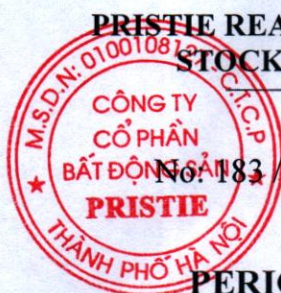


PRISTIE REAL ESTATE JOINT
STOCK COMPANYTHE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No. 183 / CV-CBTT-TET

Hanoi, October 19, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to the provisions of Clause 3, Article 14 of Circular 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Pristie Real Estate Joint Stock Company shall disclose information on the financial statements (FS) for the third quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Organization name: Pristie Real Estate Joint Stock Company
- Stock code: TET
- Address: No. 79 Lac Trung Street, Vinh Tuy Ward, Hanoi City
- Contact phone: 024 39360808 Fax: 024 39360909
- Email: hoaltk63@gmail.com Website: www.textaco.vn

2. Information disclosure content:

- Financial statements for the third quarter of 2026

☒ Separate financial statements (Listed organization has no subsidiaries and the superior accounting unit has affiliated units);

☐ Consolidated financial statements (Listed organization has subsidiaries)

☐ Combined financial statements (Listed organization has its own accounting unit and accounting apparatus)

- Cases that require explanation:

+ The audit organization gives an opinion that is not an unqualified opinion on the financial statements (for reviewed/audited financial statements):

☐ Yes ☒ No

Explanatory documents in the following cases:

☐ Yes ☒ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited financial statements in 2025)

☐ Yes ☒ No

Explanatory documents in the following cases:

CÔNG TY
CỔ PHẦN
BẤT ĐỘNG SẢN
PRISTIE

Digitally signed by CÔNG TY CỔ PHẦN BẤT ĐỘNG SẢN PRISTIE
DN: C=VN, S=HÀ NỘI, L=Quận Hai Bà Trưng, CN=CÔNG TY CỔ PHẦN BẤT ĐỘNG SẢN PRISTIE
OID.0.9.2342.19200300.100.1.1=MST: 0100108127
Reason: I am the author of this document
Location: your signing location here
Date: 2026.10.19 13:37:52+07'00'
Foxit Reader Version: 10.1.0

☐ Yes ☒ No

+ Profit after corporate income tax in the income statements of the reporting period changes by 10% or more compared to the same period report of the previous year:

☒ Yes ☐ No

Explanatory documents in the following cases:

☒ Yes ☐ No

+ Profit after tax in the reporting period is a loss, changing from profit in the same period of the previous year to loss in this period or vice versa:

☐ Yes ☒ No

Explanatory documents in the following cases:

☐ Yes ☒ No

This information was published on the company's website on 19/10/2026 at the link www.textaco.vn

3. Report on transactions with a value of 35% or more of the enterprise's total assets

We hereby commit that the information disclosed above is true and take full legal responsibility for the content of the disclosed information.

Attached documents:

- Financial statements Q3/2026;
- Explanation letter No 182

Organization representative
Authorized person to disclose information
(Sign, full name, position, seal)
(Signed)

Pham Hoang Long



FINANCIAL STATEMENTS

PRISTIE REAL ESTATE JOINT STOCK COMPANY

For the fiscal period from 01-07-2026 to 30-09-2026

PRISTIE REAL ESTATE JOINT STOCK COMPANY

Address: No. 79 Lac Trung, Vinh Tuy Ward, Hanoi City

(Attached to Circular No. 99/2025/TT-BTC
dated October 27, 2025 of the Minister of Finance)

Statement of Financial Position

As of September 30, 2026

ASSETS	CODE	DESCRIPTION	30/09/2026	01/01/2026
A. CURRENT ASSETS	100		1,215,632,906,902	98,258,012,294
I. Cash and cash equivalents	110	V.1	24,337,985,909	83,333,317,984
1. Cash	111		19,337,985,909	78,333,317,984
2. Cash equivalents	112		5,000,000,000	5,000,000,000
II. Short-term financial investment	120	0	1,130,000,000,000	-
1. Trading securities	121	V.2.1	-	-
2. Allowances for decline in value of trading securities (*)	122	V.2.1	-	-
3. Held to maturity investments	123	V.2.2	1,130,000,000,000	-
III. Short-term receivables	130		58,013,698,630	9,934,550,137
1. Short-term receivables from customers	131	V.2.1	-	-
2. Short-term prepayments to suppliers	132		880,000,000	6,011,548,000
3. Short-term intra-company receivables	133		-	-
4. Receivables under schedule of construction contract	134		-	-
5. Other short-term receivables	135	V.3.1	57,133,698,630	3,923,002,137
6. Short-term allowances for doubtful debts (*)	136	V.4	-	-
7. Shortage of assets awaiting resolution	137		-	-
IV. Inventories	140	V.5	3,200,089,029	3,873,167,037
1. Inventories	141		6,747,544,751	8,283,132,094
2. Allowances for decline in value of inventories (*)	142		-3,547,455,722	-4,409,965,057
V. Other current assets	160		81,133,334	1,116,977,136
1. Short-term prepaid expenses	161	V.6	81,133,334	25,325,308
2. Deductible Value-added Tax	162		-	-
3. Taxes and other receivables from government	163	V.9.1	-	1,091,651,828
4. Government bonds purchased for resale	164		-	-
5. Other current assets	165		-	-
B. NON - CURRENT ASSETS	200		23,354,662,480	25,199,648,738
I. Long-term receivables	210		-	-
II. Fixed assets	220		22,932,939,055	24,495,331,828
1. Tangible fixed assets	221	V.7	22,932,939,055	24,495,331,828
- Historical costs	222		73,824,746,115	73,824,746,115
- Accumulated depreciation (*)	223		(50,891,807,060)	(49,329,414,287)
IV. Non-current assets in progress	250		214,814,815	-
1. Cost of long-term work in progress	251		214,814,815	-
2. Cost of construction in progress	252		-	-
V. Long-term financial investments	260		-	-
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252		-	-
3. Investments in equity of other entities	253		-	-
4. Allowances for long-term financial investments (*)	254		-	-
5. Held to maturity investments	255		-	-
VI. Other non-current assets	270		206,908,610	704,316,910
1. Long-term prepaid expenses	271	V.6	206,908,610	704,316,910
2. Deferred income tax assets	272		-	-
3. Long-term equipment, supplies and spare parts for	273		-	-

