Opening balance					
- Purchases during the year					
- Disposals and sales					
- Other decreases					
Closing balance					
Accumulated depreciation					
Opening balance					
- Depreciation for the year					
- Other increases					
- Disposals and sales					
- Other decreases					
Closing balance					
Net carrying amount					
- At the beginning of the year					
- At the end of the year					

Groups 1, 2, etc. follow the Company's classification of mature animals producing recurring output.

13. Movements in investment property:

Item	01/01/2026	Increase during the quarter	Decrease during the quarter	30/09/2026
a) Investment property held for rental				
Cost				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
Accumulated depreciation				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
Net carrying amount				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
b) Investment property held for capital appreciation				
Cost				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
Impairment losses				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
Net carrying amount				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				

- Net carrying amount of investment property pledged or mortgaged to secure borrowings at period-end;
- Cost of fully depreciated investment property still leased out or held for appreciation;
- Details of investment properties held or disposed of during the period representing at least 10% of total investment property;
- Other numerical disclosures and explanations.

14. Deferred expenses

Item	30/09/2026	01/01/2026
a) Short-term (details by expense category)		
b) Long-term (details by expense category)		
Total		

15. Other assets

Item	30/09/2026	01/01/2026
a) Short-term (details by item)		
b) Long-term (details by item)		
Total		

16. Borrowings and finance lease liabilities

Item	30/09/2026	During the quarter		01/01/2026
		Increase	Decrease	
a) Short-term borrowings (details by counterparty where the balance represents at least 10% of total short-term borrowings)	12.882.106.523	450.000.000		12.432.106.523
b) Long-term borrowings (same details as short-term)				
c) Borrowings from related parties				
Total	12.882.106.523	450.000.000		12.432.106.523

e) Finance lease liabilities (details by counterparty where balances account for at least 10% of total finance lease liabilities)

Term	Quarter 3, 2026			Quarter 3, 2025		
	Total finance lease payments	Lease interest paid	Principal repaid	Total finance lease payments	Lease interest paid	Principal repaid
Up to one year						
Over one year to five years						
Over five years						
Finance lease liabilities to related parties						
Total						

f) Overdue borrowings and finance lease liabilities (details by counterparty where balances account for at least 10% of overdue borrowings and finance lease liabilities)

Item	30/09/2026		01/01/2026	
	Principal	Interest	Principal	Interest
- Vay				
- Finance lease liabilities				
- Reasons for overdue payment				
Total				

g) Overdue unpaid borrowings and finance lease liabilities from related parties

Item	30/09/2026		01/01/2026	
	Principal	Interest	Principal	Interest
- Vay				
- Finance lease liabilities				
- Reasons for overdue payment				
Total				

17. Trade payables

Item	30/09/2026	01/01/2026
a) Short-term trade payables	909.817.460	6.409.558.400
- Details of counterparties representing at least 10% of total payables		
- Payables to other counterparties		
b) Long-term trade payables (same details as short-term)		
Total	909.817.460	6.409.558.400
c) Overdue unpaid liabilities		
- Details of counterparties representing at least 10% of total overdue balances		
- Other counterparties		
Total		
d) Trade payables to related parties (by counterparty)		

18. Dividends and profits payable

Item	30/09/2026	01/01/2026
Dividends and profits payable		

- Disclose payment deadlines for cash and non-cash dividends or profit distributions to shareholders and owners;
- Dividends and profits declared but remaining unpaid after the due date to shareholders and owners.

19. Taxes and other amounts payable to the State

Item	01/01/2026	Amount payable during the quarter	Amount paid during the quarter	30/09/2026
a) Taxes payable (details by tax type)				
- Short-term				
- Long-term				
Total				
b) Taxes receivable (details by tax type)				
- Short-term				
- Long-term				
Total				

Entities subject to additional corporate income tax under global minimum tax rules shall disclose the criteria or basis for recognizing additional tax payable in the reporting year and adjustments arising from differences between the year of tax declaration and the year of recognition of such additional tax expense.

