HOÀNG YẾN NINH
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# FINANCIAL STATEMENTS

## Quarter III, 2026

*From July 1st, 2026 to September 30th, 2026*

## CONSOLIDATED

# DANANG HOUSING INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

# THE BOARD OF DIRECTORS REPORT

*From July 1st, 2026 to September 30th, 2026*

*The Board of Directors respectfully submits this report together with the Consolidated Financial Statements for the accounting period ending September 30th, 2026*

## 1. General information about the company:

Establishment: DANANG HOUSING INVESTMENT DEVELOPMENT JOINT STOCK COMPANY (hereinafter referred to as the Company) is a Joint Stock Company established under the first business registration certificate No. 0400101323 dated September 30th, 2010 issued by the Department of Planning and Investing of Da Nang City. Da Nang Housing Development Investment Joint Stock Company was established by converting from Da Nang Housing Development Investment Company (State-owned enterprise) in accordance of the IPO plan based on Decision No. 9721/QD - UBND dated December 28, 2009 of the People's Committee of Da Nang City. Registered capital is 90,000,000,000 VND, equivalent to 9,000,000 shares.

The Company's shares are listed on the Hanoi Stock Exchange in accordance with Decision No. 150/QD-SGDHN dated April 5th, 2011 of the Hanoi Stock Exchange on approving the listing of shares of Danang Housing Development Investment Joint Stock Company.

Business registration changed for the 11th time on December 23rd, 2021. Change of legal representative.

**Subsidiaries**

1. Construction Design Consulting Center - Branch of Danang Housing Development Investment Joint Stock Company was established by the Department of Planning and Investing of Danang according to the first registration certificate dated May 7th, 2010, registration code 0400101323-021, changed for the 6th time on September 16th, 2025.

**Business fields**

- Construction supervision consultation
- Consulting on design of civil, industrial and irrigation projects.
- Urban infrastructure
- Map measurement consultation

Office located at: 38 Nguyen Chi Thanh street - Hai Chau Ward - Da Nang City

Director: Luong Thanh Vien

2. NDN Real Estate Trading Center - Branch of Danang Housing Development Investment Joint Stock Company was established by the Department of Planning and Investing of Danang according to the first registration certificate dated September 30th, 2011, registration code 0400101323-024, changed for the fourth time on January 20th , 2025.

**Business sectors**

- Consulting, brokerage, real estate auction, land use rights auction, specifically: Real estate trading, advertising, real estate brokerage, real estate valuation, real estate management.

Office located at: 38 Nguyen Chi Thanh street - Hai Chau Ward - Da Nang City

Director: Nguyen Quang Minh Khanh

**Company Operations**

- Real estate business, land use rights owned by the owner, user or lessee. This is the main operation according to the business registration as follows: Real estate business and development of real estate projects, Commercial centers, offices for rent.
- Architectural activities and related technical consultation, specifically: construction design consultantion, construction supervision consultation, surveying and mapping consultation.
- Hotels, restaurants, eateries, food and beverage outlets, entertainment services.
- Forestry service activities.
- Consulting, brokerage, real estate auction, land use rights auction, specifically: Real estate trading center.
- Construction of traffic works, construction of civil and industrial works, construction of irrigation infrastructure, hydroelectric projects, wharves, urban technical infrastructure, industrial parks, construction of electrical projects from 110kV or less, construction of urban water supply and drainage works, postal and telecommunications projects, petroleum projects.
- Commercial advertising, domestic and international tourism business.
- Planting and caring for timber trees, organizing production according to farm model.
- Business of transportation services, repair of all kinds of motor vehicles.
- Investment - business - transfer (BOT), investment - transfer (BT), investment in hydropower exploitation, production and business of construction materials, mineral exploitation and processing.
- Trade promotion, trade brokerage, event organization, seminars, market research.

- Recycling of scrap, collection of hazardous and non-hazardous waste, treatment and disposal of non-hazardous waste, treatment and disposal of hazardous waste.

- Organizing events, seminars, conferences. Market research. Organizing production according to farm model. Project management. Managing the operation of buildings and apartments. Environmental treatment.

**Stock Symbol:** NDN

**Head office:** 38 Nguyen Chi Thanh street - Hai Chau Ward - Da Nang City

2. **Financial condition and operating results:**

The Company's financial condition and results of operations during the period are presented in the attached financial statements.

3. **Member of Board of Directors, Supervisory Board and General Director**

Members of the Board of Directors, Board of Supervisors, and Board of General Directors during the period and up to the date of this financial report include:

**Board of Directors**

| Full name | Position | Date of appointment |
|---|---|---|
| Mr. Luong Thanh Vien | Chairman | April 19th, 2025 |
| Mr. Nguyen Quang Minh Khoa | Vice Chairman | April 19th, 2025 |
| Mr. Nguyen Quang Minh Khanh | Member | April 19th, 2025 |
| Mr. Vo Ngoc Khang | Member | April 19th, 2025 |
| Mr. Nguyen Ngoc Quang | Member | April 19th, 2025 |

**Board of Supervisors**

| | | |
|---|---|---|
| Mrs. Dao Thi Phuoc | Head of BOS | April 19th, 2025 |
| Mrs. Le Thi Anh Truc | Member | April 19th, 2025 |
| Mr. Nguyen Dinh Minh Huy | Member | April 19th, 2025 |

**Executive Board and Chief Accountant**

| | | |
|---|---|---|
| Mr. Nguyen Quang Minh Khoa | General Director | December 8th, 2021 |
| Mr. Luong Thanh Vien | Deputy General Director | January 10th, 2024 |
| Mr. Nguyen Quang Minh Khanh | Deputy General Director | September 20th, 2021 |
| Mrs. Duong Thi Thanh Hai | Chief Accountant | October 20th, 2026 |

Legal representative: Mr. Nguyen Quang Minh Khoa

**CAPITAL CONTRIBUTION**

- According to Business Registration Certificate No. 0400101323 issued by the Department of Planning and Investment of Da Nang City on September 30th, 2010 and changed for the first time on April 28th, 2011, charter capital is 90,000,000,000 VND equivalent to 9,000,000 shares.

- Business registration certificate No. 0400101323 issued by the Department of Planning and Investment of Da Nang City, changed for the 11th time on December 23rd, 2021, charter capital of VND 716,579,360,000 equivalent to 71,657,936 shares.

- Par value per share: 10,000 VND.

- Actual contributed capital as of September 30th, 2026 is VND 716,579,360,000.

- Number of shares outstanding as of September 30th, 2026: 71,657,936 Shares

4. **Commitment of the Board of Directors and the Executive Board**

The Board of Directors and The Executive Board are responsible for the preparation of consolidated financial statements that give a true and fair view of the financial position of the Company as of September 30th, 2026 and its performance and cash flows for the year then ended in September 30th, 2026. In preparing these consolidated financial statements, the Board of Directors and The Executive Board have considered and complied with the following matters:

- Select suitable accounting policies and apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- The financial statements are prepared on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Directors and The Executive Board are responsible for ensuring that proper accounting records are kept and maintained to illustrate the financial condition of the company with reasonable accuracy at any time and can be used as basis to prepare financial statements complied with Accounting Standards as mentioned in Footnotes. The Board of Directors and the Executive Board are responsible for ensuring that the Accounting Standards registered to the Ministry of Finance is followed. The Board of Directors and The Executive Board are also responsible for safeguarding the assets of the Company and taking reasonable precautions to prevent and detect frauds and other irregularities.

## 5. Opinion

In the opinion of the Board of Directors, we find that the Consolidated Financial Statements including Balance Sheet as of September 30th, 2026, Income Statement, Cash Flow Statement and Footnotes have been prepared and presented fairly the financial condition as well as the results of business operations and cash flows of the Company for the accounting period ended September 30th, 2026.

The Company's consolidated financial statements are prepared in accordance with Vietnam Enterprise Accounting Standards.

*Da Nang, October 21 , 2026*

**For and on behalf of the Board of Directors**

**Luong Thanh Vien**
Chairman of the Board of Directors

DANANG HOUSING INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
Consolidated Financial Statements

Form No. B01-DN
(Issued under Circular No. 43/2026/TT-BTC dated April 20th, 2026 of the Ministry of Finance)

