HOÀNG YẾN NINH
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FINANCIAL STATEMENTS

Quarter III, 2026

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

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 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 28th, 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

CAPITAL CONTRIBUTION

- Business registration certificate No. 0400101323 issued by the Department of Planning and Investment of Danang City on September 30th, 2010 and amended for the first time on April 28th, 2011, with a charter capital of VND 90,000,000,000, 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 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 accounting period ended September 30th, 2026. In preparing these 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 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

CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN NHÀ ĐÀ NẴNG

Luong Thanh Vien

Chairman of the Board of Directors

DANANG HOUSING INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
Financial Statements

Form No. B01-DN
(Issued under Circular No. 99/2025/TT-BTC
dated October 27th, 2025 of the Ministry of Finance)

STATEMENT OF FINANCIAL POSITTION
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**		**1,010,166,511,824**	**942,371,749,731**
I. Cash and cash equivalents	**110**	V.1	**63,425,690,804**	**260,477,884,646**
1. Cash	111		30,369,666,831	230,335,528,482
2. Cash Equivalents	112		33,056,023,973	30,142,356,164
II. Short-term financial investments	**120**		**760,960,228,478**	**510,089,617,988**
1. Trading Securities	121	V.2a	650,275,782,632	376,648,786,675
2. Provision for diminution in value of trading (*)	122	V.2a	(45,829,680,184)	(14,126,096,084)
3. Held-to-maturity Investment	123	V.2b	156,514,126,030	147,566,927,397
III. Short-term receivables	**130**		**150,756,949,446**	**116,602,435,362**
1. Short-term trade receivables	131	V.3	108,888,282,587	108,358,233,695
2. Short-term prepayments to suppliers	132	V.4	153,794,148	151,341,200
3. Short-term receivables from related parties	133		-	-
4. Short-term loan receivables	135			
5. Other short-term receivables	136		46,106,149,347	12,484,137,103
6. Provision for short-term doubtful debts (*)	137	V.5	(4,391,276,636)	(4,391,276,636)
IV. Inventories	**140**		**22,772,583,290**	**41,147,848,379**
1. Inventories	141	V.6	22,772,583,290	41,147,848,379
2. Provision for devaluation of inventories (*)	142		-	-
VI. Other short-term assets	**160**		**12,251,059,806**	**14,053,963,356**
1. Short-term prepaid expenses	161	V.7a	693,600,306	782,183,466
2. Value added tax deductibles	162		11,292,993,684	12,843,297,138
3. Taxes and other receivables from the State	163		264,465,816	428,482,752
4. Trading Government Bonds	164		-	-
4. Other current assets	165		-	-
B. NON-CURRENT ASSETS	**200**		**339,449,269,411**	**335,127,470,075**
I. Non-Current receivables	**210**		-	-
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Working capital from subsidiaries	213		-	-
4. Long-term receivables from related parties	214		-	-
5. Long-term loan receivable	215		-	-
5. Long-term other receivables	216		-	-
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**	**232,861,296,954**
- Historical Cost	*241*		*274,288,182,211*	*258,785,162,808*
- 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	**81,005,513,018**	**83,126,297,150**
1. Investment in subsidiaries	261		29,195,000,000	29,195,000,000
2. Investment in joint-ventures, associates	262		54,504,825,693	54,504,825,693
3. Equity investments in other entities	263		4,000,000,000	4,000,000,000
4. Provision for devaluation of long term (*)	264		(6,694,312,675)	(4,573,528,543)
5. Held-to-maturity investment	265		-	-
VII. Other long-term assets	**270**		**4,923,648,611**	**4,752,622,792**
1. Long-term prepaid expenses	271	V.7b	4,650,517,656	4,478,361,991
2. Deferred tax assets	272		273,130,955	274,260,801
3. Long-term equipment, materials and spare parts	273		-	-
3. Other long-term assets	274		-	-
TOTAL ASSETS (280 = 100 + 200)	**280**		**1,349,615,781,235**	**1,277,499,219,806**

