



HA DO GROUP JOINT STOCK COMPANY

Separate financial statements

From 01/01/2026 to 30/09/2026

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GENERAL INFORMATION

THE COMPANY

Ha Do Group Joint Stock Company (“the Company”) is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate No. 0100283802 issued by Hanoi Department of Planning and Investment on 11 April 2005. The Company also subsequently received amended Enterprise Registration Certificates, with the latest is the 34th amended Enterprise Registration Certificate being granted on 01 July 2026.

The Company's shares were officially listed on the Ho Chi Minh City Stock Exchange ("HOSE") from 22 February 2010 pursuant to the Decision No. 07/QD-SGDHCM signed by the Director of HOSE on 19 January 2010.

The current principal activities of the Company are to develop real estate property for sale; providing hotel services; office leasing, financial investment, construction investment, and operating power energy projects through its subsidiaries, including 6 hydropower plants, 2 solar power projects, 1 wind power project with a total capacity of 484 MW, and other services as per the Enterprise Registration Certificate.

The Company's head office is located at No. 8 Lang Ha, Giang Vo ward, Hanoi, Vietnam. The Company has two branches: the Southern branch is located at No. 60, Truong Son road, Tan Son Hoa ward, Ho Chi Minh City, Vietnam (in the process of terminating operations); and the branch of IBIS Ha Do Hotel is located at No. 2, Hong Ha road, Tan Son Hoa ward, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr. Le Xuan Long	Chairman
Mr. Nguyen Trong Minh	Vice Chairman
Mrs. Cao Thi Tam	Member
Mr. Nguyen Hoang Trung	Member
Mrs. Tran Thi Quynh Anh	Independent member

AUDIT COMMITTEE

Members of the Audit Committee during the period and at the date of this report are:

Mrs. Tran Thi Quynh Anh	Chairman
Mrs. Cao Thi Tam	Member

MANAGEMENT

Members of the Management during the period and at the date of this report are:

Mr. Nguyen Trong Minh	General Director
Mr. Le Xuan Tuan	Deputy General Director
Mr. Tran Tien Dung	Deputy General Director

REPORT OF MANAGEMENT

Management of Ha Do Group Joint Stock Company (“the Company”) is pleased to present this report and the separate financial statements of the Company for the period ended 30 September 2026.

MANAGEMENT’S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

Management is responsible for the separate financial statements of each fiscal year which give a true and fair view of the separate financial position of the Company, and of the separate results of its operations and its separate cash flows for the year. In preparing those separate financial statements, management is required to:

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgements and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the separate financial statements;
- ▶ prepare and present the separate financial statements in accordance with accounting standards, accounting system and relevant prevailing regulations.
- ▶ prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

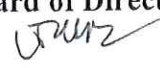
Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the separate financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management hereby states that in its opinion, the separate financial statements give a true and fair view of the separate financial position of the Company as at 30 September 2026, and of the separate results of its operations and its separate cash flows for the reporting period from 01/01/2026 to 30/09/2026 in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

STATEMENT BY MANAGEMENT

The financial position and the separate results of operations for the financial period from 01/01/2026 to 30/09/2026 of Ha Do Group Joint Stock Company are presented from page 05 to page 36 enclosed herein. The Company has subsidiaries as disclosed in the separate financial statements, The company also prepared the consolidated financial statements of the Company and its subsidiaries for the reporting period ended 30 September 2026. Users of the separate financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Company and its subsidiaries.