# STATEMENT OF FINANCIAL POSITION

Quarter III, 2026

As of September 30th, 2026

*Unit: VND*

| ASSETS | Code | Notes | Closing Balance | Opening Balance |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
| **A. CURRENT ASSETS** | **100** | | **1,054,874,253,707** | **957,893,186,000** |
| **I. Cash and cash equivalents** | **110** | V.1 | **66,525,172,600** | **261,762,947,350** |
| 1. Cash | 111 | | 30,759,310,271 | 230,620,098,035 |
| 2. Cash Equivalents | 112 | | 35,765,862,329 | 31,142,849,315 |
| **II. Short-term financial investments** | **120** | V.2 | **773,587,438,478** | **522,037,717,988** |
| 1. Trading Securities | 121 | V.2a | 667,908,249,305 | 389,035,333,348 |
| 2. Provision for diminution in value of trading (*) | 122 | V.2a | (50,834,936,857) | (14,564,542,757) |
| 3. Held-to-maturity Investment | 123 | V.2b | 156,514,126,030 | 147,566,927,397 |
| **III. Short-term receivables** | **130** | | **150,931,950,046** | **116,602,435,362** |
| 1. Short-term trade receivables | 131 | V.3 | 109,576,871,724 | 109,046,822,832 |
| 2. Short-term prepayments to suppliers | 132 | V.4 | 328,794,748 | 151,341,200 |
| 4. Short-term receivables from construction contract | 134 | | - | - |
| 5. Other short-term receivables | 135 | V.5 | 46,106,149,347 | 12,484,137,103 |
| 6. Provision for short-term doubtful debts (*) | 136 | | (5,079,865,773) | (5,079,865,773) |
| 7. Asset Shortages Pending Resolution | 137 | | | |
| **IV. Inventories** | **140** | | **51,517,067,970** | **43,388,164,163** |
| 1. Inventories | 141 | V.6 | 51,517,067,970 | 43,388,164,163 |
| 2. Provision for devaluation of inventories (*) | 142 | | - | - |
| **VI. Other short-term assets** | **160** | | **12,312,624,613** | **14,101,921,137** |
| 1. Short-term prepaid expenses | 161 | V.7a | 693,600,306 | 782,183,466 |
| 2. Value added tax deductibles | 162 | | 11,331,138,584 | 12,867,835,012 |
| 3. Taxes and other receivables from the State | 163 | | 287,885,723 | 451,902,659 |
| 4. Trading Government Bonds | 164 | | - | - |
| 4. Other current assets | 165 | | - | - |
| **B. NON-CURRENT ASSETS** | **200** | | **323,540,820,894** | **343,057,232,211** |
| **I. Non-Current receivables** | **210** | | - | - |
| **II. Fixed assets** | **220** | | **3,059,607,718** | **3,020,659,963** |
| 1. Tangible fixed assets | 221 | V.8 | 2,413,122,008 | 2,552,340,587 |
| *- Historical Cost* | *222* | | *8,923,401,088* | *8,923,401,088* |
| *- Accumulated depreciation (*)* | *223* | | *(6,510,279,080)* | *(6,371,060,501)* |
| 2. Financial leased assets | 224 | | - | - |
| *- Historical Cost* | *225* | | - | - |
| *- Accumulated depreciation (*)* | *226* | | - | - |
| 2. Intangible assets | 227 | V.9 | 646,485,710 | 468,319,376 |
| *- Historical Cost* | *228* | | *955,259,376* | *770,949,376* |
| *- Accumulated depreciation (*)* | *229* | | *(308,773,666)* | *(302,630,000)* |
| **IV. Investment Properties** | **240** | V.10 | **239,093,906,848** | **259,216,488,954** |
| - Historical Cost | *241* | | *274,288,182,211* | *285,140,354,808* |
| - Accumulated depreciation (*) | *242* | | *(35,194,275,363)* | *(25,923,865,854)* |
| **V. Long-term assets in progess** | **250** | | **11,366,593,216** | **11,366,593,216** |
| 1. Long-term work in progess | 251 | | - | - |
| 2. Long-term contruction in progess | 252 | V.11 | 11,366,593,216 | 11,366,593,216 |
| **VI. Long-term Investments** | **260** | V.2c | **65,097,012,001** | **64,700,184,786** |
| 1. Investment in subsidiaries | 261 | | | |
| 2. Investment in joint-ventures, associates | 262 | | 61,097,012,001 | 60,700,184,786 |
| 3. Equity investments in other entities | 263 | | 4,000,000,000 | 4,000,000,000 |
| 4. Provision for devaluation of long term (*) | 264 | | (0) | - |
| 5. Held-to-maturity investment | 265 | | - | - |
| **VII. Other long-term assets** | **270** | | **4,923,701,111** | **4,753,305,292** |
| 1. Long-term prepaid expenses | 271 | V.7b | 4,650,570,156 | 4,479,044,491 |
| 2. Deferred tax assets | 272 | | 273,130,955 | 274,260,801 |
| 3. Long-term equipment, materials and spare parts | 273 | | - | - |
| 4. Other long-term assets | 274 | | - | - |
| 5. Goodwill | 279 | | - | - |
| **TOTAL ASSETS (280 = 100 + 200)** | **280** | | **1,378,415,074,601** | **1,300,950,418,211** |

## STATEMENT OF FINANCIAL POSITTION

**Quarter III, 2026**

**As of September 30th, 2026**

| RESOURCES | Code | Notes | Closing Balance | Opening Balance |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
| **C. LIABILITIES** | **300** | | **172,592,015,706** | **63,064,053,845** |
| **I. Curent Liabilities** | **310** | | **171,078,556,557** | **61,803,607,465** |
| 1. Short-term trade payables | 311 | V.12 | 17,644,452,933 | 18,381,463,030 |
| 2. Short-term prepayments from customers | 312 | V.13 | 6,512,111,571 | 12,740,308,698 |
| 3.Dividends and Profit Payable | 313 | V16a | 50,610,676,570 | 450,121,370 |
| 4. Taxes and other payables to Stage Budget | 314 | V.17 | 1,642,178,516 | 5,941,892,107 |
| 5. Payables to employees | 315 | V.14 | 439,550,982 | 2,614,184,466 |
| 6. Short-term payable expenses | 316 | V.15 | - | 54,006,816 |
| 7. Payables to related parties | 317 | | - | - |
| 8. Payables from construction contract | 318 | | - | - |
| 9. Short-term unearned revenue | 319 | V.19 | 4,333,280,810 | 5,027,678,707 |
| 10. Other short-term payables | 320 | V.16a | 82,700,310,269 | 15,195,003,072 |
| 11. Short-term loans and financial leases | 321 | | - | - |
| 12. Provision for short-term payables | 322 | | - | - |
| 13. Welfare and Reward fund | 323 | V.18 | 7,195,994,906 | 1,398,949,199 |
| 14. Price stabilization fund | 324 | | - | - |
| 15. Trading Government Bonds | 325 | | - | - |
| **II. Non-Current Liabilities** | **330** | | **1,513,459,149** | **1,260,446,380** |
| 1. Long-term trade payables | 331 | | - | - |
| 2. Long-term advance to customers | 332 | | - | - |
| 3. Long-term Taxes and Other Payables to the State | 333 | | - | - |
| 4. Long-term Accrued Expenses | 334 | | - | - |
| 5. Internal Payables for Capital Transactions | 335 | | - | - |
| 6. Long-term Intercompany Payables | 336 | | | |
| 7. Long-term unearned revenue | 337 | V.20 | 197,666,652 | 287,760,817 |
| 8. Other Long-term Payables | 338 | V.16b | 609,200,000 | 686,200,000 |
| 9. Long-term Borrowings and Finance Lease Liabilities | 339 | | - | - |
| 10. Convertible Bonds | 340 | | - | - |
| 11. Preference Shares | 341 | | | |
| 12. Deferred Income Tax Liabilities | 342 | | 706,592,497 | 286,485,563 |
| 13. Long-term Provisions | 343 | | - | - |
| 14. Science and Technology Development Fund | 344 | | | |
| **D. EQUITY** | **400** | **V.20** | **1,205,823,058,895** | **1,237,886,364,366** |
| **I. Owner's equity** | **410** | | **1,205,823,058,895** | **1,237,886,364,366** |
| 1. Owner's Contributed capital | 411 | | 716,579,360,000 | 716,579,360,000 |
| *- Ordinary shares carrying voting rights* | *411a* | | *716,579,360,000* | *716,579,360,000* |
| *- Preferrence shares* | *411b* | | - | - |
| 2. Additional paid in capital | 412 | | 17,321,925,260 | 17,321,925,260 |
| 3. Bond conversion option | 413 | | - | - |
| 4. Other owners' capital | 414 | | - | - |
| 5. Treasury shares (*) | 415 | | - | - |
| 6. Asset revaluation difference | 416 | | - | - |
| 7. Foreign Exchange Differences | 417 | | - | - |
| 8. Investment and Development fund | 418 | | - | - |
| 9. Other Funds under Equity | 419 | | | - |
| 10. Retained earnings | 420 | | 454,549,662,399 | 494,654,352,398 |
| *- Retained earnings accumulated till the end of previours year* | *420a* | | *437,474,809,874* | *325,754,070,875* |
| *- Retained earnings of the current year* | *420b* | | *17,074,852,525* | *168,900,281,523* |
| *11. Non-controlling Interests (NCI)* | *429* | | *17,372,111,236* | *9,330,726,708* |
| **TOTAL RESOURCES (440 = 300 + 400)** | **440** | | **1,378,415,074,601** | **1,300,950,418,211** |

Da Nang, October 21, 2026

| Preparer | Chief Accountant | Chief Executive Officer |
|---|---|---|
| Nguyen Thi Thach Thao | Duong Thi Thanh Hai | Nguyen Quang Minh Khoa |

S.Đ.K.K.D: 0400101323 - CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN NHÀ ĐÀ NẴNG - Q. HẢI CHÂU - TP. ĐÀ NẴNG

DANANG HOUSING INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
Consolidated Financial Statements

Form No. B02-DN
(Issued under Circular No. 43/2026/TT-BTC dated April 20th, 2026 of the Ministry of Finance)