20. Accrued expenses

Item	30/09/2026	01/01/2026
a) Short-term (details by expense category)		
b) Long-term (details by expense category)		
Total		

21. Other payables

Item	30/09/2026	01/01/2026
a) Short-term		
- Surplus assets pending resolution		
- Trade union contributions		
- Social insurance	1.276.739	2.550.000
- Health insurance	238.950	450.000
- Unemployment insurance	106.200	200.000
- Short-term deposits and collateral received		
- Other payables and statutory liabilities	2.665.574.996	9.221.976.086
Total	2.667.196.885	9.225.176.086
b) Long-term (details by item)		
- Long-term deposits and collateral received		
- Other payables and statutory liabilities		
c) Overdue unpaid liabilities (details by item, with explanations for non-payment)		

22. Revenue pending allocation

Item	30/09/2026	01/01/2026
a) Short-term		10.845.316.757
- Other revenue pending allocation		
b) Long-term (details by category)		
c) Potential inability to fulfill customer contracts (details of each item and reasons for non-performance)		
Total		10.845.316.757

23. Bonds issued

23.1. Ordinary bonds (details by type)

Item	30/09/2026	01/01/2026
a) Bonds issued		
- Issued at par		
- Issued at a discount		

- Issued at a premium		
Total		
b) Details of bonds held by related parties (by type of bond)		
c) Bond issuance costs		
Total		

Disclose the issue date, quantity, coupon rate and original maturity of each bond class issued at par, discount or premium, and methods for amortizing discounts, premiums and issuance costs.

23.2. Convertible bonds:

The Company shall disclose:

a) Convertible bonds at the beginning of the period:

- Issue dates, original terms and remaining maturities by class of convertible bond;
- Quantity, par value and interest rate by class of convertible bond;
- Conversion ratio into shares for each class of convertible bond;
- Discount rate used to determine the liability component of each class of convertible bond;
- Values of the liability and equity-option components of each class of convertible bond.

b) Convertible bonds additionally issued during the period:

- Issue date and original maturity of each class of convertible bond;
- Quantity, par value and interest rate by class of convertible bond;
- Conversion ratio into shares for each class of convertible bond;
- Discount rate used to determine the liability component of each class of convertible bond;
- Values of the liability and equity-option components of each class of convertible bond.

c) Convertible bonds converted into shares during the period:

- Quantity of each class of bonds converted into shares during the period;
- Number of additional shares issued during the period to convert bonds;
- Amount of convertible bond principal transferred to owners' equity.

d) Convertible bonds matured without conversion during the period:

- Quantity of each class of matured bonds not converted into shares;
- Principal amount of convertible bonds repaid to investors.

e) Convertible bonds at the end of the period:

- Original and remaining maturities of each class of convertible bond;
- Quantity, par value and interest rate by class of convertible bond;
- Conversion ratio into shares for each class of convertible bond;
- Discount rate used to determine the liability component of each class of convertible bond;
- Values of the liability and equity-option components of each class of convertible bond.

f) Details of convertible bonds held by related parties (same disclosures as items a to e above).

24. Preference shares classified as liabilities

- Par value;
- Recipients of issues (management, officers, employees or others);
- Mandatory repurchase terms or fixed dividends payable regardless of issuer performance (timing, repurchase price and other principal terms);
- Value repurchased during the period;
- Other disclosures.

25. Provisions for liabilities

Item	01/01/2026	Increase in provisions during the quarter	Decrease in provisions during the quarter	30/09/2026
a) Short-term (details by provision type)				
Total				
b) Long-term (same details as short-term)				
Total				

- Disclose legal or constructive obligations, valuation bases if any, for environmental remediation, dismantling, restoration and site reinstatement.

- Details of total estimated expenses for employee severance allowances under labor laws.

26. Deferred income tax assets and liabilities

a) Deferred income tax assets

Item	30/09/2026	01/01/2026
- Corporate income tax rate used to measure deferred income tax assets		
- Deferred income tax assets arising from deductible temporary differences		
- Deferred income tax assets arising from unused tax losses		
- Deferred income tax assets arising from unused tax incentives		
- Amount offset against deferred income tax liabilities		
Deferred income tax assets		

b) Deferred income tax liabilities

Item	30/09/2026	01/01/2026
- Corporate income tax rate used to measure deferred income tax liabilities		
- Deferred income tax liabilities arising from taxable temporary differences		
- Amount offset against deferred income tax assets		