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**		**170,158,363,517**	**58,013,805,868**
I. Curent Liabilities	**310**		**169,351,496,865**	**57,039,845,051**
1. Short-term trade payables	311	V.12	17,644,452,933	18,381,463,030
2. Short-term prepayments from customers	312	V.14	6,512,111,571	12,740,308,698
3.Dividends and Profit Payable	313	V.18a	50,610,676,570	450,121,370
4. Taxes and other payables to Stage Budget	314	V.13	1,642,045,386	5,941,758,977
5. Payables to employees	315	V.15	439,550,982	2,614,184,466
6. Short-term payable expenses	316	V.16	-	44,747,557
7. Payables to related parties	317		-	-
8. Payables from construction contract	318		-	
9. Short-term unearned revenue	319	V.17	4,333,280,810	5,027,678,707
10. Other short-term payables	320	V.18a	80,987,961,596	10,455,210,936
11. Short-term loans and financial leases	321		-	-
12. Provision for short-term payables	322		-	
13. Welfare and Reward fund	323	V.19	7,181,417,017	1,384,371,310
14. Price stabilization fund	324		-	-
15. Trading Government Bonds	325		-	-
II. Non-Current Liabilities	**330**		**806,866,652**	**973,960,817**
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 Deferred Revenue	337	V.17	197,666,652	287,760,817
8. Other Long-term Payables	338	V.18b	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		-	-
13. Long-term Provisions	343		-	-
14. Science and Technology Development Fund	344			
D. EQUITY	**400**	**V.20**	**1,179,457,417,718**	**1,219,485,413,938**
I. Owner's equity	**410**		**1,179,457,417,718**	**1,219,485,413,938**
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		445,556,132,458	485,584,128,678
- Retained earnings accumulated till the end of previours year	*420a*		*428,118,100,590*	*318,828,876,792*
- Retained earnings of the current year	*420b*		*17,438,031,868*	*166,755,251,886*
TOTAL RESOURCES (440 = 300 + 400)	**440**		**1,349,615,781,235**	**1,277,499,219,806**

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
Financial Statements

Form No. B02-DN
(Issued under Circular No. 99/2025/TT-BTC
dated October 27th, 2025 of the Ministry of Finance)

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
1.	Revenue from sales of goods and rendering	01	VI.1	7,469,487,076	9,143,434,315	31,930,626,956	19,782,362,189
2.	Deductions	02				-	-
3.	**Net revenue from sales of goods and rendering**	**10**		**7,469,487,076**	**9,143,434,315**	**31,930,626,956**	**19,782,362,189**
4.	Cost of goods sold	11	VI.2	4,212,455,616	4,903,773,763	16,918,385,807	12,151,966,665
5.	**Gross profit from sales of goof and rendering (20=10-11**	**20**		**3,257,031,460**	**4,239,660,552**	**15,012,241,149**	**7,630,395,524**
6	**Gain/(Loss) on Disposal of Investment Property**	**21**				-	-
7	Financial income	22	VI.3	14,128,286,090	96,485,059,386	60,564,836,206	137,066,240,108
8	Financial expenses	23	VI.4	26,831,135,349	13,683,706,612	50,084,015,431	(19,861,908,590)
	In which: Interest expense	*24*		*2,283,581,675*	*936,338,387*	3,495,597,787	3,127,545,873
9	Selling expenses	25	VI.5	70,446,694	132,180,192	502,487,464	159,390,241
10	General and administration expenses	26	VI.6	1,605,391,803	1,734,977,275	5,673,468,073	5,619,127,573
11	**Net profit from operating profit (30=20+21-22+24-25)**	**30**		**(11,121,656,296)**	**85,173,855,859**	**19,317,106,387**	**158,780,026,408**
12	Other income	31	VI.7	798,345,815	4,302,036	987,511,700	4,302,064
13	Other expenses	32	VI.8	108,852,537	27,277,541	108,852,537	144,481,083
14	**Profit from other activities (40=31-32)**	**40**		**689,493,278**	**(22,975,505)**	**878,659,163**	(140,179,019)
15	**Total net profit before tax (50=30+40)**	**50**		**(10,432,163,018)**	**85,150,880,354**	**20,195,765,550**	**158,639,847,389**
16	Current Corporate Income Tax Expense	51		(713,145,349)	14,254,279,667	2,756,603,836	14,254,730,109
17	Deferred Corporate Tax Expense/(Income)	52		-	376,615	1,129,846	376,615
18	**Profit after corporate income tax (60=50-51-52)**	**60**		**(9,719,017,669)**	**70,896,224,072**	**17,438,031,868**	**144,384,740,665**
19	**Basic earnings per share**	**70**		**(136)**	**989**	**243**	**2,015**
20	**Impairment Loss on Shares**	**71**					

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: 0400101823 - C.T.C.P - CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN NHÀ ĐÀ NẴNG - Q. HẢI CHÂU - TP. ĐÀ NẴNG