# CONSOLIDATED INCOME STATEMENT
Quarter III, 2026

*Unit: VND*

| Items | Code | Notes | Quarter III | | Accumulated from the beginning of the year | |
|---|---|---|---|---|---|---|
| | | | Current year | Prior year | Current year | Prior year |
| Revenue from sales of goods and rendering | 01 | VI.1 | 7,469,487,076 | 9,214,343,406 | 31,930,626,956 | 19,995,089,462 |
| Deductions | 02 | | | | - | - |
| **Net revenue from sales of goods and rendering** | **10** | | **7,469,487,076** | **9,214,343,406** | **31,930,626,956** | **19,995,089,462** |
| Cost of goods sold | 11 | VI.2 | 4,212,455,616 | 4,903,773,763 | 16,918,385,807 | 12,151,966,665 |
| **Gross profit from sales of goof and rendering (20=10-11)** | **20** | | **3,257,031,460** | **4,310,569,643** | **15,012,241,149** | **7,843,122,797** |
| **Gain/(Loss) on Disposal of Investment Property** | **21** | | | | - | - |
| Financial income | 22 | VI.3 | 14,589,790,029 | 96,522,319,829 | 61,071,864,026 | 137,084,278,705 |
| Financial expenses | 23 | VI.4 | 26,424,927,271 | 13,789,080,818 | 51,161,084,058 | (19,468,560,389) |
| *In which: Interest expense* | *24* | | *2,116,382,802* | *885,568,331* | 3,328,398,914 | *3,162,652,526* |
| Selling expenses | 25 | VI.5 | 70,446,694 | 132,180,192 | 502,487,464 | 159,390,241 |
| General and administration expenses | 26 | VI.6 | 1,615,030,306 | 1,735,692,275 | 5,703,277,485 | 5,627,107,853 |
| Share of profit or loss of joint ventures and associates | 27 | | (1,132,177,196) | (5,857,221) | (727,151,475) | 1,006,966,195 |
| **Net profit from operating profit (30=20+21-22+24-25)** | **30** | | **(11,395,759,977)** | **85,170,078,966** | **17,990,104,694** | **159,616,429,992** |
| Other income | 31 | VI.7 | 798,345,815 | 4,302,036 | 987,511,700 | 4,302,064 |
| Other expenses | 32 | VI.8 | 108,852,537 | 27,277,541 | 108,853,498 | 144,481,083 |
| **Profit from other activities (40=31-32)** | **40** | | **689,493,278** | **(22,975,505)** | **878,658,202** | **(140,179,019)** |
| **Total net profit before tax (50=30+40)** | **50** | | **(10,706,266,699)** | **85,147,103,461** | **18,868,762,896** | 159,476,250,973 |
| Current Corporate Income Tax Expense | 51 | | (713,145,349) | 14,254,279,667 | 2,756,603,836 | 14,254,730,169 |
| Deferred Corporate Tax Expense/(Income ) | 52 | | 449,856,196 | 50,859,858 | 707,722,343 | 108,771,288 |
| **Profit after corporate income tax (60=50-51-52)** | **60** | | **(10,442,977,546)** | **70,841,963,936** | **15,404,436,717** | **145,112,749,575** |
| Profit after tax attributable to owners of the parent | 61 | | (10,168,873,865) | 70,917,810,965 | 17,074,852,525 | 145,150,438,909 |
| Profit after tax attributable to non-controlling interests | 62 | | (274,103,681) | (75,847,030) | (1,670,415,808) | (37,689,334) |
| | | | | | | |

Da Nang, October 21, 2026

| Preparer | Chief Accountant | Chief Executive Officer |
|---|---|---|
| Nguyen Thi Thach Thao | Duong Thi Thanh Hai | Nguyen Quang Minh Khoa |

CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN NHÀ ĐÀ NẴNG

DANANG HOUSING INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
Consolidated Financial Statements

Form No. B03-DN
(Issued under Circular No. 43/2026/TT-BTC
dated April 20th, 2026 of the Ministry of Finance)

# CONSOLIDATED CASH FLOW STATEMENT

*(According to direct method)*

**From January 1st, 2026 to September 30th, 2026**

*Unit: VND*

| Code | Items | From January 1st, 2026 to September 30th, 2026 | From January 1st, 2025 to September 30th, 2025 |
|---|---|---|---|
| 1 | 2 | 4 | 5 |
| | **I. CASH FLOWS FROM OPERATING ACTIVITIES** | | |
| 01 | Proceeds from sales of goods and rendering of service and other revenues | 321,758,329,039 | 943,693,686,976 |
| 02 | Cash paid to supliers | (601,128,840,953) | (777,450,367,288) |
| 03 | Cash paid to employees | (6,960,597,726) | (4,810,383,574) |
| 04 | Interest paid | (3,034,381,066) | (1,980,737,172) |
| 05 | Coporate income tax paid | (7,285,300,620) | (6,156,254) |
| 06 | Other receipts evenues from operating activities | 31,353,752,551 | 20,546,631,620 |
| 07 | Other payments from operating activities | (23,177,040,002) | (28,793,317,182) |
| ***20*** | ***Net cash flow from operating activities*** | ***(288,474,078,777)*** | ***151,199,357,127*** |
| | **II. CASH FLOWS FROM INVESTING ACTIVITIES** | - | |
| 21 | Money spent on purchasing and constructing fixed assets and other long-term assets | - | |
| 22 | Proceeds from liquidation and sale of fixed assets and other current assets | - | |
| 23 | Loans and purchase of dept instruments from other | (52,299,000,000) | (176,100,000,000) |
| 24 | Collection of loans and resale of dept intrument of other entities | 43,899,000,000 | 155,854,492,255 |
| 25 | Cash spent on capital contributions invested in other units | - | (13,195,000,000) |
| 26 | Cash recovered from investment capital contributed to other units | - | - |
| 27 | Proceeds from loan interest, dividends and profits are distributed | 27,678,923,959 | 8,635,766,538 |
| ***30*** | ***Cash flow from investment activities*** | ***19,278,923,959*** | ***(24,804,741,208)*** |
| | **III. CASH FLOWS FROM FINANCING ACTIVITIES** | - | |
| 31 | Proceeds from issuing shares and receiving capital contributions from shareholders | 10,000,000,000 | 13,195,000,000 |
| 32 | Money to return contributed capital to owners, buy back issued shares of the enterprise | - | |
| 33 | Proceeds from borrowing | 206,227,999,511 | 181,583,418,760 |
| 34 | Repayment of principal | (142,270,619,443) | (244,185,713,568) |
| 35 | Payment for financial lease principal debt | | |
| 36 | Dividends and profits paid to owners | - | (35,800,987,650) |
| ***40*** | ***Net cash flow from financing activities*** | ***73,957,380,068*** | ***(85,208,282,458)*** |
| **50** | **Net cash flow for the period (50 = 20+30+40)** | **(195,237,774,750)** | ***41,186,333,461*** |
| **60** | **Cash and cash equivalents at the beginning of the period** | **261,762,947,350** | **98,803,018,082** |
| 61 | Impact of exchange rate fluctuation | | |
| **70** | **Cash and cash equivalents at the end of the period (70 = 50+60+61)** | **66,525,172,600** | **139,989,351,543** |

Da Nang, October 20th, 2026

| Preparer | Chief Accountant | Chief Executive Officer |
|---|---|---|
| Nguyen Thi Thach Thao | Duong Thi Thanh Hai | Nguyen Quang Minh Khoa |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## For the period ending on September 30th, 2026

These notes are an integral part of the consolidated financial statements and should be read in conjunction with the consolidated financial statements of the parent company – Da Nang Housing Development Investment Joint Stock Company – and its subsidiary – New Ray Investment Joint Stock Company (hereinafter collectively referred to as the "Corporation") – as at September 30th, 2026.

## I. GENERAL INFORMATION

### 1. Form of ownership

Da Nang Housing Development Investment Joint Stock Company (hereinafter referred to as the "Company") is a joint stock company converted from a state-owned enterprise under Decision No. 9721/QĐ-UBND dated December 28th, 2009, issued by the People's Committee of Da Nang City.

The Company operates its business activities under Enterprise Registration Certificate No. 0400101323 dated September 30th, 2010, issued by the Department of Planning and Investment of Da Nang City, in accordance with the Law on Enterprises, the Company's Charter, and other relevant legal regulations.

Since its establishment, the Company has amits Enterprise Registration Certificate 11 times, with the most recent amendment dated December 23rd, 2021.

The Company's shares have been listed on the Hanoi Stock Exchange under Decision No. 150/QĐ-SGDHN dated April 5th, 2011.

The Company's stock ticker symbol is NDN.

### 2. Business Sectors

The Corporation operates in various business sectors, including construction and installation, trading and services, and real estate business, among others,...

### 3. Business Lines:

The Corporation's business activities include:

- Real estate business; investment and development of real estate projects, commercial centers, and office buildings for lease
- Construction design consultancy, construction supervision consultancy, and cartographic surveying consultancy;
- Real estate trading floor operations;
- Construction of civil and industrial works
- Construction of transportation infrastructure projects;
- Construction of irrigation, hydropower works, ports, urban technical infrastructure, and industrial zones; construction of electrical works with voltage up to 110KV; construction of urban water supply and drainage systems, telecommunications infrastructure, petroleum infrastructure, among others...

## 4. Normal Operating Cycle

The operating cycle for the Corporation's real estate development and investment activities generally exceeds 12 months.
For other business activities, the normal operating cycle is typically less than 12 months.

## 5. Corporate Structure

The Corporation includes the Parent Company and one subsidiary under the control of the Parent Company.

### *5a. Subsidiaries*

The Corporation has one subsidiary.
Number of subsidiaries consolidated: 01 company.

| No. | Company Name | Địa chỉ | Principal Business activities | Ownership percentage | Effective | | Voting rights percentage | |
|---|---|---|---|---|---|---|---|---|
| | | | | | Direct | Indirect | Direct | Indirect |
| 1. | New Light Ray Investment Joint Stock Company | 38 Nguyen Chi Thanh Street, Hai Chau Ward, Da Nang City | Contruction and Services | 59,58% | 59,58% | - | 59,58% | - |

### *5b. Dependent units without separate legal entity status*

| The company's member entities are as | Address |
|---|---|
| 1. Construction and Design Consulting Center - Danang Housing Investment Development JSC | 38 Nguyen Chi Thanh street, Hai Chau ward, Da Nang city |
| 2. NDN Real Estate Trading Center – Danang Housing Investment Development Investment JSC | 38 Nguyen Chi Thanh street, Hai Chau ward, Da Nang city |

### *5c. Associated Company*

| The company's member entities are as | Address | Activities |
|---|---|---|
| 1. Da Nang Housing Development and Construction Joint Stock Company | 31 Nui Thanh street, Hoa Cuong ward, Da Nang city | Construction, trading and services, and real estate business, etc |
| 2. Da Nang Ngoc Hoi Water Supply Joint Stock Company | Residential Group 5, Bo Y Commune, Quang Ngai Province, Vietnam | Water extraction, treatment and supply; and construction of water infrastructure works. |

## 6. Statement on Comparability of Information in the Consolidated Financial Statements

The figures presented in the consolidated financial statements for the period ended September 30th, 2026 are comparable with the corresponding figures for the previous year.