27. Owners' equity

a) Reconciliation of changes in owners' equity

Item	Components of owners' equity								Total
	Owners' contributed capital	Share premium	Convertible bond options	Other owners' capital	Asset revaluation differences	Foreign exchange differences	Undistributed after-tax profits and funds	Other items ...	
<i>A</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	
Opening balance of prior year									
- Capital increases in Q3/2025									
- Profit in Q3/2025	603.109.880.	8.329.176.							611.439.056.
- Other increases	000	600							600
- Capital decreases in Q3/2025									
- Loss in Q3/2025									
- Other decreases									
Opening balance of current year	603.109.880.000	8.329.176.600					(596.964.218.344)	(14.550.000)	14.460.288.256
- Capital increases in Q3/2026									
- Profit in Q3/2026									
- Other increases									
- Capital decreases in Q3/2026									
- Loss in Q3/2026									
- Other decreases									
Quarter-end balance	603.109.880.000	8.329.176.600					(607.843.392.320)	(14.550.000)	3.581.114.280

b) Details of owners' capital contributions

Item	30/09/2026	01/01/2026
- Capital contributions from parent company (if a subsidiary)		
- Capital contributions from other investors		
Total		

c) Capital transactions with owners and dividends/profit distributions

Item	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
- Owners' invested capital		
+ Capital contributions at beginning of year		
+ Increases in capital contributions during year		
+ Decreases in capital contributions during year		
+ Capital contributions at year-end		
- Dividends and profits distributed		

d) Shares

Item	30/09/2026	01/01/2026
- Number of shares registered for issuance		
- Number of shares offered to the public		
+ Ordinary shares		
+ Preference shares (classified as equity)		
- Number of shares repurchased (treasury shares)		
+ Ordinary shares		
+ Preference shares (classified as equity)		
- Number of shares outstanding		
+ Ordinary shares		
+ Preference shares (classified as equity)		

* Par value of outstanding shares:

e) Dividends and profit distributions

- Dividends and profits declared after the reporting date:
- + Dividends and profits declared on ordinary shares or charter capital:
- + Dividends declared on preference shares:
- + Share dividends
- + Profits distributed to increase the charter capital of investees....
- Cumulative preference dividends not recognized:
- Disclose any restrictions preventing the Company from using all proceeds from a public share offering or issue where funds remain blocked.

f) Reasons for increases/decreases in components of owners' equity

- Share premium;
- Convertible bond options;
- Development investment fund;
- Treasury shares;
- Other equity funds;

g) Income and expenses, gains or losses recognized directly in owners' equity under specific Vietnamese Accounting Standards.

28. Asset revaluation differences

Item	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
Reasons for changes between the opening and closing balances (circumstances of revaluation, assets revalued and authorizing decision, etc.).		

29. Foreign exchange differences

Item	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
- Exchange differences from translating foreign-currency financial statements into VND		
- Exchange differences arising for other reasons (specify reasons)		

30. Off-balance-sheet items

Item	30/09/2026	01/01/2026
a) Leased assets: Total future minimum lease payments under non-cancellable operating leases, by maturity		
- Up to one year		
- Over one year to five years		
- Over five years		

- Disclose quantity, type, characteristics, nature and lease terms of each type or group of externally leased assets at period-end.

b) Assets held in custody, on consignment, for processing or for entrusted import/export

- Disclose the value and reasons for material restricted cash and cash equivalents held by the Company due to legal restrictions or other binding commitments.

- Disclose the nature, quantity, types, specifications and quality of products, materials, goods and assets held in custody or for processing at period-end. Logistics and warehousing businesses shall further disclose the categories of goods held, the parties' rights and obligations in safekeeping and any material associated risks. Where such details cannot be provided, state and explain why.

- Goods held for sale on behalf of others, on consignment, as an agent or under import/export entrustment: disclose quantities, types, specifications and quality of each class of goods;

- Assets received as pledges or mortgages: disclose details of each asset class, terms and counterparties;

- Surplus assets belonging to other entities identified on stocktaking.

c) Infrastructure assets excluded from the State capital component in the Company: Disclose cost and accumulated depreciation under the applicable law.

d) Company assets pledged or mortgaged: Disclose asset classes, terms and pledgees or mortgagees;

e) Foreign currencies: USD 3,667,469.0000.

Monetary gold: The Company shall disclose quantities using domestic units of measurement.

Precious metals and gemstones: Disclose their cost, quantity and type.

f) Written-off doubtful debts: Disclose original-currency and VND amounts of doubtful debts written off in the past ten years, by debtor and reason for write-off.

g) Interest on deferred or installment purchases of assets: Disclose number of installments, total interest payable, interest paid and balance outstanding.

h) Interest on deferred or installment sales of assets: Disclose number of installments, total interest receivable, interest received and outstanding balance.

i) Other off-balance-sheet disclosures useful to financial statement users.

31. Value of assets held on behalf of other parties but restricted by law, or liabilities the Company must settle under contractual or statutory obligations (for example, assets under business cooperation contracts or proceeds blocked upon a public company's share offering).