DANANG HOUSING INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
Financial Statements

Form No. B03-DN
(Issued under Circular No. 99/2025/TT-BTC
dated October 27th, 2025 of the Ministry of Finance)

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	321,758,005,639	937,311,998,639
02	Cash paid to supliers	(594,424,595,619)	(757,749,634,162)
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)	-
06	Other receipts evenues from operating activities	31,353,752,551	20,546,631,620
07	Other payments from operating activities	(19,240,012,621)	(28,777,571,902)
20	***Net cash flow from operating activities***	***(277,833,129,462)***	***164,540,303,450***
	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	26,067,096,139	8,610,191,974
30	***Cash flow from investment activities***	***17,667,096,139***	***(24,830,315,772)***
	III. CASH FLOWS FROM FINANCING ACTIVITIES	-	
31	Proceeds from issuing shares and receiving capital contributions from shareholders	-	
32	Money to return contributed capital to owners, buy back issued shares of the enterprise	-	
33	Proceeds from borrowing	204,278,126,737	181,583,418,760
34	Repayment of principal	(141,164,287,256)	(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***	***63,113,839,481***	***(98,403,282,458)***
50	**Net cash flow for the period (50 = 20+30+40)**	**(197,052,193,842)**	**41,306,705,220**
60	**Cash and cash equivalents at the beginning of the period**	**260,477,884,646**	**97,365,245,552**
61	Impact of exchange rate fluctuation		
70	**Cash and cash equivalents at the end of the period (70 = 50+60+61)**	**63,425,690,804**	**138,671,950,772**

Da Nang, October 31, 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

NOTES TO THE FINANCIAL STATEMENTS

For the period ending on September 30th, 2026

These footnotes are an integral part of and should be read in conjunction with the Financial Statements for the period ending on 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 amended its 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 Company does business in many different fields such as: construction, trade in services, real estate, etc...

3. Business Lines:

The Company's operation 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

A normal cycle of investing and developing a real estate project usually lasts more than 12 months.

Other business cycles typically last less than 12 months.

5. Company Structure

Subsidiaries without a legal status have dependent accounting:

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

6. Statement on Comparability of Information in the Financial Statements

The figures presented in the Financial Statements for the accounting period ended September 30th, 2026 are comparable with the corresponding figures of the same period of the previous year.

7. Employees

As at the end of the reporting period, the Group had 26 employees (beginning of the year: 24 employees).

II. FINANCIAL YEAR, MONETARY UNITS USED IN ACCOUNTING

1. Financial year

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

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 Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated October 27th, 2025, and relevant guiding circulars issued by the Ministry of Finance in the preparation and presentation of the 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 Corporate Accounting Regime as stipulated in Circular No. 99/2025/TT-BTC dated October 27th, 2025 and other relevant circulars issued by the Ministry of Finance in the preparation of the financial statements for the period ended September 30th, 2026.

2. Applied accounting form: Vouchers for book entry.

IV. APPLICABLE ACCOUNTING POLICIES

1. Basis of Preparation of the financial Statements

Financial statements are prepared on the accrual basis of accounting (except for information relating to cash flows).

The subsidiaries have their own accounting organization and dependent accounting. The financial statements of the Company are prepared and based on all of the financial statements from the subsidiaries. Revenue - expense transactions between subsidiaries are excluded while preparing these financial statements.

These financial statements are the financial statements of the entire Company.

2. 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.

3. 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 Group 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 financial year-end 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 Group 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 Group'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 financial year is recognized in financial expenses.

4. 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 Group 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 financial year-end is recognized in administrative expenses.

5. 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 financial year is recognized in cost of goods sold.

6. 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.

7. 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.

8. 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 Group 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 Group. 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 Group 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

9. 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 Group to bring the assets to their intended condition 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 Group 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 Group 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

10. Investment Properties

Investment properties comprise land use rights, buildings, parts of buildings, or infrastructure owned by the Group 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 Group 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.

11. Construction in Progress

Construction in progress reflects costs directly related (including borrowing costs eligible for capitalization in accordance with the Group'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.

12. 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.

13. Equity

Contributed Capital

Contributed capital is recorded based on the actual capital contributed by the Group'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 Group 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.

14. Profit Distribution

Net profit after corporate 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.

15. Revenue and Income Recognition

Revenue is recognized when it is probable that the Group 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 Group has transferred substantially all the risks and rewards of ownership of the goods to the buyer
- The Group 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 Group 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 Group 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 financial year.