**7. Employees**

As at the end of the reporting period, the Corporation had 25 employees (beginning of the year: 24 employees).

## II. FISCAL YEAR, MONETARY UNITS USED IN ACCOUNTING

**1. Fiscal year**

The Corporation's the financial year begins on January 1st and ends on December 31st each year.

These financial statements are the consolidated financial statements for 3rd Quarter, 2026, covering the period ended from July 1st, 2026 to September 30th, 2026.

**2. Monetary units used in accounting**

The monetary units used in accounting is Vietnam Dong (VND) because revenues and costs are mainly made in VND.

## III. ACCOUNTING STANDARDS AND REGULATIONS APPLIED

**1. Accounting standards and regulations applied**

The Company applies the Vietnamese Accounting Standards and the Corporation Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated Octorber 27th, 2025, Circular No. 46/2025/TT-BTC dated April 20th, 2026, and relevant guiding circulars issued by the Ministry of Finance in the preparation and presentation of the consolidated financial statements.

**Statement of compliance with accounting standards and regime**

The Board of General Directors confirms compliance with the requirements of Vietnamese Accounting Standards and the Corporation Accounting Regime as stipulated in Circular No. 99/2025/TT-BTC dated Octorber 27th, 2025, Circular No. 46/2025/TT-BTC dated April 20th, 2026 and other relevant circulars issued by the Ministry of Finance in the preparation of the consolidated financial statements for the period ended September 30th, 2026.

**2. Applied accounting form:** Journal Voucher method.

## IV. APPLICABLE ACCOUNTING POLICIES

**1. Basis of Preparation of the Consolidated Financial Statements**

The consolidated financial statements have been prepared on the accrual basis of accounting (except for cash flow information)

**2. Basis of Consolidation**

***2a. Consolidation with Subsidiary***

The consolidated financial statements for the period ended September 30th, 2026, include the aggregated financial statements of the parent company – Da Nang Housing Development Investment Joint Stock Company – and the financial statements of its subsidiary – New Ray Investment Joint Stock Company – for the same period. The subsidiary is an entity controlled by the parent company.

Control exists when the parent company has the ability, directly or indirectly, to govern the financial and operating policies of the subsidiary in order to obtain economic benefits from its activities. In determining control, consideration is given to potential voting rights arising from options, convertible debt instruments, or other equity instruments that are exercisable as at the end of the period.

The results of operations of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the date of acquisition or up to the date of disposal of the investment in the subsidiary.

The financial statements of the parent company and the subsidiary used for consolidation purposes are prepared for the same reporting period and apply consistent accounting policies for similar transactions and events in similar circumstances. Where the accounting policies of the subsidiary differ from those applied uniformly within the Corporation, appropriate adjustments are made to the subsidiary's financial statements before consolidation for the period ended September 30th, 2026.

Intercompany balances, transactions, unrealized gains arising from intra-Corporation transactions, and intra-Corporation profits are fully eliminated. Unrealized losses from intra-Corporation transactions are also eliminated unless the cost cannot be recovered.

Non-controlling interests represent the portion of profit or loss and net assets of the subsidiary not attributable to the parent company. These interests are presented separately in the consolidated income statement for the period ended September 30th, 2026, and within equity in the consolidated balance sheet as at September 30th, 2026.

Non-controlling interests include the value of the non-controlling shareholders' interests at the date of the initial business combination and their share of changes in equity since the date of acquisition. Losses incurred by the subsidiary are allocated to non-controlling interests even if such allocation results in a deficit balance for non-controlling interests in the net assets of the subsidiary.

### *2b. Consolidation with Joint Ventures and Associates*

An associate is an entity over which the Company has significant influence but not control over its financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not to control those policies. Investments in associates are accounted for using the equity method and are initially recognized at cost.

The Corporation's share of profit from investments in joint ventures and associates is recognized in the consolidated income statement. Cumulative post-acquisition changes in the Corporation's share of net assets of joint ventures and associates are adjusted against the carrying amount of the investment.

Unrealized gains or losses resulting from intra-Corporation transactions between the Company and its joint ventures or associates are eliminated to the extent of the Company's interest in those entities.

Accounting policies of joint ventures and associates are adjusted where necessary to ensure consistency with the accounting policies adopted by the Corporation.

### 3. Cash and Cash Equivalents

Cash includes cash on hand, demand deposits, cash in transit and cash equivalents of the Company. Cash equivalents are short-term investments with original maturities of no more than three months from the date of investment, which are readily convertible to known amounts of cash and subject to insignificant risk of changes in value at the reporting date.

## 4. Financial Investments

### *Trading Securities*

Investments are classified as trading securities when they are held for the purpose of trading to generate profit.

Trading securities are initially recognized at the fair value of the consideration paid at the transaction date. Transaction costs related to the acquisition of trading securities (if any), such as brokerage fees, transaction fees, information service fees, taxes and bank charges, are recognized as finance costs in the period.

The recognition of trading securities is based on the point at which the Corporation obtains ownership rights, as follows:

- For listed securities: recognized at the trade date (T+0).

- For unlisted securities: recognized at the date when legal ownership is officially obtained, in accordance with applicable laws.

Interest, dividends, and profits related to periods before the acquisition of the trading securities are deducted from the cost of such securities. Interest, dividends, and profits related to periods after acquisition are recognized as financial income. Dividends received in the form of additional shares are tracked only by the increased quantity of shares and are not recognized in value / or are recognized at par value.

Exchanged shares are measured at fair value on the date of exchange. The fair value of shares is determined as follows:

- For listed shares, the fair value is the closing market price on the stock exchange at the date of exchange. If no trading occurs on that date, the fair value is the closing price on the most recent trading day prior to the exchange date.

- For unlisted shares traded on the UPCOM market, the fair value is the closing market price on the UPCOM exchange at the date of exchange. If no trading occurs on that date, the fair value is the closing price on the most recent trading day prior to the exchange date.

- For other unlisted shares, the fair value is based on the agreed value stated in the contract or the book value at the date of exchange.

**Provision for Decline in Value of Trading Securities**

Provisions are made for each type of marketable security whose market price is lower than its historical cost, as follows:

- For trading securities listed on the stock exchange, the fair value is the closing price on the reporting date. If the stock exchange is closed on the reporting date, the fair value is the closing price on the most recent trading day prior to the reporting date.

- For shares registered for trading on the market for unlisted public companies and state-owned enterprises undergoing equitization through public offering (UPCOM), the actual market price is determined as the average reference price over the 30 most recent trading days prior to the date of the annual financial statement, as published by the Stock Exchange.

Any increase or decrease in the provision for decline in value of trading securities as at the period ended is recognized in financial expenses.

***Loans Receivable***

Loans receivable are measured at historical cost less allowance for doubtful debts. The allowance for doubtful debts related to loans is established based on the estimated potential losses that may arise

***Investments in Associates***

An associate is an entity over which the Company has significant influence but does not have control over its financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not to control those policies.

Investments in associates are initially recognized at cost, which includes the purchase price or capital contribution and any directly attributable transaction costs.

In the case of investment by means of non-monetary assets, the investment cost is measured at the fair value of the non-monetary assets at the date of the transaction.

Dividends and profits from periods prior to the acquisition of the investment are deducted from the carrying amount of the investment.

Dividends and profits from periods after the acquisition are recognized as revenue.

Dividends received in the form of shares are tracked only in terms of the number of additional shares received and are not recognized at fair value.

***Investments in Equity Instruments of Other Entities***

Investments in equity instruments of other entities represent investments in equity securities where the Corporation does not have control, joint control, or significant influence over the investee.

These investments are initially recognized at cost, which includes the purchase price or capital contribution and any directly attributable transaction costs.

Dividends and profits earned before the investment is acquired are deducted from the carrying amount of the investment.

Dividends and profits earned after the investment is acquired are recognized as revenue.

Dividends received in the form of shares are tracked only in terms of the number of additional shares received and are not recognized at fair value.

Provision for impairment of such investments is recognized as follows:

- For investments in listed shares or investments whose fair value can be reliably determined, the provision is based on the market value of the shares.

- For investments whose fair value cannot be reliably determined at the reporting date, the provision is determined based on the investee's accumulated losses, calculated as the difference between the actual contributed capital of all parties and the actual equity of the investee, multiplied by the Corporation's ownership percentage in the total contributed capital.

Any increase or decrease in the provision for impairment of investments in equity instruments of other entities as at the end of the period is recognized in financial expenses.

## 5. Receivables

Receivables are presented at carrying value, net of allowance for doubtful debts.

The classification of receivables into trade receivables and other receivables is based on the following principles:

• Trade receivables represent receivables of a commercial nature arising from sale and purchase transactions between the Corporation and independent buyers, including amounts receivable from consigned export sales through other entities.

• Other receivables represent non-commercial receivables that are not related to sale and purchase transactions.

The allowance for doubtful debts is made on a case-by-case basis, depending on the overdue aging of receivables or the expected loss, specifically as follows:

• For overdue receivables:

30% of the receivable amount for debts overdue from over 6 months to less than 1 year;

50% of the receivable amount for debts overdue from 1 year to less than 2 years;

70% of the receivable amount for debts overdue from 2 years to less than 3 years;

100% of the receivable amount for debts overdue for 3 years or more.