For and on behalf of the Board of Directors

(Permitted) 

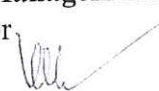


CHỦ TỊCH

Lê Xuân Long

Hanoi, Vietnam
Date 30. October 2026

For and on behalf of the Management

General Director 




Nguyễn Trọng Minh

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

				Currency: VND	
No.	ASSETS	Code	Notes	Ending Balance	Beginning Balance (Restated)
A.	CURRENT ASSETS	100		2,321,932,358,592	1,927,593,778,233
I.	Cash and cash equivalents	110	V.1	189,479,680,930	73,687,266,384
1	Cash	111		148,534,284,506	35,686,932,332
2	Cash equivalents	112		40,945,396,424	38,000,334,052
II.	Short-term financial investments	120	V.2	1,354,706,399,298	1,116,282,800,741
1	Held-for-trading securities	121	V.2.1	1,015,369,807,517	629,907,434,246
2	Held-to-maturity investments	123	V.2.2	397,064,454,644	544,103,229,358
3	Provision for held-to-maturity investments	124		(57,727,862,863)	(57,727,862,863)
III.	Current accounts receivable	130	V3	405,849,660,238	353,851,301,829
1	Short-term trade receivables	131		252,984,877,893	250,888,945,019
2	Short-term advances to suppliers	132		17,437,273,874	16,738,836,783
3	Other short-term receivables	135		156,276,815,168	106,555,152,438
4	Provision for doubtful short-term receivables	136		(20,849,306,697)	(20,331,632,411)
IV.	Inventories	140	V.4	358,191,122,359	356,710,958,390
1	Inventories	141		368,415,323,123	366,935,159,154
2	Provision for inventories	142		(10,224,200,764)	(10,224,200,764)
V.	Other current assets	160		13,705,495,767	27,061,450,889
1	Short-term prepaid expenses	161		2,093,188,344	1,276,622,395
2	Value-added tax deductible	162		117,130,161	-
3	Tax and other receivables from the State	163	V.5	11,495,177,262	4,364,828,494
4	Other current assets	165		-	21,420,000,000
B.	NON-CURRENT ASSETS	200		8,237,431,096,004	7,417,519,519,827
I.	Long-term receivables	210		268,026,542,626	267,091,724,396
1	Long-term advances to suppliers	212	V.6	267,976,542,626	267,041,724,396
2	Other long-term receivables	215		50,000,000	50,000,000
II.	Fixed assets	220		180,100,110,866	189,228,708,716
1	Tangible fixed assets	221	V.7	179,969,620,221	189,054,928,071
-	Cost	222		344,596,121,939	344,596,121,939
-	Accumulated depreciation	223		(164,626,501,718)	(155,541,193,868)
2	Intangible fixed assets	227	V.7	130,490,645	173,780,645
-	Cost	228		1,679,617,500	1,679,617,500
-	Accumulated depreciation	229		(1,549,126,855)	(1,505,836,855)
III.	Investment property	240	V.8	577,653,247,740	592,843,607,769
-	Cost	241		850,975,640,033	846,082,029,569
-	Accumulated depreciation	242		(273,322,392,293)	(253,238,421,800)
IV.	Long-term assets in progress	250	V.9	137,086,145,894	131,911,331,713
1	Long-term work in progress	251		37,070,429,971	37,070,429,971
2	Construction in progress	252		100,015,715,923	94,840,901,742
V.	Long-term investments	260	V.10	6,930,972,371,293	6,230,544,491,735
1	Investments in subsidiaries	261		6,914,168,906,449	6,223,776,202,257
2	Investments in jointly-controlled entities	262		150,000,000	150,000,000
3	Provision for diminution in value of long-term investments	264		(19,937,255,704)	(17,978,457,921)
4	Held-to-maturity investments	265		36,590,720,548	24,596,747,399
VI.	Other long-term assets	270		143,592,677,585	5,899,655,498
1	Long-term prepaid expenses	271		141,500,037,717	3,892,090,492
2	Deferred tax assets	272		2,092,639,868	2,007,565,006
	TOTAL ASSETS	280		10,559,363,454,596	9,345,113,298,060