4. Other non-current assets	274	0	-	-
TOTAL ASSETS	280		1,238,987,569,382	123,457,661,032

Statement of Financial Position

As of September 30, 2026

(Continue)

Unit: VND

CAPITAL SOURCES	CODE	DESCRIPTION	30/09/2026	01/01/2026
A. LIABILITIES	300		3,401,971,313	3,373,780,583
I. Current liabilities	310		3,401,971,313	3,118,036,583
1. Short-term supplier payables	311	V.8.1	66,233,893	-
2. Short-term prepayments from customers	312		-	-
3. Dividend payables	313		26,048,482	-
4. Taxes and other payables to government	314	V.9.1	2,683,688,779	1,311,559,178
5. Payables to employees	315		-	-
6. Short-term expenses payable	316	V.10	65,000,000	153,694,400
7. Short-term intra-company payables	317		-	-
8. Payables under schedule of construction contract	318		-	-
9. Short-term unearned revenues	319	V.11	-	-
10. Other short-term payables	320	V.12	117,881,303	1,220,557,385
11. Short-term loans and finance lease liabilities	321		-	-
12. Provision for short-term payables	322		-	-
13. Bonus and welfare fund	323		443,118,856	432,225,620
II. Non-current liabilities	330		-	255,744,000
1. Long-term account receivables	331	V.15.2	-	-
2. Long-term advance payment	332		-	-
8. Other non-current liabilities	338	V.12		255,744,000
D. Owner's equity	400		1,235,585,598,069	120,083,880,449
1. Contributed capital	411	V.13	622,029,400,000	57,029,400,000
- Ordinary shares with voting rights	411a		622,029,400,000	57,029,400,000
- Preference shares	411b		-	-
2. Share premium	412	V.26	554,330,000,000	-
4. Other capital	414	V.26	-	-
5. Treasury shares (*)	415	V.26		
6. Differences upon asset revaluation	416	V.27		
7. Exchange rate differences	417			
8. Development and investment funds	418		40,676,490,608	38,148,032,518
9. Other equity funds	419			
10. Undistributed profit after tax	420		18,549,707,461	24,906,447,931
- Undistributed profit after tax brought forward	420a		20,796,312,605	17,644,085,569
- Undistributed profit after tax for the current period	420b		(2,246,605,144)	7,262,362,362
TOTAL SOURCES	440		1,238,987,569,382	123,457,661,032

(Signed)

(Signed)

Hanoi, October 19, 2026
(Signed)

NGUYEN THI DUC HA
Prepared by

NGUYEN THI DUC HA
Chief accountant

PHAM HOANG LONG
General Director

INCOME STATEMENT
Quarter 3, 2026

Form B 02 - DN
(Attached to Circular No. 99/2025/TT-BTC
dated October 27, 2025 of the Minister of Finance)

ITEM	Code	Description	Quarter		Accumulated from the beginning of the year to the end of current period	
			01/07/2026 to 30/09/2026	01/07/2025 to 31/12/2025	01/01/2026 to 30/09/2026	01/01/20125 to 30/09/2025
1	2	3	4	5	6	7
1. Revenues from sales and services rendered	01	VI.14	1,962,766,855	5,514,399,007	13,805,290,465	17,082,502,007
2. Revenue deductions	02				0	0
3. Net revenues from sales and services rendered (10= 01-02)	10	VI.14	1,962,766,855	5,514,399,007	13,805,290,465	17,082,502,007
4. Costs of goods sold	11	VI.15	2,223,753,406	3,181,159,057	9,090,979,788	10,645,023,757
5. Gross profit from sales and services rendered (20=10 - 11)	20		-260,986,551	2,333,239,950	4,714,310,677	6,437,478,250
6. Gain/(Loss) on the sale or disposal of investment property	21					
7. Financial income	22	VI.16	9,272,844	979,864,862	2,220,625,029	2,925,881,153
8. Financial expenses	23				0	0
- In which: Interest expenses	24				0	0
9. Selling expenses	25	VI.17			0	0
10. General administration expenses	26	VI.18	3,788,375,242	1,704,046,374	7,327,447,132	5,180,416,332
11. Net profits from operating activities	30		-4,040,088,949	1,609,058,438	-392,511,426	4,182,943,071
{30 = 20 + 21 + 22 - (23+25 + 26)}					0	0
12. Other income	31	VI.20	123,645,353	431,233,054	861,793,465	9,186,102,539
13. Other expenses	32	VI.20	1,106,744,057	532,603,017	2,011,139,243	4,596,338,317
14. Other profits (40 = 31 - 32)	40		-983,098,704	-101,369,963	-1,149,345,778	4,589,764,222
15. Total net profit before tax (50 = 30 + 40)	50		-5,023,187,653	1,507,688,475	-1,541,857,204	8,772,707,293
16. Current corporate income tax expense	51	VI.19		352,876,462	704,747,940	1,919,245,583
17. Deferred corporate income tax expenses	52				0	0

18. Profits after corporate income tax (60=50 – 51 - 52)	60		-5,023,187,653	1,154,812,013	-2,246,605,144	6,853,461,710
19. Basic earnings per share (*)	70	VI.22	-81	202	-36	1,202

Prepared by
(Signed)

Nguyen Thi Duc Ha

Chief accountant
(Signed)

Nguyen Thi Duc Ha

Hanoi, October *19*, 2026
General director
(Signed)

Pham Hoang Long

PRISTIE REAL ESTATE JOINT STOCK COMPANY

Address: No. 79 Lac Trung, Vinh Tuy Ward, Hanoi City

(Attached to Circular No. 99/2025/TT-BTC

dated October 27, 2025 of the Minister of Finance)