• For receivables not yet overdue but assessed as difficult to recover: the allowance is based on the estimated potential loss.

Any increase or decrease in the allowance for doubtful debts as at the period -end is recognized in administrative expenses.

## 6. Inventories

Inventories are stated at the lower of cost and net realizable value.

The cost of inventories is determined as follows:

• Raw materials and merchandise: includes purchase costs and other directly attributable costs incurred to bring the inventories to their present location and condition.

• Finished goods: includes costs of raw materials, direct labor, and attributable manufacturing overheads allocated based on normal operating capacity / land use right costs, direct costs, and related general costs incurred during the real estate development process.

• Work in progress (WIP): includes costs of major raw materials, direct labor, construction equipment operating costs, and overheads.

Net realizable value is the estimated selling price of inventories in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale.

Inventory valuation is determined using the specific identification method and accounted for under the perpetual inventory system.

A provision for inventory devaluation is made for each inventory item whose cost exceeds its net realizable value. For unfinished services, the provision is calculated based on each type of service with a separate pricing structure.

Any increase or decrease in the provision for inventory devaluation as at the end of the period ended is recognized in cost of goods sold.

## 7. Prepaid Expenses

Prepaid expenses comprise short-term and long-term prepaid expenses presented in the Statement of Financial Position and are allocated over the prepaid period or the period in which the related economic benefits are generated.

Prepaid expenses include actual costs incurred (including both prepaid expenses and accrued expenses) that relate to the results of business operations of multiple accounting periods and are allocated to operating expenses of subsequent accounting periods.

The Company's prepaid expenses include the following:

• Tools and equipment:

Tools and equipment put into use are allocated to expenses using the straight-line method over a maximum period of 24 months.

• Real estate brokerage fees:

Real estate brokerage fees are recognized as operating expenses of the real estate segment in the year in which the related sales are realized.

## 8. Operating Lease Assets

Leased assets are classified as operating leases when substantially all the risks and rewards incidental to ownership of the assets remain with the lessor.
Operating lease expenses are recognized on a straight-line basis over the lease term, regardless of the lease payment schedule.

## 9. Tangible Fixed Assets

Tangible fixed assets are stated at historical cost less accumulated depreciation. The historical cost of tangible fixed assets comprises all costs incurred by the Corporation to acquire the assets up to the point they are ready for use. Subsequent expenditures are only added to the asset's carrying amount if it is probable that future economic benefits associated with the expenditure will flow to the Corporation. All other expenditures are recognized in the income statement as incurred.

When tangible fixed assets are sold or disposed of, their historical cost and accumulated depreciation are written off, and any resulting gains or losses are recognized in profit or loss for the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The Corporation applies depreciation rates in accordance with Circular No. 45/2014/TT-BTC dated April 25, 2014 issued by the Ministry of Finance. The useful lives of tangible fixed assets are as follows:

| Type of Asset | Useful Life (years) |
|---|---|
| Buildings and structures | 25 – 50 |
| Machinery and equipment | 03 – 10 |
| Transportation means and transmission equipment | 10 |

## 10. Intangible Fixed Assets

Intangible fixed assets are presented at historical cost less accumulated amortization. The historical cost of intangible fixed assets includes all expenses incurred by the Corporation to bring the assets to their intcondition and location for use. Costs incurred after initial recognition are recognized as operating expenses in the year incurred unless such costs are directly associated with a specific intangible asset and are expected to enhance the future economic benefits derived from the asset.

When an intangible fixed asset is sold or disposed of, its historical cost and accumulated amortization are derecognized, and any resulting gain or loss is recorded in the income statement of the year.

***Land Use Rights***

Land use rights represent the actual costs incurred by the Corporation directly related to land use, including: payments made to acquire the land use rights, compensation, site clearance, land leveling, registration fees, etc. Land use rights with an indefinite term are not amortized

***Software Programs***

Costs related to software programs that are not an integral part of the related hardware are capitalized. The historical cost of computer software includes all expenses incurred by the Corporation up to the point when the software is put into use. Computer software is amortized on a straight-line basis over a period of 3 years

## 11. Investment Properties

Investment properties comprise land use rights, buildings, parts of buildings, or infrastructure owned by the Corporation or acquired through finance leases, which are held to earn rental income or for capital appreciation.

Investment properties are presented at historical cost less accumulated depreciation. The historical cost of investment properties includes all expenses incurred by the Corporation or the fair value of assets exchanged to acquire the investment properties up to the time of completion or acquisition.

Subsequent expenditures related to investment properties are recognized as expenses unless they are likely to generate future economic benefits exceeding the originally assessed performance of the asset. In such cases, they are capitalized and added to the asset's historical cost.

When investment properties are sold, their historical cost and accumulated depreciation are derecognized, and any resulting gain or loss is recorded in the income or expense of the year.

Transfers from owner-occupied properties or inventories to investment properties occur only when the owner ceases to use the property and commences leasing it under an operating lease, or upon completion of construction.

Transfers from investment properties to owner-occupied properties or inventories occur only when the owner starts to use the property or prepares it for sale. Such transfers do not change the historical cost or carrying value of the property at the date of transfer.

Investment properties held for capital appreciation are not depreciated. However, if there is clear and reliable evidence of impairment in the value of the investment property compared to market value, the asset is written down, and the impairment loss is recognized in cost of sales.

## 12. Construction in Progress

Construction in progress reflects costs directly related (including borrowing costs eligible for capitalization in accordance with the Corporation's accounting policies) to assets that are under construction, machinery and equipment being installed for production, rental, or administrative purposes, as well as costs associated with ongoing major repairs of fixed assets. These assets are recorded at historical cost and are not subject to depreciation.

## 13. Business Combination and Goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination includes the fair value, as of the acquisition date, of the assets exchanged, liabilities incurred or assumed, and equity instruments issued by the Corporation in exchange for control of the acquiree, as well as any directly attributable costs of the business combination. The identifiable assets acquired, liabilities assumed, and contingent liabilities arising from the business combination are recognized at their fair values at the acquisition date.

For business combinations achieved in stages, the cost of the combination is the total of the acquisition cost at the date control is obtained plus the fair value of previously held equity interests at that date. The difference between the fair value and the carrying amount of the previously held investments is recognized in profit or loss if, prior to obtaining control, the Corporation did not have significant influence and accounted for the investment at cost. If the Corporation had significant influence and accounted for the investment using the equity method, the difference between the fair value and the carrying amount under the equity method is recognized in profit or loss, and the difference between the carrying amount under the equity method and the original cost of the investment is recorded directly in "Undistributed post-tax profit" on the consolidated balance sheet for the period ended 30th September, 2025.

The excess of the cost of the business combination over the Corporation's share in the net fair value of the identifiable assets, liabilities, and recognized contingent liabilities as at the acquisition date is recognized as goodwill. If the Corporation's share in the net fair value of the identifiable assets, liabilities, and recognized contingent liabilities as at the acquisition date exceeds the cost of the business combination, the difference is recognized in profit or loss.

Goodwill is amortized on a straight-line basis over a period not exceeding 10 years. If there is evidence that the impairment of goodwill exceeds the amortized amount, the full impairment loss is recognized for the year.

Non-controlling interests at the acquisition date are determined based on the proportionate share of the fair value of the identifiable assets, liabilities, and contingent liabilities recognized.

## 14. Payables and Accrued Expenses

Payables and accrued expenses are recognized for amounts to be settled in the future in respect of goods and services received. Accrued expenses are recorded based on reasonable estimates of the amounts payable.

The classification of payables into trade payables, accrued expenses, and other payables is based on the following principles:

- Trade payables represent amounts payable arising from commercial transactions for the purchase of goods, services, and assets from independent parties, including payables related to imports made through authorized import agents.

- Accrued expenses represent amounts payable for goods or services received from suppliers or provided to customers but not yet paid due to the absence of invoices or insufficient accounting documentation, and payables to employees for accrued leave and other expenses to be accrued in the normal course of business operations.

- Other payables represent non-commercial payables not related to the purchase, sale, or provision of goods and services.

## 15. Equity

***Contributed Capital***

Contributed capital is recorded based on the actual capital contributed by the Corporation's shareholders.

***Share Premium***

Share premium is recorded as the difference between the issue price and par value of shares upon initial public offering or additional issuance, the difference between the reissue price and the book value of treasury shares, and the equity component of convertible bonds upon maturity. Direct costs related to additional share issuances and the reissuance of treasury shares are deducted from the share premium.

***Treasury Shares***

When shares issued by the Corporation are repurchased, the payment made, including any directly attributable transaction costs, is recorded as treasury shares and presented as a deduction from equity. Upon reissuance, any difference between the reissuance price and the book value of the treasury shares is recognized in the "Share Premium" account.

## 16. Profit Distribution

Net profit after corporation income tax is distributed to shareholders after appropriations to reserves in accordance with the Company's Charter and applicable legal regulations, and upon approval by the General Meeting of Shareholders.

Profit distribution to shareholders takes into account non-cash items included in retained earnings that may affect cash flows and dividend-paying capacity, such as gains from asset revaluations contributed as capital, gains from revaluation of monetary items, financial instruments, and other non-cash components.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders.