Revenue from Real Estate Transfer · Apartments Developed by the Group

Revenue from the transfer of real estate developed by the Group (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 Group 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 Group 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 Group 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 Group 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 Group at the end of the financial year.
- 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 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 Group 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 Group'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 financial statements: The reduction is recorded as a **deduction from revenue** in the financial statements for the period ended **September 30st, 2026.**
- If the discount, return, or allowance occurs **after** the issuance date of the financial statements: The reduction is recorded as a **deduction from revenue** in the financial statements of the **subsequent period** ended **September 30st, 2026.**

16. 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.

17. 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.

18. 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.

19. 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 intended use 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.

20. Corporate Income Tax

Corporate 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 corporate 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 financial year-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 financial year 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 financial year. 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 Group 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.

21. 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.

22. 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 environment.

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

1. Cash and cash equivalents

	Closing balance	Opening Balance
Cash on hand	2,626,121,311	1,876,641,867
Demand deposits	27,743,545,520	228,458,886,615
Cash equivalents	33,000,000,000	30,000,000,000
Accrued Interest Receivable on Deposits	56,023,973	142,356,164
Total	**63,425,690,804**	**260,477,884,646**

2. Financial Investments

The Company's financial investments include: trading securities, investments in joint ventures, associates and capital contributions in other units. Information about the Company's financial investments is as follows:

2a. Trading Securities:

The fair value of stock investments is determined by the Company 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**
	650,275,782,632	***747,408,928,500***	***45,829,680,184***	***376,648,786,675***	***516,018,279,000***	***14,126,096,084***
Share of Hoa Phat Group Joint Stock Company	108,028,941,009	120,900,000,000	-	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	35,341,608,804	37,220,391,000	-	-	-	-
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	49,792,451,029	44,128,305,000	5,692,496,029	19,337,141,029	17,440,000,000	1,897,141,029
Other stock tickers	302,022,899,158	284,320,832,500	40,137,184,155	179,441,689,217	185,424,879,000	12,228,955,055
Cộng	**650,275,782,632**	**747,408,928,500**	**45,829,680,184**	**376,648,786,675**	**516,018,279,000**	**14,126,096,084**

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

	Closing balance	**Opening Balance**
Opening Balance	14,126,096,084	49,209,437,604
Additional provisions for the year	54,013,323,900	21,253,571,549
Provision reversal	(22,309,739,800)	(56,336,913,069)
Closing Balance	**45,829,680,184**	**14,126,096,084**

2b. Held-to-maturity Investment:

	Closing balance		Opening balance	
	Original price	**Book value**	**Original price**	**Book value**
Current	**156,514,126,030**	**156,514,126,030**	**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**	**156,514,126,030**	**147,566,927,397**	**147,566,927,397**

2c. Long – term financial investment

	Operating status	Capital ratio	Ratio of voting rights	Number of shares	Closing balance		Opening balance	
					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	-
Invest in joint ventures and affiliated companies					**54,504,825,693**	**3,107,936,130**	**54,504,825,693**	**3,161,350,190**
Da Nang Housing Development Construction JSC	Active	44.12%	45.97%	4,407,000	42,326,825,693	-	42,326,825,693	-
Da Nang Ngoc Hoi Water Supply JSC	Active	36.90%	36.90%	1,217,800	12,178,000,000	3,107,936,130	12,178,000,000	3,161,350,190
Investment in Subsidiaries					**29,195,000,000**	**3,586,376,545**	**29,195,000,000**	**1,412,178,353**
New Light Investment Joint Stock Company	Active	62.12%	62.12%	2,919,500	29,195,000,000	3,586,376,545	29,195,000,000	1,412,178,353
Total					**87,699,825,693**	**6,694,312,675**	**87,699,825,693**	**4,573,528,543**

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.