CASH FLOW STATEMENT

Direct method

Quarter 3, 2026

ITEM	CODE	Accumulated from the beginning of the fiscal year to the end of current	Accumulated from the beginning of the fiscal year to the end
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Revenues from sales and services rendered and other revenues	01	12,539,588,857	20,703,469,641
2. Expenditures paid to suppliers	02	(2,092,679,713)	(5,451,512,680)
3. Expenditures paid to employees	03	(5,546,405,590)	(5,689,677,380)
4. Paid interests	04	-	-
5. Paid corporate income tax	05	(1,076,387,397)	(1,823,706,815)
6. Other proceeds from operating activities	06	554,695,624,512	6,466,562,765
7. Other expenditures on operating activities	07	(564,677,942,286)	(9,939,911,355)
Net cash flows from operating activities	20	(6,158,201,617)	4,265,224,176
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22	2,664,841,734	-
3. Expenditures on loans and purchase of debt instruments from other entities	23	(1,185,000,000,000)	(55,000,000,000)
4. Proceeds from lending or resale of debt instruments from other entities	24	-	-
5. Expenditures on equity investments in other entities	25	-	-
6. Proceeds from equity investment in other entities	26	-	-
7. Proceeds from interests, dividends and distributed profits	27	59,638,728	3,927,552,386
Net cash flows from investing activities	30	(1,182,275,519,538)	(51,072,447,614)
III. CASH FLOWS FROM FINANCIAL ACTIVITIES			
1. Proceeds from issuance of shares and receipt of contributed capital	31	1,130,000,000,000	-
3. Proceeds from loans	33	-	-
4. Repayment of loans principal	34	-	-
5. Repayment of financial lease principal	35	-	-
6. Dividends and profits paid to owners	36	(561,610,920)	(4,561,250,800)
Net cash flows from financial activities	40	1,129,438,389,080	(4,561,250,800)
NET CASH FLOWS DURING THE FISCAL YEAR	50	(58,995,332,075)	(51,368,474,238)
Cash and cash equivalents at the beginning of fiscal year	60	83,333,317,984	80,157,489,265
Effect of exchange rate fluctuations	61		
Cash and cash equivalents at the end of fiscal year	70	24,337,985,909	28,789,015,027

Hanoi, October 19, 2026

(Signed)

(Signed)

(Signed)

NGUYEN THI DUC HA

Prepared by

NGUYEN THI DUC HA

Chief accountant

PHAM HOANG LONG

General Director

PRISTIE REAL ESTATE JOINT STOCK COMPANY

Address: No. 79 Lac Trung, Vinh Tuy Ward, Hanoi City

Financial statements for the financial period from 01/07/2026 to 30/09/2026

NOTES TO FINANCIAL STATEMENTS

For the fiscal period from 01/07/2026 to 30/09/2026

I. GENERAL INFORMATION

Pristie Real Estate Joint Stock Company is a Joint stock company established and operating under Business Registration Certificate No. 0103008442 issued by the Hanoi Department of Planning and Investment on July 5, 2005. During its operation, changes in business capital, establishment of branches and changes in the Company's address have been approved by the Hanoi Department of Planning and Investment in the amended Business Registration Certificates from the 1st to the 18th time on 16/07/2026; accordingly, the Business Registration Certificate number is changed to Enterprise Code No. 0100108127 in the 5th amended Business Registration Certificate dated July 5, 2005.

The Company's main business activities include:

- *Restaurants and mobile food services (excluding bars, karaoke, and dance clubs);*
- *Beverage service (excluding bar business);*
- *Other catering services: Details: Providing meals under contract;*
- *Providing irregular catering services to customers (serving parties, meetings, weddings...);*
- *Real estate business, land use rights owned, used or leased. Details: Real estate business, factory business, office business'*
- *Wholesale of household goods. Details: Wholesale of consumer goods; Trading of stationery paper;*
- *Construction of other civil engineering works; Details: Construction of warehouses, factories, offices;*
- *Warehousing and storage of goods; Details: Warehouse services business;*
- *Production of other textiles not yet classified; Details: Production of textiles, garments, cotton, fabrics, yarns, leather and imitation leather goods;*
- *Production of basic chemicals; Details: Production of chemical dyes;*
- *Other production not yet classified; Details: Production of raw materials, accessories, machinery and equipment, agricultural and forestry products, food, aquatic products, construction materials, paper and stationery;*

- *Other specialized wholesale not yet classified; Details: Trading in construction materials;*
- *Wholesale of electronic and telecommunications equipment and components; Details: Trading in electrical appliances;*
- *Wholesale of agricultural and forestry raw materials (except wood, bamboo) and live animals; Details: Trading in machinery and equipment for agriculture, forestry, food and aquatic products;*
- *Wholesale of other machinery, equipment and spare parts; Details: Trading in machinery and equipment for agriculture, forestry, food and aquatic products;*
- *Other remaining business support service activities not yet classified; Details: Import and export of textiles, garments, cotton, fabrics, fibers, dyes, chemicals (except chemicals banned by the Government), leather and imitation leather goods, electrical appliances, raw materials, accessories, machinery and equipment, agricultural and forestry products, food, aquatic products, construction materials, paper and stationery; (For conditional business, The company only conduct business when meeting all conditions as prescribed by law).*

The company's headquarter is at 79 Lac Trung, Vinh Tuy Ward, Hai Ba Trung District, Hanoi

I. GENERAL INFORMATION (Continued)

Normal operating cycle:

The Company's operating cycle is the period of time from when raw materials enter the production process until they are converted into cash or assets that are easily convertible into cash, usually not exceeding 12 months.

BASIS FOR PREPARATION AND ACCOUNTING PERIOD

Applicable accounting regime:

The company applies the corporate accounting system issued under Circular 99/2025/TT-BTC of the Minister of Finance dated October 27, 2025.

The financial statements have been prepared on the historical cost basis and in accordance with Vietnamese Accounting Standards. The accompanying financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

Applied accounting documentation system: General journal system

Company's fiscal year: The Company's fiscal year begins on January 1 and ends on December 31 of the calendar year.

Accounting currency: The Company uses Vietnamese Dong (VND) to record accounting books and prepare financial statements.

III. APPLICABLE ACCOUNTING STANDARDS

As of the date of preparation of these Financial Statements, the Company's Board of Managements has been aware of twenty-six (26) Vietnamese Accounting Standards issued by the Ministry of Finance as follows:

- Decision NO. 149/2001/QĐ-BTC dated December 31, 2001 promulgate and disclose four (4) Vietnamese Accounting Standards (1st batch). Guidance on the implementation of these standards was issued by the Ministry of Finance through Circular 161/2007/TT-BTC dated December 31, 2007.
- Decision NO. 163/2002/QĐ-BTC dated December 31, 2002 promulgate and disclose six (6) Vietnamese Accounting Standards (2nd batch). Guidance on the implementation of these standards was issued by the Ministry of Finance through Circular 161/2007/TT-BTC dated December 31, 2007.
- Decision No. 234/2003/QĐ-BTC dated December 31, 2003 promulgate and disclose six (6) Vietnamese Accounting Standards (3rd batch). Guidance on the implementation of these standards was issued by the Ministry of Finance through Circular 161/2007/TT-BTC dated December 31, 2007.
- Decision No. 12/2005/QĐ-BTC dated February 15, 2005 promulgate and disclose six (6) Vietnamese Accounting Standards (4th batch). Guidance on the implementation of these standards was issued by the Ministry of Finance through Circular 20/2006/TT-BTC dated March 20, 2006.
- Decision No. 100/2005/QĐ-BTC dated December 28, 2005 promulgate and disclose four (4) Vietnamese Accounting Standards (5th batch). Guidance on the implementation of these standards was issued by the Ministry of Finance through Circular 21/2006/TT-BTC dated March 20, 2006.