## 17. Revenue and Income Recognition

Revenue is recognized when it is probable that the Corporation will receive identifiable economic benefits and the amount of revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, net of trade discounts, sales allowances, and returns

***Revenue from Sale of Goods and Finished Products***

Revenue from the sale of goods and finished products is recognized when all of the following conditions are met:

- The Corporation has transferred substantially all the risks and rewards of ownership of the goods to the buyer
- The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold.
- The amount of revenue can be measured reliably. In cases where a contract allows the buyer to return goods under specific conditions, revenue is recognized only when such conditions are no longer in effect and the buyer no longer has the right to return the goods (except where goods may be exchanged for others)
- It is probable that the Corporation will receive the economic benefits from the transaction
- The associated costs incurred or to be incurred in respect of the transaction can be measured reliably

***Revenue from Rendering of Services***

Revenue from rendering services is recognized when all of the following conditions are met

- The amount of revenue can be measured reliably. In cases where a contract allows the buyer to return the service under specific conditions, revenue is recognized only when such conditions are no longer in effect and the buyer no longer has the right to return the services rendered
- It is probable that the Corporation will receive the economic benefits from the transaction
- The stage of completion of the service at the reporting date can be measured reliably
- The costs incurred and the costs to complete the transaction can be measured reliably

If services are rendered over multiple periods, revenue for the year is recognized based on the stage of completion at the end of the period.

***Revenue from Real Estate Transfer – Apartments Developed by the Corporation***

Revenue from the transfer of real estate developed by the Corporation (e.g. apartments) is recognized when all of the following conditions are met:

- The real estate property has been completed and handed over to the buyer; risks and rewards of ownership have been transferred.
- The Corporation no longer retains management control or ownership rights over the real estate.
- The amount of revenue can be measured reliably.

- It is probable that the Corporation will receive the economic benefits from the transaction.
- The associated costs of the real estate transaction can be measured reliably.

In cases where the buyer has the right to complete interior works, and the Corporation performs such works according to a separate interior finishing contract based on the buyer's design, style, and specifications, revenue is recognized when the construction (shell) has been completed and handed over.

***Revenue from Transfer of Subdivided Land Plots***

Revenue from transfer of subdivided land plots under non-cancellable contracts is recognized when all of the following conditions are met:

- Risks and rewards of the land use rights have been transferred to the buyer
- The amount of revenue can be measured reliably.
- The related costs of the transaction can be measured reliably.
- It is probable that the Corporation will receive the economic benefits from the transaction

***Revenue from Construction Contracts***

When the outcome of a construction contract can be estimated reliably

- For contracts under which payments are made based on a pre-agreed progress schedule, revenue and related costs are recognized in accordance with the stage of completion estimated by the Corporation at the end of the period.
- For contracts under which payments are made based on the actual quantity completed, revenue and related costs are recognized according to the work certified by the customer and reflected in the issued invoices

Adjustments to contract work, claims, and other variations are recognized as revenue only when agreed upon by the customer.

When the outcome of a construction contract cannot be reliably estimated:

- Revenue is recognized only to the extent of contract costs incurred that are likely to be recoverable.
- Contract costs are recognized as expenses in the period ended in which they are incurred.

The difference between cumulative revenue recognized from construction contracts and cumulative invoiced amounts based on the progress schedule is recognized as a receivable or payable under construction work-in-progress accounts.

***Revenue from Operating Leases***

Operating lease revenue is recognized on a straight-line basis over the lease term. Rental income received in advance for multiple periods is allocated to revenue in proportion to the lease period.

In cases where the lease term is more than 90% of the asset's useful life, the entire prepaid rental amount is recognized as revenue at once if the following conditions are met:

- The lease is non-cancellable, and the Corporation has no obligation to refund any prepaid amount under any circumstance
- The prepaid lease amount is no less than 90% of the total rental value under the contract, and the lessee pays in full within 12 months from the lease commencement date.
- Substantially all the risks and rewards incidental to ownership of the leased asset have been transferred to the lessee.

The cost of the leased activity can be reliably estimated.

***Interest Income***

Interest income is recognized on a time basis using the effective interest rate method.

***Dividends and Distributed Profits***

Dividends and distributed profits are recognized when the Corporation's right to receive the dividend or profit distribution is established. Stock dividends are recorded by tracking the number of additional shares received, with no value recognized for the shares received.

**Revenue Deductions**

Revenue deductions include trade discounts, sales returns, and allowances incurred in the same period as the sale of products, goods, or services, and are recorded as reductions in revenue of the corresponding period.

In cases where products, goods, or services were sold in prior periods, and the trade discounts, sales returns, or allowances arise in the current period, the revenue reduction is recorded based on the following principles:

- If the discount, return, or allowance occurs **before** the issuance date of the consolidated financial statements:
  The reduction is recorded as a **deduction from revenue** in the consolidated financial statements for the period ended **September 30th, 2026**

- If the discount, return, or allowance occurs **after** the issuance date of the consolidated financial statements:
  The reduction is recorded as a **deduction from revenue** in the consolidated financial statements of the **subsequent period** ending **September 30th, 2026**

## 18. Cost of Goods Sold

Cost of goods sold includes the total cost of goods, investment properties, the production cost of finished goods sold, direct costs associated with services rendered, and other expenses recognized as or reducing cost of goods sold.

The cost of investment property activities includes depreciation expenses, repair and maintenance costs, operating lease-related property management expenses, disposal and liquidation costs of investment properties, and other related expenses.

## 19. Financial Expenses

Financial expenses comprise costs related to financial activities, including expenses or losses from financial investments; borrowing and lending costs; expenses related to investments in joint ventures and associates; losses from the disposal of short-term securities; transaction costs from the sale of securities; provision for the devaluation of trading securities; provision for impairment of investments in other entities; losses from foreign currency transactions; and foreign exchange losses, among others.

## 20. Selling Expenses and General and Administrative Expenses

Selling expenses and general and administrative expenses represent all expenses incurred in the process of selling products, goods, providing services, and the general administrative expenses of the Company.

## 21. Borrowing Costs

Borrowing costs include interest expenses and other costs incurred directly in connection with borrowings.

Borrowing costs are recognized as expenses when incurred. In cases where borrowing costs are directly attributable to the acquisition, construction, or production of qualifying assets that require a substantial period of time (over 12 months) to get ready for their intuse or sale, such costs shall be capitalized as part of the cost of those assets. For specific borrowings used to construct fixed assets or investment properties, interest expenses are capitalized even when the construction period is less than 12 months. Any income earned from the temporary investment of such borrowings shall be deducted from the cost of the related asset.

For general borrowings partly used to acquire, construct, or produce qualifying assets, the amount of borrowing costs eligible for capitalization is determined by applying a capitalization rate to the weighted average accumulated expenditure on those assets. The capitalization rate is the weighted average of the borrowing costs applicable to the borrowings that are outstanding during the year, excluding borrowings made specifically for the purpose of obtaining a qualifying asset.

## 22. Corporation Income Tax

Corporation income tax expense includes current income tax and deferred income tax

***Current Income Tax***

Current income tax is the amount of tax payable on taxable income for the year. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting treatments, non-deductible expenses, non-taxable income, and carried-forward tax losses

**Deferred Income Tax**

Deferred income tax is the amount of corporation income tax payable or recoverable in future periods arising from temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their corresponding tax bases. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized only when it is probable that future taxable profits will be available against which the deductible temporary differences can be utilized.

The carrying amount of deferred income tax assets is reviewed at each the period -end and is reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or

part of the deferred income tax asset to be utilized. Previously unrecognized deferred income tax assets are reassessed at the end of the period and recognized when it becomes probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates that have been enacted or substantively enacted by the end of the period. Deferred income tax is recognized in the income statement, except when it relates to items recognized directly in equity, in which case it is recorded in equity.

Deferred income tax assets and liabilities are offset when:

- The Corporation has a legally enforceable right to offset current tax assets against current tax liabilities; and
- The deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority:
  - On the same taxable entity; or
  - On different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realize the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred income tax liabilities or assets are expected to be settled or recovered.

## 23. Related Parties

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

In determining the existence of related party relationships, the substance of the relationship is given greater importance than the legal form.

## 24. Segment Reporting

A business segment is a distinguishable component engaged in producing or providing specific products or services and is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component engaged in producing or providing products or services within a particular economic environment and is subject to risks and returns that are different from those of components operating in other economic environments.

## V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (unit: VND)

### 1. Cash and cash equivalents

| | Closing balance | Opening Balance |
|---|---|---|
| Cash on hand | 2,636,576,677 | 1,877,495,670 |
| Demand deposits | 28,122,733,594 | 228,742,602,365 |
| Cash equivalents | 35,700,000,000 | 31,000,000,000 |
| Accrued Interest Receivable on Deposits | 65,862,329 | 142,849,315 |
| **Total** | **66,525,172,600** | **261,762,947,350** |

### 2. Financial Investments

The Corporation's financial investments include: trading securities, investments in joint ventures and associates, and equity investments in other entities.

Details of the Corporation's financial investments are as follows:

#### *2a. Trading Securities:*

The fair value of stock investments is determined by the Corporation based on the closing price on September 30th, 2026 of the above stocks at the Stock Exchanges (Ho Chi Minh City Stock Exchange - HOSE and Hanoi Stock Exchange - HNX).