The fluctuations in provisions for devaluation of long-term investments are as follows:

	Closing balance	Opening Balance
Opening Balance	4,573,528,543	3,141,100,732
Additional provisions for the year	2,568,143,773	1,447,174,666
Provision reversal	(447,359,641)	(14,746,855)
Closing Balance	**6,694,312,675**	**4,573,528,543**

3. Short-term trade receivables:

	Closing balance	Opening Balance
- Receivables from customers engaged in real estate activities	103,435,488,910	102,901,489,073
- Receivables from customers engaged in construction activities	5,339,971,272	5,339,971,272
+ 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	112,822,405	116,773,350
Total	**108,888,282,587**	**108,358,233,695**

4. Short-term prepayments to suppliers

	Closing balance	Opening Balance
Short term	**153,794,148**	**151,341,200**
- C.D.A.C Construction Architectural Consulting Company	50,000,000	50,000,000
- Other suppliers	103,794,148	101,341,200
Total	**153,794,148**	**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	-
Real estate finished products	22,446,535,906	-	40,816,317,443	-
Goods	2,470,384		7,953,936	
Total	**22,772,583,290**	-	**41,147,848,379**	-

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	505,359,912
Other expenses	4,291,093,792	3,973,002,079
Total	**4,650,517,656**	**4,478,361,991**

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	46,579,482,960	212,205,679,848	258,785,162,808
Increase during the year	1,887,254,458	13,615,764,945	15,503,019,403
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	46,579,482,960	186,281,813,994	232,861,296,954
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	13,783,717,137	2,083,537,035	11,700,180,102
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 JSC	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. 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	5,802,609,637	2,756,603,836	7,285,300,620	1,273,912,853
- Personal income tax	-	766,186,276	735,315,756	30,870,520
- 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	**5,513,276,225**	**6,666,757,002**	**10,802,453,657**	**1,377,579,570**

14. Short-term prepayments from customers

	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**

15. 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**

16. Short-term payable expenses

	Closing balance	Opening Balance
- Other short-term payable expenses	-	44,747,557
Cộng	-	**44,747,557**

17. Short-term/long-term unearned revenue

	Closing balance	Opening Balance
Short-term unearned revenue	**4,333,280,810**	**5,027,678,707**
Monarchy B apartment rental revenue	4,066,812,120	4,360,766,511
Parking space rental revenue	266,468,690	666,912,196
Long-term unearned revenue	**197,666,652**	**287,760,817**
Parking space rental revenue	197,666,652	287,760,817
Total	**4,530,947,462**	**5,315,439,524**

18. Other short-term/long-term payables

18a. 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 Nang Branch	46,798,955,843	-
- ACB Securities Joint Stock Company - Da Nang Branch	10,710,086,317	-
- Mirae Asset Securities Joint Stock Company - Da Nang Branch	15,413,672,411	2,470,739,935
- Other payable objects	5,292,030,215	5,082,254,191
Total	**131,598,638,166**	**10,905,332,306**

18b. 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**

19. 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	21,491,170	3,394,989,155	82,327,180	3,334,153,145
Total	**1,384,371,310**	**7,305,472,887**	**1,508,427,180**	**7,181,417,017**

20. Owner's equity

a. Statement of Changes in Equity

	Contributed capital	Additional paid in capital	Development investment fund	Undistributed after-tax profit	Total
Balance as of January 1st, 2025	**716,579,360,000**	**17,321,925,260**	-	**318,828,876,792**	**1,088,770,890,332**
Profit after tax in 2025	-	-	-	167,937,251,885	167,937,251,886
- Adjustment to Accumulated Undistributed Profit after Tax as of the End of the Previous Period				(1,182,000,000)	(1,182,000,000)
'- Provisional appropriation to the reward fund for 2025	-	-	-	*(1,182,000,000)*	*(1,182,000,000)*
Balance as of December 31st, 2025	**716,579,360,000**	**17,321,925,260**		**485,584,128,677**	**1,219,485,413,937**
Profit after tax for the period	-	-	-	17,438,031,868	17,438,031,868
Adjustment to Accumulated Undistributed Profit after Tax as of the End of the Previous Period				(57,466,028,087)	(57,466,028,087)
- Dividend Payment in Cash				*(50,160,555,200)*	(50,160,555,200)
- Distribution to Bonus and Welfare Funds				*(7,305,472,887)*	(7,305,472,887)
Balance as of September 30th, 2026	**716,579,360,000**	**17,321,925,260**	-	**445,556,132,458**	**1,179,457,417,718**

These accompanying notes are an intergral part of these financial statements

b. Details of contributed capital

	Closing balance	Opening Balance
Capital contributed by other shareholders	716,579,360,000	716,579,360,000
Total	**716,579,360,000**	**716,579,360,000**

c. Capital transactions with shareholders, and distribution of dividends and profits