In compliance with the decisions and circulars guiding the above Vietnamese Accounting Standards, the Company's Board of Managements has selected Vietnamese Accounting Standards applicable to the Company's business operations to prepare the Financial Statements.

IV. MAIN ACCOUNTING POLICIES

Types of exchange rates applied in accounting

Transactions that are not in Vietnamese Dong are converted into Vietnamese Dong based on the actual exchange rate of the Joint Stock Commercial Bank for Foreign Trade of Vietnam, where the Company regularly conducts transactions, or the average book exchange rate on the date of the transaction. The ending balance of foreign currency items is converted into Vietnamese Dong, details are as follows:

+ *For currency items and receivables have principal in foreign currency as USD, the Company converts them at the buying rate of the commercial bank where the Company opens an account.*

Actual exchange rate differences arising during the period and differences due to revaluation of foreign currency balances at the end of the period are recorded in financial income or financial expenses in the financial period.

Cash and cash equivalents

Cash and cash equivalents include: cash, demand deposits, cash in transit and short-term investments with a recovery or maturity of no more than 3 months from the date of purchase, with highly liquid, easily convertible to identified amounts of cash and subject to an insignificant risk of conversion to cash.

Receivables

Receivables are presented in the financial statements at the book value of receivables from customers and other receivables after deducting (-) the estimated provisions for doubtful receivables based on the Board of Managements' review of the outstanding amounts at the end of the financial period. Receivables are monitored in detail by original maturity, remaining maturity at the reporting date and by each entity.

The allowance for doubtful debts represents the portion of receivables that the Company expects to be unable to collect at the end of the financial period. Increases or decreases to the allowance account balance are recorded as general administration expenses in the income statement.

At the time of preparing the Financial Statements, receivables with a remaining collection period of no more than 12 months are classified as short-term receivables, receivables with a collection period of more than 12 months are recorded as long-term receivables.

Inventories

Inventories are measured at the lower of cost and net realizable value. The cost of inventories comprises: Purchase costs, conversion costs and other directly related costs incurred in bringing the inventories to their present location and condition. Net realizable value is determined by the estimated selling price less (-) the estimated costs of completion and the estimated costs necessary to make the sale.

Inventory accounting method:

Perpetual

Method for determining the original cost of inventory: Weighted average

Tangible fixed assets and depreciation of fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The original cost of tangible fixed assets includes the purchase price and directly related costs to bringing the fixed assets into a state of readiness for operation. The original cost of tangible fixed assets made by self-construction includes construction costs, actual production costs incurred, plus installation and testing costs.

Expenditures incurred after the fixed assets have been put into operation, such as maintenance and repairs, are recognized in the statement of profit and loss in the period in which they are incurred. In cases where it can be clearly demonstrated that the expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of the fixed assets beyond their originally assessed standard of performance, the expenditures are capitalized as an additional cost of the fixed assets.

IV. MAIN ACCOUNTING POLICIES (Continue)

Tangible fixed assets and depreciation of fixed assets (Continue)

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are removed from the balance sheet and any gain or loss resulting from their disposal is included in the income statement.

Fixed assets are depreciated using the straight-line method over the estimated useful life of each group of fixed assets as follows:

<i>Asset</i>	<i>Depreciation</i>
Houses, buildings, structures	06 - 50 years
Machinery and equipment	06 - 08 years
Means of transport	06 - 10 years
Management equipment	05 - 06 years

Prepaid expenses

Prepaid expenses include short-term or long-term prepaid expenses on the balance sheet and are amortized over the period over which the costs are paid to the extent that economic benefits are generated in relation to those costs.

Long-term prepaid expenses include major repair costs for offices, warehouses, used tools and equipment, environmental and wastewater project costs, which are allocated to the business result using the straight-line method over a period of 24-36 months. Short-term prepaid expenses include fire insurance costs, maintenance costs for machinery and used tools and equipment, which are allocated to the business result using the straight-line method over a period of 12 months.

Liabilities

Payables are tracked in detail by original maturity, remaining maturity at the reporting date and by entity. At the time of preparing the financial statements, payables with a remaining repayment period of no more than 12 months or one business cycle are classified as short-term payables, payables with a remaining repayment period of more than 12 months or more than one business cycle are recorded as long-term payables. Payables are recorded at no less than the value payable.

Unearned revenue

Unearned revenue reflects the current amount and the increase or decrease in the company's unrealized revenue during the accounting period. Unearned revenue during the period is the unrealized revenue from the custody of goods service.

Payables

Payables include the value of expenses that have been included in the operating expenses of the period, but have not been actually paid at the end of the fiscal period on the basis of ensuring the principle of matching between revenue and expenses. At the time of actual payment, the accountant shall record additional or deduct expenses for the difference with the amount deducted (if any).

Owner's Equity

Owner's equity is recorded according to the actual capital contributed by shareholders.

Undistributed profits on the balance sheet as of 30/09/2026 are profits from the company's production and business activities after deducting (-) corporate income tax.

IV. MAIN ACCOUNTING POLICIES (Continue)

Owner's Equity (Continue)

Profit distribution and fund allocation are carried out in accordance with the Company's Charter of Organization and Operation and decided by the General Meeting of Shareholders.

Revenue

Revenue is recognised when it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Net revenue is determined at the fair value of amounts received or receivable, after deducting trade discounts, sales rebates, and goods returns. The following specific recognition conditions must also be met when recognizing revenue:

Revenue from office and warehouse rental

Revenue from providing office and warehouse rental services is recognized when the outcome of the transaction can be reliably determined. Revenue from office and warehouse rental under warehouse rental contracts is recognized in the income statement in the period using the straight-line method over the entire lease term.