For stocks on UPCOM, the actual market price of securities is determined as the average reference price in the 30 most recent trading days before the time of preparing the annual financial statement announced by the Stock Exchange.

| | Closing balance | | | Opening balance | | |
|---|---|---|---|---|---|---|
| | **Original price** | **Reasonable value** | **Provision** | **Original price** | **Reasonable value** | **Provision** |
| | ***667,908,249,305*** | ***760,099,107,300*** | ***50,834,936,857*** | ***389,035,333,348*** | ***527,966,379,000*** | ***14,564,542,757*** |
| Share of Hoa Phat Group Joint Stock Company | 110,083,941,009 | 122,915,000,000 | 40,000,000 | 90,922,224,342 | 124,080,000,000 | - |
| Share of VinHomes Joint Stock Company | 83,958,356,193 | 184,676,000,000 | - | 70,892,609,390 | 162,812,000,000 | - |
| Share of Vietnam Prosperity Joint Stock Commercial Bank | 37,638,108,804 | 39,579,859,800 | - | - | - | - |
| Share of Military Commercial Joint Stock Bank | 71,131,526,439 | 76,163,400,000 | - | 16,055,122,697 | 26,261,400,000 | - |
| Share of GELEX Group Joint Stock Company | 52,232,501,142 | 45,875,555,000 | 6,385,296,142 | 21,777,191,142 | 19,620,000,000 | 2,157,191,142 |
| Share of other companies | 312,863,815,718 | 290,889,292,500 | 44,409,640,715 | 189,388,185,777 | 195,192,979,000 | 12,407,351,615 |
| | **667,908,249,305** | **760,099,107,300** | **50,834,936,857** | **389,035,333,348** | **527,966,379,000** | **14,564,542,757** |

The fluctuations in provisions for devaluation of trading securities are as follows:

| | **Closing balance** | **Opening Balance** |
|---|---|---|
| Opening Balance | 14,564,542,757 | 49,209,437,604 |
| Additional provisions for the year | 59,459,398,900 | 22,043,563,363 |
| Provision reversal | (23,189,004,800) | (56,688,458,210) |
| **Closing Balance** | **50,834,936,857** | **14,564,542,757** |

## *2b.* Investment held until maturity

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | Original price | Book value | Original price | Book value |
| **Current** | **156,514,126,030** | **153,300,000,000** | **147,566,927,397** | **147,566,927,397** |
| Term deposits | 141,500,000,000 | 141,500,000,000 | 136,500,000,000 | 136,500,000,000 |
| Loans Receivable | 11,800,000,000 | 11,800,000,000 | 8,400,000,000 | 8,400,000,000 |
| Accrued Interest Receivable on Deposits and Loans | 3,214,126,030 | 3,214,126,030 | 2,666,927,397 | 2,666,927,397 |
| **Total** | **156,514,126,030** | **153,300,000,000** | **147,566,927,397** | **147,566,927,397** |

## *2c.* Long – term financial investment

| | Operating status | Capital ratio | Ratio of voting rights | Number of shares | Original price | Provision | Original price | Provision |
|---|---|---|---|---|---|---|---|---|
| **Other long-term investments** | | | | | **4,000,000,000** | - | **4,000,000,000** | - |
| Vietnam Equity Joint Stock Company | Active | | | 250,000 | 4,000,000,000 | - | 4,000,000,000 | - |
| **Total** | | | | | **4,000,000,000** | - | **4,000,000,000** | - |

The provision value of the investment in Vietnam Equity Joint Stock Company is not available due to lack of information on transaction price. Therefore, the Company has not determined the provision value of this investment for the accounting period ending September 30th, 2026.

Provision for long-term financial investments is based on the actual amount of equity available on the Financial Reports for the accounting period ending September 30th, 2026 of the invested companies.

## 3. Short-term trade receivables:

| | Closing balance | Opening Balance |
|---|---|---|
| **Short-term trade receivables** | **109,576,871,724** | **109,046,822,832** |
| - Receivables from customers engaged in real estate activities | 103,435,488,910 | 102,901,489,073 |
| - Receivables from customers engaged in construction activities | 6,028,560,409 | 6,028,560,409 |
| *+ Phuong Trang Investment Joint Stock Company* | *948,694,636* | *948,694,636* |
| *+ Saigon - An Khe Water Joint Stock Company* | *4,391,276,636* | *4,391,276,636* |
| *+ Other customers* | *688,589,137* | *688,589,137* |
| - Other customers | 112,822,405 | 116,773,350 |
| **Total** | **109,576,871,724** | **109,046,822,832** |

## 4. Short-term prepayments to suppliers

| | Closing balance | Opening Balance |
|---|---|---|
| - C.D.A.C Construction Architectural Consulting Company | 50,000,000 | 50,000,000 |
| - Other suppliers | 278,794,748 | 101,341,200 |
| **Total** | **328,794,748** | **151,341,200** |

## 5. Other short-term receivables

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | Original price | Provision | Original price | Provision |
| **Receivables from other organizations and individuals** | **46,046,149,347** | - | **12,484,137,103** | - |
| - Money from selling securities, dividends waiting to return | 35,409,754,770 | - | 1,776,900,000 | - |
| - Monarchy B Maintenance Fees Receivable | 10,620,557,000 | | 10,620,557,000 | |
| - Other receivables | 15,837,577 | - | 86,680,103 | - |
| **Advances to employees** | **60,000,000** | - | - | - |
| **Total** | **46,106,149,347** | | **12,484,137,103** | |

## 6. Inventories

| | Closing balance | | Opening Balance | |
|---|---|---|---|---|
| | Original price | Provision | Original price | Provision |
| Tools, utensils | 323,577,000 | - | 323,577,000 | - |
| Unfinished production and business expenses | 28,744,484,680 | - | 2,240,315,784 | - |
| Real estate finished products | 22,446,535,906 | - | 40,816,317,443 | - |
| Goods | 2,470,384 | | 7,953,936 | |
| **Total** | **51,517,067,970** | - | **43,388,164,163** | - |

Details of real estate finished products as of September 30th, 2026:

| | Closing balance | Opening Balance |
|---|---|---|
| - Monarchy Complex – Block B | 13,035,512,172 | 31,405,293,709 |
| - Other real estate projects | 9,411,023,734 | 9,411,023,734 |
| **Cộng** | **22,446,535,906** | **40,816,317,443** |

## 7. Short-term/long-term prepaid expenses

## *7a.* Short-term prepaid expenses

| | Closing balance | Opening Balance |
|---|---|---|
| Tools and equipment awaiting allocation | 450,082,245 | 183,964,125 |
| Brokerage commission costs | 243,518,061 | 598,219,341 |
| **Total** | **693,600,306** | **782,183,466** |

## *7b.* Long-term prepaid expenses

| | Closing balance | Opening Balance |
|---|---|---|
| Tools awaiting allocation | 359,423,864 | 302,472,897 |
| Other expenses | 4,291,146,292 | 4,176,571,594 |
| **Total** | **4,650,570,156** | **4,479,044,491** |

## 8. Tangible fixed assets

| | Buildings and Structures | Machinery and equipment | Transmission means of transport | Office Equipments | Total |
|---|---|---|---|---|---|
| **Original price** | | | | | |
| Opening Balance | 4,640,619,269 | 74,481,818 | 4,035,400,000 | 172,900,000 | 8,923,401,088 |
| **Closing balance** | **4,640,619,269** | **74,481,818** | **4,035,400,000** | **172,900,000** | **8,923,401,088** |
| *In there:* | | | | | |
| *- Fully depreciated but still in use* | - | *74,481,818* | *4,035,400,000* | *172,900,000* | *4,282,781,818* |
| **Accumulated depreciation** | | | | | |
| Opening Balance | 2,088,278,683 | 74,481,818 | 4,035,400,000 | 172,900,000 | 6,371,060,501 |
| Charge of the year | 139,218,579 | - | - | - | 139,218,579 |
| **Closing balance** | **2,227,497,262** | **74,481,818** | **4,035,400,000** | **172,900,000** | **6,510,279,080** |
| **Remaining value** | | | | | |
| Opening Balance | 2,552,340,587 | - | - | - | 2,552,340,587 |
| **Closing balance** | **2,413,122,007** | - | - | - | **2,413,122,008** |
| *In there:* | | | | | |
| *- Temporarily not used* | - | - | - | - | - |
| *- Awaiting liquidation* | - | - | - | - | - |

## 9. Intangible fixed assets:

| | Land use rights | Computer software | Total |
|---|---|---|---|
| **Original price** | | | |
| Opening Balance | 468,319,376 | 302,630,000 | 770,949,376 |
| Additions during the year | - | 184,310,000 | 184,310,000 |
| **Closing balance** | **468,319,376** | **486,940,000** | **955,259,376** |
| **Accumulated depreciation** | | | |
| Opening Balance | - | 302,630,000 | 302,630,000 |
| Amortization for the Year | - | 6,143,666 | 6,143,666 |
| **Closing balance** | **-** | **308,773,666** | **308,773,666** |
| Opening Balance | 468,319,376 | - | 468,319,376 |
| **Closing balance** | **468,319,376** | **178,166,334** | **646,485,710** |
| *In there:* | | | |
| *- Temporarily not used* | - | - | - |
| *- Awaiting liquidation* | - | - | - |

List of Land Use Rights as of September 30th, 2026 currently includes:

| | Original price | Accumulated depreciation | Remaining value |
|---|---|---|---|
| Land use rights at Lapaz Tower 2nd Floor | 468,319,376 | - | 468,319,376 |
| **Total** | **468,319,376** | **-** | **468,319,376** |

## 10. Real estate investment

| | Land use rights non taxable | Land use rights and house taxable | Total |
|---|---|---|---|
| **Original price** | | | |
| Opening balance | 72,934,674,960 | 212,205,679,848 | 285,140,354,808 |
| Increase during the year | 1,887,254,458 | 13,615,764,945 | 15,503,019,403 |
| Decrease due to Transfer to Construction in Progress | (26,355,192,000) | - | (26,355,192,000) |
| **Closing balance** | **48,466,737,418** | **225,821,444,793** | **274,288,182,211** |
| **Accumulated depreciation** | | | |
| Opening balance | | 25,923,865,854 | 25,923,865,854 |
| Charge of the year | - | 9,270,409,509 | 9,270,409,509 |
| **Closing balance** | **-** | **35,194,275,363** | **35,194,275,363** |
| **Remaining value** | | | |
| Opening balance | 72,934,674,960 | 186,281,813,994 | 259,216,488,954 |
| **Closing balance** | **48,466,737,418** | **190,627,169,430** | **239,093,906,848** |