Item (Disclosures should reflect the Company's actual circumstances and the nature of the item)	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
Assets		
- Cash and cash equivalents		
- Receivables		
- Inventories		
- Fixed assets		
- Investment property		
- Other assets		
Total		
Liabilities		
- Trade payables		
- Borrowings payable		
- Accrued expenses		
- Other payables		
Total		

32. Other information the Company considers necessary to explain and provide useful information to users

- Basis for valuing non-monetary assets received as grants, donations or gifts;
- Other information.

VII. Additional information on items in the income statement

Unit: VND

1. Total revenue from sales of goods and rendering of services

Item	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
a) Doanh thu	2.673.166.995	8.911.260.000
- Revenue from product and merchandise sales (excluding sales and disposals of investment property)	2.086.356.313	8.911.260.000
- Revenue from services (excluding construction services)	586.810.682	
- Revenue from construction services		
+ Construction service revenue arising during the period		
+ Cumulative construction service revenue recognized through the reporting date		
- Subsidies and price support revenue		
- Other revenue		
Total	2.673.166.995	8.911.260.000
b) Related-party revenue (details by counterparty)		

c) Where revenue arises from sales of tourist apartments, combined office-accommodation units or similar products, disclose in the financial statements the accounting policies, nature of contracts (rights and obligations) and accounting recognition approach considered most appropriate.

2. Revenue deductions

Item	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
- Trade discounts	370.000	
- Sales discounts		
- Sales returns		
Total	370.000	

3. Cost of goods sold

Item	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
- Cost of products and goods sold (excluding net carrying amount and costs of sale or disposal of investment property)	2.173.601.016	4.573.460.000
- Cost of services rendered (including construction services)		
- Value of inventory losses during the period		
- Value of inventory shortages exceeding normal levels, by type		
- Abnormal production overhead charged directly to cost of goods sold		
- Inventory write-down allowances and biological asset impairment allowances		
- Reductions in cost of goods sold		
Total	2.173.601.016	4.573.460.000

4. Gain/loss on sales and disposal of investment property

Item	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
- Proceeds from sales and disposal of investment property		
- Net carrying amount of investment property		
- Costs of sale and disposal of investment property		
Gain/loss on sales and disposal of investment property		

5. Financial income

Item	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
- Interest on deposits and loans		
- Gains on sale or disposal of financial investments		
- Dividends and profits received in cash or non-monetary assets		
- Foreign-exchange gains		
- Interest on deferred and installment sales		
- Payment discounts received		
- Other financial income	158.074	92.207
Total	158.074	92.207

6. Finance costs

Item	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
- Borrowing costs		
- Losses on sale or disposal of financial investments		
- Foreign-exchange losses		
- Interest on deferred and installment purchases		
- Payment discounts granted		
- Impairment allowances on trading securities and investments in other entities		
- Costs of unsuccessful bond or share issues		
- Other finance costs	745.926.390	745.926.390
- Reductions in finance costs		
Total	745.926.390	745.926.390

7. Other income

Item	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
- Disposals and sales of fixed assets		
- Gains on revaluation of assets contributed as capital		
- Penalties received		
- Tax reductions		
- Grants, donations and gifts recognized as other income		
- Other items		10.000.000.000
Total		10.000.000.000

8. Other expenses

Item	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
- Net carrying amount of fixed assets and costs of their disposal and sale		
- Losses on revaluation of assets contributed as capital		
- Penalties paid		
- Other expenses	320.024.289	634.093.337.490
Total	320.024.289	634.093.337.490

9. Selling and general administrative expenses

Item	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
a) General administrative expenses incurred during the period	692.221.587	688.418.673
- Details of items representing at least 10% of total administrative expenses		
- Other general administrative expenses	692.221.587	688.418.673
b) Selling expenses incurred during the period		

- Details of items representing at least 10% of total selling expenses		
- Other selling expenses		
c) Reductions in selling and general administrative expenses		
- Reversal of provisions for warranties of products, goods and construction works		
- Reversal of restructuring provisions and other provisions		
- Other reductions		

10. Operating expenses by nature

Item	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
- Raw materials and supplies expenses	5.700.000	9.822.559
- Labor costs		
- Depreciation of fixed assets		
- Outsourced service expenses	686.521.587	678.596.114
- Other cash expenses		
Total	692.221.587	688.418.673

Notes:

For the disclosure of operating expenses by nature, the Company should provide a breakdown based on its operations and the opening balances and current movements in relevant ledger accounts, consistent with amounts presented in the income statement.