Processing revenue

Revenue from garment processing is recognized when the outcome of the transaction can be measured reliably and it is probable that the economic benefits associated with the transaction will flow to the Company. Revenue is not recognized when there are significant uncertainties regarding the recovery of the processing fees received or the possibility of a return.

Other revenue

Other revenue includes interest on deposits, income from electricity sales to warehouse and office lessees; exempted land tax from previous years. Interest on deposits is recorded on an accrual basis (taking into account the income generated by the asset) unless the ability to collect interest is uncertain. Income from electricity sales to warehouse and office lessees is recorded based on the minutes confirming the electricity consumption of both parties.

Cost of goods sold

Cost of goods sold reflects the cost of products and services provided. Cost of goods sold is recorded according to the principle of matching with revenue. To ensure the principle of prudence, costs exceeding the normal level of inventories are recorded immediately in the period's expenses (after deducting compensation, if any), including: costs of direct materials consumed above the normal level, labor costs, fixed general production costs not allocated to the value of products in stock, inventory loss... and allowances for decline in value of inventories.

Selling and General administration expenses

Selling expenses include actual expenses incurred in the process of selling, processing, providing services, including costs of shipping goods, warehouse rental advertising, sales commissions...

IV. MAIN ACCOUNTING POLICIES (Continue)

Selling and General administration expenses (Continue)

Business management costs include costs for salaries of employees in the business management department (*salaries, wages, allowances, etc.*) ; social insurance, health insurance, union fees, unemployment insurance for business management employees; costs of office materials, labor tools, depreciation of fixed assets used for business management; land rent, business license tax; provision for bad debts; outsourced services (*electricity, water, telephone, fax, property insurance, fire and explosion insurance, etc.*) ; other cash expenses (*reception, customer conferences, etc.*) .

Tax

Current corporate income tax

The current corporate income tax expense is determined based on taxable income and corporate income tax rate in the current period (17%).

Other taxes are applied according to current tax laws in Vietnam.

The Company's tax reports are subject to examination by the tax authorities. Since the application of tax laws and regulations to different types of transactions is susceptible to varying interpretations, the tax amounts presented in the financial statements may change upon final determination by the tax authorities.

Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to same control or same significant influence.

In considering related party relationships, the substance of the relationship is given more importance than the legal form. Transactions and balances with related parties during the financial period are presented in Note VII-1.

NOTES TO FINANCIAL STATEMENTS (Continue)

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

The items are presented in Vietnamese Dong (VND).

1. Cash and cash equivalents

		30/09/2026	01/01/2026
Cash	(i)	20,183,027	45,943,596
Demand deposit	(ii)	19,317,802,882	78,287,374,388
Cash in transit		-	-
Cash equivalents	(iii)	5,000,000,000	5,000,000,000
Total		24,337,985,909	83,333,317,984

(i) Cash balance as of 30/09/2026 includes:

	VND
Vietnamese Dong (VND)	20,183,027
Total	20,183,027

(ii) Bank deposit balance as of 30/09/2026 includes:

	USD	VND
Bank deposits in Vietnamese Dong	-	19,286,491,140
+ Vietnam Foreign Trade Commercial Bank		7,200,055,139
+ Military Commercial Bank, Hai Ba Trung Branch		12,083,393,803
+ Vietnam Investment and Development Bank, Hoan Kiem Branch		95,605
+ LPBank		945,606
+ Vietnam Industrial and Commercial Bank - Thanh Xuan Branch - Head Office		2,000,987
Foreign Currency Deposits	1,200.73	31,311,742
+ Vietnam Foreign Trade Commercial Bank - Transaction Office	1,200.73	31,311,742
Total	1,200.73	19,317,802,882

(iii) Cash equivalents as of 30/09/2026 include term deposits with terms of 1-3 months with interest rates of 1,8%/year and other investments.

	VND
+ Military Commercial Joint Stock Bank	
+ Joint Stock Commercial Bank For Foreign Trade Of Vietnam - Exchange	5,000,000,000
Total	5,000,000,000

2. Receivables from customers

2.1 Short-term receivables from customers

	01/01/2026	30/09/2026
Other customers		
Total	-	-

PRISTIE REAL ESTATE JOINT STOCK COMPANY

Attached to Circular No. 99/2025/TT-BTC

Address: No. 79 Lac Trung, Vinh Tuy Ward, Hanoi City

dated October 27, 2025 of the Minister of Finance)

NOTES TO FINANCIAL STATEMENTS (Continue)**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (Continue)****3. Other receivables****3.1 Other short-term receivables**

	30/09/2026	01/01/2026
Collaterals, deposits		
Other receivables	57,133,698,630	3,923,002,137
+ Bank deposit interest	-	
+ Paid in advances	-	1,200,000
+ Investment loans	55,000,000,000	
+ Other receivables	2,133,698,630	3,921,802,137
Total	57,133,698,630	3,923,002,137

4. Doubtful debts**5.1 Cost of basic construction in progress**

	30/09/2026	01/01/2026
Work-in-progress production costs	214,814,815	
Total	214,814,815	-

The book value of inventory used as collateral or security for liabilities:

	VND
Raw materials	
Finished products	
....	
Total	

5.2 Details of increase and decrease in allowances for decline in value of inventories:

	30/09/2026	01/01/2026
Allowances for decline in value of inventories - Beginning of the year		(4,409,965,057)
Total: Allowances made during the year	(1,514,466,006)	-
Less: Use and reversal of allowances during the year	(2,376,975,341)	-
Allowances for decline in value of inventories - End of the year	(3,547,455,722)	(4,409,965,057)

Causes and solutions for stagnant, poor and degraded inventory

6. Prepaid expenses

	30/09/2026	01/01/2026
Short-term prepaid expenses		
- Termite control costs	72,333,334	
- Tools and equipment used		
- Office air conditioning costs		14,231,036
- Assets repair costs		11,094,272
- Fire insurance costs		
- Tools	8,800,000	
Total	81,133,334	25,325,308

Long-term prepaid expenses*- Paint + waterproofing + ventilation*

163,375,498

- Wooden floor

18,267,326

- Electricity + air conditioning

126,111,116

- Other long-term prepaid expenses

206,908,610

396,562,969

Total**206,908,610****704,316,910**

PRISTIE REAL ESTATE JOINT STOCK COMPANY

Address: No. 79 Lac Trung, Vinh Tuy Ward, Hanoi City

(Attached to Circular No. 99/2025/TT-BTC

dated October 27, 2025 of the Minister of Finance)