List of Real Estate currently held by the Company as of September 30th, 2026:

| | Original price | Depreciation value | Remaining value |
|---|---|---|---|
| Land use rights at lot A2.21 Phan Dang Luu | 16,306,498,766 | - | 16,306,498,766 |
| Lapaz Tower Commercial Center 1st Floor | 3,651,016,955 | 1,591,843,392 | 2,059,173,563 |
| Smart parking system 2nd floor - Monarchy B | 11,554,814,203 | 4,788,354,545 | 6,766,459,658 |
| Parking lot Basement - Monarchy B | 44,351,918,142 | 3,564,560,998 | 40,787,357,144 |
| Parking lot 2nd floor - Monarchy B | 14,073,687,226 | 1,056,315,624 | 13,017,371,602 |
| Monarchy B Apartment Kindergarten | 13,783,717,138 | 2,083,537,035 | 11,700,180,103 |
| Apartment V1705 Lapaz Tower | 2,240,585,269 | 172,558,608 | 2,068,026,661 |
| Monarchy Investment Real Estate | 168,325,944,513 | 21,937,105,161 | 146,388,839,352 |
| **Total** | **274,288,182,211** | **35,194,275,363** | **239,093,906,848** |

## 11. Capital construction investment costs:

| | Opening Balance | Expenses incurred during the year | Carryover decreased | Closing Balance |
|---|---|---|---|---|
| - Hoa Nhon forest planting project | 137,737,273 | - | - | 137,737,273 |
| - Project A2.2 Phan Dang Luu | 11,228,855,943 | - | - | 11,228,855,943 |
| **Total** | **11,366,593,216** | **-** | **-** | **11,366,593,216** |

## 12. Short-term payables to supliers:

| | Closing balance | Opening balance |
|---|---|---|
| **Short-term payables to related parties** | **13,583,886,050** | **13,583,886,050** |
| - Thai Binh Duong Company Limited | 13,583,886,050 | 13,583,886,050 |
| **Short-term payables to suppliers which are not related parties** | **4,060,566,883** | **4,797,576,980** |
| - ENVIRO Technical Joint Stock Company | 1,779,711,396 | 1,779,711,396 |
| - Viet Technology Import-Export Investment Joint Stock Company | 1,141,217,375 | 1,141,217,375 |
| - Other suppliers | 1,139,638,112 | 1,876,648,209 |
| **Total** | **17,644,452,933** | **18,381,463,030** |

## 13. Short-term prepayments from customer

| | Closing balance | Opening Balance |
|---|---|---|
| - Advance payments from customers for puchasing Monarchy apartment - Block B | 6,512,111,571 | 12,739,188,698 |
| - Other customers | - | 1,120,000 |
| **Total** | **6,512,111,571** | **12,740,308,698** |

## 14. Payables to employees

| | Closing balance | Opening Balance |
|---|---|---|
| Payables to employees | 439,550,982 | 2,614,184,466 |
| **Total** | **439,550,982** | **2,614,184,466** |

## 15. Short-term payable expenses

| | Closing balance | Opening Balance |
|---|---|---|
| Other short-tém payables expenses | - | 54,006,816 |
| **Cộng** | - | **54,006,816** |

## 16. Other short-term/ long-term payables

### 16a. Other short-term payables

| | Closing balance | Opening balance |
|---|---|---|
| - Phuong Trang Auto Real Estate Investment Joint Stock Company | 2,644,216,810 | 2,644,216,810 |
| - Pay remuneration to the Board of Directors, Board of Supervisors and Secretary | 129,000,000 | 258,000,000 |
| - Dividends payable | 50,610,676,570 | 450,121,370 |
| - Yuanta Vietnam Securities Company Limited - Da | 46,798,955,843 | - |
| - ACB Securities Joint Stock Company - Da Nang B | 10,710,086,317 | - |
| - Mirae Asset Securities Joint Stock Company - Da Nang Branch | 15,413,672,411 | 2,470,739,935 |
| - DSC Securities Corporation | 844,927,229 | - |
| - Project Management Board | 688,589,137 | 4,536,952,834 |
| - Other payable objects | 5,470,862,522 | 5,285,093,493 |
| **Total** | **133,310,986,839** | **15,645,124,442** |

### 16b. Other long-term payables

| | Closing balance | Opening balance |
|---|---|---|
| Long term deposits, collateral received | 609,200,000 | 686,200,000 |
| **Total** | **609,200,000** | **686,200,000** |

## 17. Taxes and other payables to the Stage Budget:

| | January 1st, 2026 | Amount payable during the year | Amount actually paid during the year | September 30th, 2026 |
|---|---|---|---|---|
| -Value added tax | (107,075,808) | 2,959,321,250 | 2,761,208,578 | 91,036,864 |
| - Corporate income tax | 5,779,189,730 | 2,756,603,836 | 7,285,300,620 | 1,250,492,946 |
| - Personal income tax | 133,130 | 766,186,276 | 735,315,756 | 31,003,650 |
| - Land tax and land rental | (100,755,480) | 103,143,516 | 20,628,703 | (18,240,667) |
| - Fees, charges and other payables | (81,502,124) | 81,502,124 | - | - |
| **Total** | **5,489,989,448** | **6,666,757,002** | **10,802,453,657** | **1,354,292,793** |

## 18. Bonus and Welfare Fund

| | Opening Balance | Increase due to appropriation from profits | Fund expenditure during the year | Closing Balance |
|---|---|---|---|---|
| Reward Fund | 1,362,880,140 | 3,910,483,732 | 1,426,100,000 | 3,847,263,872 |
| Welfare fund | 36,069,059 | 3,394,989,155 | 82,327,180 | 3,348,731,034 |
| **Total** | **1,398,949,199** | **7,305,472,887** | **1,508,427,180** | **7,195,994,906** |

## 19. Short-term unearned revenue

| | Closing balance | Opening Balance |
|---|---|---|
| Monarchy B apartment rental revenue | 4,066,812,120 | 4,360,766,511 |
| Parking space rental revenue | 266,468,690 | 666,912,196 |
| **Total** | **4,333,280,810** | **5,027,678,707** |

## 20. Long-term unearned revenue

| | Closing balance | Opening Balance |
|---|---|---|
| Parking space rental revenue | 197,666,652 | 287,760,817 |
| **Total** | **197,666,652** | **287,760,817** |

## VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (Unit: VND)

### 1. Revenue from Sale of Goods and Rendering of Services

| | Current year | Prior year |
|---|---|---|
| Revenue from rendering of services | 958,793,644 | 1,001,037,273 |
| Real estate business revenue | 9,739,462,945 | 2,502,467,902 |
| Rental Income from Investment Property | 21,232,370,367 | 16,491,584,287 |
| **Total** | **31,930,626,956** | **19,995,089,462** |

### 2. Cost of Goods Sold and Services Rendered

| | Current year | Prior year |
|---|---|---|
| Cost of services rendered | 561,606,297 | 557,406,297 |
| Real estate business expenses | 4,406,366,974 | 1,227,425,728 |
| Cost of Rental Operations of Investment Property | 11,950,412,536 | 10,367,134,640 |
| **Total** | **16,918,385,807** | **12,151,966,665** |

### 3. Financial Revenues

| | Current year | Prior year |
|---|---|---|
| Bank interest | 10,016,634,424 | 8,381,487,328 |
| Dividends and profits recieved | 13,843,428,334 | 183,865,000 |
| Securities investment profit | 36,750,683,459 | 128,308,208,659 |
| Other financial revenue | 461,117,809 | 210,717,718 |
| **Total** | **61,071,864,026** | **137,084,278,705** |

### 4. Financial Expenses

| | Current year | Prior year |
|---|---|---|
| Loan interest | 3,531,173,979 | 3,162,652,526 |
| Loss on stock investment | 11,744,196,236 | 15,252,830,925 |
| Loss on business combination | (1,412,178,352) | 562,624,298 |
| Additional provisions for devaluation of trading securities | 58,980,658,900 | 13,045,814,050 |
| Provision for long-term financial investments | (22,710,264,800) | (53,057,665,645) |
| Untilisation of provisons for devaluation of trading securities and investments | - | 14,746,855 |
| Depository fees, securities sales and other fees | 1,027,498,095 | 1,550,436,602 |
| **Total** | **51,161,084,058** | **(19,468,560,389)** |

## 5. Selling Expenses

| | Current year | Prior year |
|---|---|---|
| - Service costs purchased from outside | 147,755,037 | 58,874,520 |
| - Monarchy B apartment business commission costs | 354,732,427 | 100,515,721 |
| **Total** | **502,487,464** | **159,390,241** |

## 6. General and Administrative Expenses

| | Current year | Prior year |
|---|---|---|
| Administration staff costs | 3,603,058,321 | 4,055,569,000 |
| Cost of office supplies | 267,892,183 | 301,940,468 |
| Depreciation costs of fixed assets | 239,981,795 | 368,351,499 |
| Tax, fees | 116,903,004 | 76,942,927 |
| Service costs purchased from outside | 660,088,878 | 230,972,760 |
| Expenses in other currencies | 815,353,304 | 593,331,199 |
| **Total** | **5,703,277,485** | **5,627,107,853** |

## 7. Other income

| | Current year | Prior year |
|---|---|---|
| Other income | 987,511,700 | 4,302,064 |
| **Total** | **987,511,700** | **4,302,064** |

## 8. Other Expenses

| | Current year | Prior year |
|---|---|---|
| Other expenses | 108,853,498 | 144,481,083 |
| **Total** | **108,853,498** | **144,481,083** |

*Da Nang City, October 21, 2026*

| NGUYEN THI THACH THAO | DUONG THI THANH HAI | NGUYEN QUANG MINH KHOA |
|---|---|---|
| **Preparer** | **Chief Accountant** | **General Director** |