Where the nature of the business prevents a functional presentation of expenses in the income statement, expenses may be presented by nature. In such cases, total expenses by nature must equal the total expenses recognized in the income statement.

The Company may select an alternative basis provided that expenses by nature are fully disclosed.

11. Corporate income tax expense

Item	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
- Accounting profit before tax	(1.258.818.213)	(621.189.790.346)
- Tax calculated at the prevailing corporate income tax rate		
Adjustments (disclose items appropriate to the Company's particular circumstances):		
- Non-taxable income		
- Non-deductible expenses		
- Under/(over)provision from prior years		
Corporate income tax expense		
Current corporate income tax expense		
Deferred corporate income tax expense (**)		
Corporate income tax expense (*)		

(*) Corporate income tax expense is estimated based on taxable income and may be adjusted following review by the tax authorities.

(**) Deferred corporate income tax expense	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
- Deferred tax expense arising from taxable temporary differences		
- Deferred tax expense arising from reversal of deferred tax assets		
- Deferred tax income arising from deductible temporary differences		
- Deferred tax income arising from unused tax losses and incentives		
- Deferred tax income arising from reversal of deferred tax liabilities		
- Total deferred corporate income tax expense		

VIII. Additional information on items in the cash flow statement

1. Cash held by the Company but unavailable for use

Disclose the value of and reasons for restrictions on cash and cash equivalents held by the Company due to legal

requirements or other commitments.

2. Non-cash transactions affecting future cash flows

Item	Year-to-date cumulative amount through	
	Quarter 3, 2026	Quarter 3, 2025
- Acquisition of assets through assumption of directly related liabilities or finance lease arrangements		
- Acquisition of businesses through issuance of shares		
- Conversion of debt into equity		
- Other non-cash transactions		

3. Actual proceeds from borrowings during the period:

- Proceeds from borrowings under standard loan agreements;
- Proceeds from issuance of ordinary bonds;
- Proceeds from issuance of convertible bonds;
- Proceeds from issuance of preference shares classified as liabilities;
- Proceeds from Government bond repurchase transactions and securities repos;
- Proceeds from other forms of borrowing.

4. Actual repayments of loan principal during the period:

- Principal repayments under standard loan agreements;
- Principal repayments of ordinary bonds;
- Principal repayments of convertible bonds;
- Principal repayments of preference shares classified as liabilities;
- Payments relating to Government bond repurchase transactions and securities repos;
- Principal repayments on other borrowings.

5. Acquisition and disposal of subsidiaries during the reporting period

- Total consideration for subsidiaries acquired or disposed of during the period;
- Cash and cash equivalents paid or received for such acquisitions or disposals;
- Cash and cash equivalents held by the subsidiaries or businesses acquired or disposed of;
- Value of non-cash assets, by class, and liabilities of subsidiaries acquired or disposed of during the period.

IX. Other information

1. Contingent liabilities, commitments and other financial information:

2. Events after the reporting date:

3. Related-party information (other than disclosures above).

4. Segment information on assets, revenue and operating results (by business line or geography) under Vietnamese Accounting Standard No. 28 – Segment Reporting

(1):...

(2):...

5. Comparative information (changes to information in prior-period financial statements):
.....

6. Going concern disclosures where management identifies events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. In such cases these notes shall:

- Fully describe the principal events or conditions raising significant doubt, and management's plans to address them;
- Specify uncertainties known to management that relate to circumstances casting significant doubt on the Company's ability to continue as a going concern;
- State management's conclusion on whether material uncertainties related to going concern exist and whether the Company can recover assets and settle liabilities in the ordinary course of business.

7. Significant assumptions and estimates, including:

- a) Nature of assumptions or estimation uncertainties;
- b) Reasons and amounts potentially affected by such assumptions or uncertainties;
- c) Assessment of the likelihood of different outcomes;
- d) Measures planned by management to limit the effects on financial statement items if uncertainties materialize in the next financial year.

8. Other measures or solutions

X. Amendments or additions to the formats, names and contents of financial statement items compared with the forms prescribed by the Ministry of Finance, if any

- Names of items amended or supplemented as prescribed: ...
- Contents of items amended or supplemented as prescribed:
- Reasons for changes:...

PREPARED BY
(Signature, full name)


Hoàng Xuân Vũ

CHIEF ACCOUNTANT
(Signature, full name)


Hoàng Xuân Vũ

Approved on October 13, 2026

CHAIRMAN OF THE BOARD
OF DIRECTORS
(Signature, full name and seal)



CHỦ TỊCH
Nguyễn Đình Hùng