NOTES TO FINANCIAL STATEMENTS (Continue)**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (Continue)****7. Increase or decrease in tangible fixed assets**

	<i>Houses, buildings, structures</i>	<i>Machinery, equipment</i>	<i>Means of transport</i>	<i>Management equipment</i>	<i>Other tangible fixed assets</i>	<i>Total</i>
COST						
As of 01/01/2026	68,748,258,896	376,291,000	2,038,765,454		2,661,430,765	73,824,746,115
Purchased during the year						-
Completed basic construction investment	-	-	-	-	-	-
Other increases	-	-	-	-	-	-
Transfer to investment real estate	-	-	-	-	-	-
Liquidation, sale		-		-		-
Other decreases	-	-	-	-	-	-
As of 30/09/2026	68,748,258,896	376,291,000	2,038,765,454	-	2,661,430,765	73,824,746,115
Accumulated Depreciation						
As of 01/01/2026	44,774,055,754	376,291,000	2,038,765,454		2,140,302,079	49,329,414,287
Depreciation during the year	1,519,763,364			0	42,629,409	1,562,392,773
Other increases		0	0	0	0	0
Transfer to investment real estate	0	0	0	0	0	0
Liquidation, sale		0		0		0
Other decreases	0	0	0	0	0	0
As of 30/09/2026	46,293,819,118	376,291,000	2,038,765,454	0	2,182,931,488	50,891,807,060
Residual value						
As of 01/01/2026	23,974,203,142	0	0	0	521,128,686	24,495,331,828
As of 30/09/2026	22,454,439,778	0	0	0	478,499,277	22,932,939,055

In which: Cost of fixed assets at the end of the period that have been fully depreciated but are still in use

đồng

Cost of fixed assets temporarily not in use:

- đồng

Residual value at the end of the period of tangible fixed assets used as mortgage or collateral for loans:

- đồng

PRISTIE REAL ESTATE JOINT STOCK COMPANY

(Attached to Circular No. 99/2025/TT-BTC

Address: No. 79 Lac Trung, Vinh Tuy Ward, Hanoi City

dated October 27, 2025 of the Minister of Finance)

NOTES TO FINANCIAL STATEMENTS (Continue)**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (Continue)****8. Payables to supplier**

	30/09/2026		01/01/2026	
	Giá trị	Số có khả năng trả nợ	Giá trị	Số có khả năng trả nợ
<u>8.1 Short-term supplier payables</u>				
		-		-
		-		-
- Payable to others		-		-
Total				

9. Taxes and other payables to government9.1 Taxes and other payables to government

	30/09/2026	Amount payable during the period	Amount paid during the period	01/01/2026
Value Added Tax	303,247,540	1,193,810,784	1,519,019,989	628,456,745
Special Consumption Tax	-			
Export and Import Tax	-			
Corporate Income Tax	279,218,304	704,747,940	1,076,387,397	650,857,761
Personal Income Tax	26,963,672	41,852,480	47,133,480	32,244,672
Resource Tax	-			
Real Estate Tax, Land Rent	2,074,259,263	6,050,480,288	2,884,569,197	
Environmental Protection Tax and Other Taxes	-			
Fees, Charges and Payments	-	-	-	
Total	2,683,688,779	7,990,891,492	5,527,110,063	1,311,559,178

9.2 Taxes and other receivables from government

	01/01/2026	30/09/2026
Excess Value Added Tax	-	
Excess Corporate Income Tax		
Excess Personal Income Tax	-	-
Other Taxes	1,091,651,828	
Total	1,091,651,828	-

10. Expenses payable

	01/01/2026	30/09/2026
<i>Short-term expenses payable</i>		
- Advance payment for garbage and electricity	103,694,400	
- Advance payment for telephone fee		
- Auditing fee	50,000,000	65,000,000
Total	153,694,400	65,000,000

PRISTIE REAL ESTATE JOINT STOCK COMPANY

Address: No. 79 Lac Trung, Vinh Tuy Ward, Hanoi City

(Attached to Circular No. 99/2025/TT-BTC

dated October 27, 2025 of the Minister of Finance)

NOTES TO FINANCIAL STATEMENTS (Continue)

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (Continue)

11. Unearned revenue

	01/01/2026	30/9/2026
Short-term unearned revenues		
- Revenue received in advance traditional customer	-	-
- Other unearned revenues	-	-
Total	-	-
Long-term unearned revenues		
- Revenue received in advance traditional customer	-	-
- Other unearned revenues	-	-
Total	-	-

12. Other payables

	01/01/2026		30/9/2026	
	Value	Ability to pay	Value	Ability to pay
Other short-term payables awaiting for settlement;	-	-	-	-
- Union fees;	-	-	-	-
- Social insurance;	-	-	-	-
- Health insurance;	-	-	-	-
- Unemployment insurance;	-	-	-	-
- Payables for equitization;	-	-	-	-
- Short-term deposits and collaterals received;	1,183,579,000	1,183,579,000	106,813,000	106,813,000
- Dividends and profits payable;		-		-
- Other payables.	36,978,385	36,978,385	11,068,303	11,068,303
		-		-
+ Dividends paid to shareholders	25,910,082	25,910,082		-
		-		-
+ Other payables	11,068,303	11,068,303	11,068,303	11,068,303
Total	1,220,557,385	1,220,557,385	117,881,303	117,881,303
Other long-term payables				
- Long-term deposits and collaterals received;	255,744,000	255,744,000		
- Other payables.		-		
Total	255,744,000	255,744,000		

PRISTIE REAL ESTATE JOINT STOCK COMPANY

Address: No. 79 Lac Trung, Vinh Tuy Ward, Hanoi City

(Attached to Circular No. 99/2025/TT-BTC

dated October 27, 2025 of the Minister of Finance)

NOTES TO FINANCIAL STATEMENTS (Continue)**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (Continue)****13. Owner's Equity**

Equity Fluctuation Reconciliation Table:

	<i>Contributed capital</i>	<i>Development and investment funds</i>	<i>Undistributed profit after tax</i>	<i>Total</i>
Previous year's opening balance	57,029,400,000	36,918,381,798	21,076,478,577	115,024,260,375
Profit in current period	-	-	10,113,832,362	10,113,832,362
Other gains	-	0	-	-
Dividend payment for 2024			(1,710,882,000)	(1,710,882,000)
Capital reduction in current period	-	-	0	-
Loss in current period	-	-	-	-
Interim dividend payment for 2025	-	-	(2,851,470,000)	(2,851,470,000)
Fund distribution (*)	-	1,229,650,720	(1,721,511,008)	(491,860,288)
Other decreases	-			-
	-			-
	57,029,400,000	38,148,032,518	24,906,447,931	120,083,880,449
Current year's opening balance	57,029,400,000	38,148,032,518	24,906,447,931	120,083,880,449
Profit in current period	-	-	-	-
Other gains	1,130,000,000,000	-	-	1,130,000,000,000
Capital reduction in current period	-	-	-	-
Loss in current period	-	-	(2,246,605,144)	(2,246,605,144)
Dividend payments for shareholders	-	-	(570,294,000)	(570,294,000)
Fund distribution (*)	-	2,528,458,090	(3,539,841,326)	(1,011,383,236)
Other decrease (Issuance fee 4112)	(10,670,000,000)	-	-	(10,670,000,000)
Ending balance	1,176,359,400,000	40,676,490,608	18,549,707,461	1,235,585,598,069

PRISTIE REAL ESTATE JOINT STOCK COMPANY

Address: No. 79 Lac Trung, Vinh Tuy Ward, Hanoi City

(Attached to Circular No. 99/2025/TT-BTC

dated October 27, 2025 of the Minister of Finance)

NOTES TO FINANCIAL STATEMENTS (Continue)

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (Continue)

13. Owner's Equity (Continue)

Owner's equity details

	30/09/2026			01/01/2026		
	Total	Common shares	Shares	Total	Common shares	Shares
Government investment capital			-			-
Contributed capital	622,029,400,000	622,029,400,000	-	57,029,400,000	57,029,400,000	-
Capital surplus	554,330,000,000	554,330,000,000	-	-	-	-
Treasury shares	-	-	-	-	-	-
Total	1,176,359,400,000	1,176,359,400,000	-	57,029,400,000	57,029,400,000	-

Capital transactions with owners and dividend distribution, profit distribution:

	Fiscal period from 01/07/2026 to 30/09/2026	Fiscal period from 01/07/2025 to 30/09/2025
Contributed capital	1,176,359,400,000	57,029,400,000
Contributed capital	622,029,400,000	57,029,400,000
+ Beginning balance	57,029,400,000	57,029,400,000
+ Increase	565,000,000,000	-
+ Decrease	-	-
+ Ending balance	622,029,400,000	57,029,400,000
Dividends, distributed profits	554,330,000,000	

Dividends:

	30/09/2026	01/01/2026
--	------------	------------

Dividends declared after the end of the accounting year

Shares:

	30/09/2026	01/01/2026
Number of shares registered for issuance	62,202,940	5,702,940
Number of shares sold to the public	62,202,940	5,702,940
+ Common shares	62,202,940	5,702,940
+ Preferred shares	-	-
Number of shares repurchase	-	-
Number of outstanding shares	62,202,940	5,702,940
+ Common shares	62,202,940	5,702,940
+ Preferred shares	-	-

Outstanding shares' par value: 10.000 VND

Other equity funds:

	30/09/2026	01/01/2026
Development and investment funds	40,676,490,608	38,148,032,518

Other equity funds

Purpose of fund allocation:

+ Development investment fund is used for investment in expanding future business activities such as capital investment in other enterprises, purchasing fixed assets, basic construction, research and development, training and improving the working environment.

PRISTIE REAL ESTATE JOINT STOCK COMPANY

Address: No. 79 Lac Trung, Vinh Tuy Ward, Hanoi City

(Attached to Circular No. 99/2025/TT-BTC

dated October 27, 2025 of the Minister of Finance)

NOTES TO FINANCIAL STATEMENTS (Continue)**VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT**

The items are presented in Vietnamese Dong (VND).

14. Revenues from sales and services rendered**14.1 Revenues from sales and services rendered**

	Fiscal period from 01/07/2026 to 30/09/2026	Fiscal period from 01/07/2025 to 30/09/2025
Revenues from sales and services rendered	1,962,766,855	5,341,854,000
<i>In which:</i>		
Garment production revenue	1,852,090,000	
Revenues from services rendered	70,400,805	5,514,399,007
Construction contract revenue	40,276,050	
Revenue deductions	-	-
Net revenues from sales and services rendered	1,962,766,855	5,514,399,007
Garment revenue	1,852,090,000	-
Net revenues from services rendered	70,400,805	5,514,399,007
	40,276,050	

15. Cost of goods sold

	Fiscal period from 01/07/2026 to 30/09/2026	Fiscal period from 01/07/2025 to 30/09/2025
Garments - COGS	4,560,452,697	
Services - COGS		2,131,625,017
Others - COGS	40,276,050	
Expenses excess beyond the normal level		
Allowances for decline in value of inventories	(2,376,975,341)	1,049,534,040
Total	2,223,753,406	3,181,159,057

16. Financial income

	Fiscal period from 01/07/2026 to 30/09/2026	Fiscal period from 01/07/2025 to 30/09/2025
Interest on deposits and loans	9,272,844	979,864,862
Interest from joint ventures and associates		
Exchange rate differences		-
Total	9,272,844	979,864,862

17. Financial expenses

	Fiscal period from 01/07/2026 to 30/09/2026	Fiscal period from 01/07/2025 to 30/09/2025
Provision for impairment (reversal)		
Interest expense		
Payment discounts, deferred sales interest, exchange rate differences		
Total	-	-

PRISTIE REAL ESTATE JOINT STOCK COMPANY

(Attached to Circular No. 99/2025/TT-BTC

Address: No. 79 Lac Trung, Vinh Tuy Ward, Hanoi City

dated October 27, 2025 of the Minister of Finance)

NOTES TO FINANCIAL STATEMENTS (Continue)**VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT****18. Selling expenses and General administration expenses**

	Fiscal period from 01/07/2026 to 30/09/2026	Fiscal period from 01/07/2025 to 30/09/2025
General administration expenses		
- Salary expenses	719,083,100	482,795,010
- Allocation expenses	379,187,097	279,371,946
- Land rental expenses	1,991,826,759	675,788,353
- Other General administration expenses	698,278,286	266,091,065
Total	3,788,375,242	1,704,046,374

Selling expenses

- Depreciation costs
- Brokerage commission costs
- Loading and transportation costs
- Other costs

Total	-	-
--------------	---	---

19. Current corporate income tax**19.1 Current corporate income tax**

	Fiscal period from 01/07/2026 to 30/09/2026	Fiscal period from 01/07/2025 to 30/09/2025
Corporate income tax expense on current period's taxable income	-	352,876,462
Adjust prior year income tax expense to current period income tax expense	-	-
Total	-	352,876,462

Current corporate income tax payable is based on taxable income for the current period. The Company's taxable income differs from that reported in the Income Statement because it excludes items of income or expense that are taxable or deductible in other years and it excludes items that are not taxable or deductible for tax purposes. The Company's current corporate income tax payable is calculated using tax rates that have been enacted by the end of the reporting period.