	Current year	Prior year
- Contributed capital		
+ Contributed capital at the beginning of the year	716,579,360,000	716,579,360,000
+ Contributed capital increased during the year	-	-
+ Contributed capital decreased during the year	-	-
+ Contributed capital at the end of the year	716,579,360,000	716,579,360,000
- Dividends, distributed profits	50,610,676,570	35,828,968,000

d. Shares

	Current year	Prior year
Number of shares registered to issue		
Number of shares issued to the public	71,657,936	71,657,936
- Common shares	71,657,936	71,657,936
- Preferred shares	-	-
Number of shares repurchased	-	-
- Ordinary shares	-	-
- Preferred shares	-	-
Number of outstanding shares in circulation	71,657,936	71,657,936
- Common shares	71,657,936	71,657,936
- Preferred shares	-	-
A common share has par value of VND	10,000	10,000

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THESTATEMENT 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	788,310,000
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**	**19,782,362,189**

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	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	9,937,406,604	8,391,400,433
Dividends and profits recieved	13,415,628,334	183,865,000
Securities investment profit	36,750,683,459	128,280,256,957
Other financial revenue	461,117,809	210,717,718
Total	**60,564,836,206**	**137,066,240,108**

4. Financial Expenses

	Current year	Prior year
Loan interest	3,495,597,787	3,147,745,677
Loss on stock investment	11,744,196,236	15,252,830,925
Additional provisions for devaluation of trading securities	54,013,323,900	12,688,023,629
Provision for long-term financial investments	(22,309,739,800)	(53,057,665,645)
Untilisation of provisons for devaluation of trading securities and investments	2,120,784,132	556,720,222
Depository fees, securities sales and other fees	1,019,853,176	1,550,436,602
Total	**50,084,015,431**	**(19,861,908,590)**

5. Selling Expenses

	Current year	Prior year
- Service costs purchased from outside	147,755,037	58,874,520
- Monarchy B apartment business commission	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	112,732,275	72,877,927
Service costs purchased from outside	660,088,878	230,972,760
Expenses in other currencies	789,714,621	589,415,919
Total	**5,673,468,073**	**5,619,127,573**

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	108,852,537	144,481,083
Total	**108,852,537**	**144,481,083**

9. Transaction and balances with related parties:

- List and relation between related parties and the Company detail as follows:

Related parties	Relation
- Da Nang Housing Contruction Development JSC	Affiliated companies
- Da Nang Ngoc Hoi Water Supply JSC	Affiliated companies
- Thai Binh Duong Company Limited	Company with related person as CEO
- New Light Ray Investment JSC	Subsidiaries
- Mr. Nguyen Quang Minh Khoa	General Director

- The following are significant related party transactions for the period ended September 30th, 2026 :

Related parties	Transaction	2026	2025
- Da Nang Housing Contruction Developme	Paid for construction settlement volume	-	(12,345,027,050)
	Construction settlement volume	-	(1,144,045,000)
- Da Nang Ngoc Hoi Water Supply JSC	Loan expenses	(3,400,000,000)	(2,600,000,000)
	Loan interest	461,117,809	205,063,015
- Thai Binh Duong Company Limited	Paid for construction settlement volume	-	(13,430,703,550)
	Construction settlement volume	-	(1,446,644,000)
- New Light Ray Investment JSC	Capital contribution	-	(29,195,000,000)

- Income of members of the Board of Directors, Supervisory Board and the Board of Management.:

	Position	2026	2025
Board remuneration			
- Mr. Luong Thanh Vien	Chairman	90,000,000	90,000,000
- Mr. Nguyen Quang Minh Khoa	Vice Chairman	63,000,000	63,000,000
- Mr. Nguyen Quang Minh Khanh	Member	45,000,000	45,000,000
- Mr. Vo Ngoc Khang	Member	45,000,000	45,000,000
- Mr. Nguyen Ngoc Quang	Member	45,000,000	45,000,000
Board of Supervisor' remuneration:			
- Mrs. Dao Thi Phuoc	Head of department	36,000,000	36,000,000
- Mrs. Le Thi Anh Truc	Member	18,000,000	18,000,000
- Mr. Nguyen Dinh Minh Huy	Member	18,000,000	18,000,000
Salary of the Board of Directors			
- Mr. Nguyen Quang Minh Khoa	General Director	438,695,000	378,864,000
- Mr. Nguyen Quang Minh Khanh	Deputy General Director	351,331,000	291,091,000

Da Nang, October 21 ,2026

NGUYEN THI THACH THAO	DUONG THI THANH HAI	NGUYEN QUANG MINH KHOA
Preparer	**Chief Accountant**	**Chief Executive Officer**