19. Current corporate income tax (Continue)

Below is a detailed table of current corporate income tax expenses incurred during the Company's period:

	Fiscal period from 01/07/2026 to 30/09/2026	Fiscal period from 01/07/2025 to 30/09/2025
Net profit/(loss) before tax	(5,023,187,653)	1,507,688,475
<u>Adjustments to increase/(decrease) profit/(loss) according to accounting</u>	<u>986,466,313</u>	<u>256,693,833</u>
<u>Increase adjustments</u>	<u>986,466,313</u>	<u>256,693,833</u>
Fines		
directly involved in production	61,500,000	49,500,000

Unreasonable, invalid costs	924,966,313	207,193,833
Unearned revenue included in taxable income		
<u>Decrease adjustments</u>		<u>-</u>
Income from activities not subject to corporate income tax	-	-
Exchange rate difference		-
Adjusted profit/(loss) before tax excluding previous period loss	(4,036,721,340)	1,764,382,308
Previous period loss carried forward	-	-
Estimated taxable income for the current period	(4,036,721,340)	1,764,382,308
Estimated corporate income tax payable for current period		352,876,462
Corporate income tax payable at the beginning of the period	833,550,668	1,700,369,354
Adjustment of corporate income tax under-(over) deduction of previous period		
Corporate income tax paid during the period	<u>(554,332,364)</u>	<u>(1,421,151,050)</u>
Corporate income tax payable at the end of the period	<u>279,218,304</u>	<u>632,094,766</u>

20. *Other income and other expenses*

	Fiscal period from 01/07/2026 to 30/09/2026	Fiscal period from 01/07/2025 to 30/09/2025
Other income	<u>123,645,353</u>	<u>431,233,054</u>
- Electricity and water bills for warehouse and office tenants	55,736,262	347,059,010
- Reduced land rent		
- Parking fee	10,909,091	84,174,044
- Others	57,000,000	
Other expenses	<u>1,106,744,057</u>	<u>532,603,017</u>
- Electricity and water bills for warehouse and office tenants		325,409,184
- Fines		
- Depreciation of fixed assets not participating in business activities	193,393,833	193,393,833
- Others	913,350,224	13,800,000
Other net profit (loss)	<u>(983,098,704)</u>	<u>(101,369,963)</u>

NOTES TO FINANCIAL STATEMENTS (Continue)**VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT (Continue)****21. Production and business costs by factor**

	Fiscal period from 01/07/2026 to 30/09/2026	Fiscal period from 01/07/2025 to 30/09/2025
Raw material costs	109,057,600	356,356,028
Labor costs	360,574,630	2,021,503,900
Fixed asset depreciation costs	327,403,758	327,403,758
Outsourced service costs	540,817,656	234,141,977
Other cash costs	2,920,153,828	2,752,060,705
Total	4,258,007,472	5,691,466,368

22. Basic Earning per share

Basic earnings per share is calculated by dividing the profit or loss after tax attributable to common shareholders of the Company by the weighted average number of ordinary shares outstanding during the period.

The Company has not calculated and presented diluted earnings per share due to the lack of detailed guidance from the Ministry of Finance or due to lack of market information.

The Company uses the following information to calculate basic earnings per share:

	Fiscal period from 01/07/2026 to 30/09/2026	Fiscal period from 01/07/2025 to 30/09/2025
Accounting profit after corporate income tax	(5,023,187,653)	1,154,812,013
Allocated profit to common stockholders of the Company	(5,023,187,653)	1,154,812,013
Average common shares outstanding during the year	62,202,940	5,702,940
Basic earnings per share	(81)	202

Average common shares outstanding during the period are determined as follows:

	Fiscal period from 01/07/2026 to 30/09/2026	Fiscal period from 01/07/2025 to 30/09/2025
Average common shares outstanding at the beginning of the period	5,702,940	5,702,940
Average number of additional shares issued and outstanding during the period	56,500,000	-
Less: Average number of treasury shares repurchased during the period	-	-
Average common shares outstanding during the period	62,202,940	5,702,940

NOTES TO FINANCIAL STATEMENTS (Continue)**VII. OTHER INFORMATION****1. Information about related parties**Related parties:

Parties are considered to be related parties if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Related parties are enterprises, including parent companies, subsidiaries, individuals that directly or indirectly through one or more intermediaries control, or are controlled by, or are under the same control with the Company. Associates, individuals directly or indirectly owning voting rights of the Company that gives them significant influence over the Company, key management persons including directors and officers of the Company, close family members of these individuals or companies associated with these individuals also constitute related parties.

Remuneration paid to members of the Board of Directors of the Company arising during the year, details are as follows:

	Fiscal period from 01/07/2026 to 30/09/2026	Fiscal period from 01/07/2025 to 30/09/2025
Salary and Allowances	191,700,000	193,500,000
Others	3,000,000	1,500,000
Total	194,700,000	195,000,000

2 Information on transactions worth at least 35% of the company's total assets (Total assets at 31/12/2025: 123.457.661.032 vnd)

No.	Transaction content	Transaction value	Transaction value / Total assets ratio	Completion date
2.1	Capital investment with Thai Minh Civil Construction and Trading Company Limited	30,000,000,000	24.30%	31/12/2026
2.2	Bao Long Construction Investment and Commercial Trading Joint Stock Company	25,000,000,000	20.25%	31/12/2026
	Total	55,000,000,000	44.55%	

3 Events occurring after the fiscal period date

There are no events occurring after the fiscal period date that have materially affected or may materially affect the Company's operations and the results of its operations in subsequent periods.

Hanoi, October 19, 2026

(Signed)

(Signed)

(Signed)

NGUYEN THI DUC HA
Prepared by

NGUYEN THI DUC HA
Chief accountant

PHAM HOANG LONG
General Director