STATEMENT OF FINANCIAL POSITION
As at 30 September 2026

No.	RESOURCES	Code	Notes	Currency: VND	
				Ending Balance	Beginning Balance (Restated)
C	LIABILITIES	300		4,448,165,249,058	3,412,901,007,023
I.	Current liabilities	310		3,223,569,493,924	2,327,864,598,363
1	Short-term trade payables	311	V.11	46,568,949,433	50,185,288,893
2	Short-term advances from customers	312	V.11	12,559,949,394	48,661,946,072
3	Dividends and profits payable	313		101,685,075	93,156,450
4	Short-term taxes and other payables to the State	314	V.11	6,688,658,247	5,336,229,908
5	Payables to employees	315		5,145,488,246	11,709,439,596
6	Short-term accrued expenses	316	V.11	640,880,756,275	650,549,025,627
7	Short-term unearned revenue	319		158,445,455	764,093,443
8	Other short-term payables	320	V.11	1,636,468,986,156	985,513,969,612
9	Current borrowings and lease liabilities	321	V.13	834,978,407,005	534,080,502,349
10	Bonus and welfare fund	323		40,018,168,638	40,970,946,413
II.	Non-current liabilities	330		1,224,595,755,134	1,085,036,408,660
1	Long-term accrued expenses	334	V.12	25,750,295,138	72,486,852,170
2	Other long-term payables	338	V.12	29,793,920,996	18,166,017,490
3	Non-current borrowings and lease liabilities	339	V.13	1,169,051,539,000	994,383,539,000
D.	OWNERS' EQUITY	400		6,111,198,205,538	5,932,212,291,037
I.	Capital	410	V.14	6,111,198,205,538	5,932,212,291,037
1	Share capital	411		4,069,573,330,000	3,699,630,350,000
	- Shares with voting rights	411		4,069,573,330,000	3,699,630,350,000
	- Cổ phiếu ưu đãi			-	-
2	Share premium	412		374,867,728,678	374,867,728,678
3	Investment and development funds	418	V.15	23,516,835,886	23,516,835,886
4	Undistributed earnings	420		1,643,240,310,974	1,834,197,376,473
	- Undistributed earnings by the end of prior year	420a		1,279,272,878,974	1,514,698,600,665
	- Undistributed earnings of current period	420b		363,967,432,000	319,498,775,808
II.	Other funds	430			
TOTAL LIABILITIES AND OWNERS' EQUITY		440		10,559,363,454,596	9,345,113,298,060

Hanoi, 30 October 2026

Preparer



Vu Thi Dung

Chief Accountant



Dao Huu Tung



Nguyễn Trọng Minh

INCOME STATEMENT

For the reporting period from 1 January 2026 to 30 September 2026

Currency: VND

ITEMS	Code	Notes	Quarter III		For the reporting period ended 30 September	
			Current year	Previous year	Current year	Previous year
1. Revenue from sale of goods and rendering of services	01	VI.1	72,229,861,993	99,800,094,099	275,239,174,501	252,362,666,057
2. Deductions	02		-	2,128,299,462	24,512,501,584	26,721,481,603
3. Net revenue from sale of goods and rendering of services (10=01-02)	10		72,229,861,993	97,671,794,637	250,726,672,917	225,641,184,454
4. Cost of goods sold and services rendered	11	VI.2	38,820,479,236	39,551,639,193	(85,160,042,216)	203,490,451,685
5. Gross profit from sale of goods and rendering of services (20=10-11)	20		33,409,382,757	58,120,155,444	335,886,715,133	22,150,732,769
7. Finance income	22	VI.3	51,894,965,948	57,824,729,872	199,138,811,686	295,058,526,775
8. Finance expenses	23	VI.4	25,123,250,634	15,552,774,473	61,201,782,271	37,618,971,272
- In which: Interest expenses	24		25,122,184,739	15,543,261,190	59,217,736,703	37,531,982,345
9. Selling expenses	25	VI.5	1,058,322,609	2,071,020,870	5,753,235,668	4,928,267,326
10. General and administrative expenses	26	VI.5	19,197,572,465	20,958,822,995	59,783,411,521	67,433,155,353
11. Operating profit	30		39,925,202,997	77,362,266,978	408,287,097,359	207,228,865,593
12. Other income	31		3,568,312	116,610,829	104,313,999	155,447,479
13. Other expenses	32		242,852,861	30,635,427	42,109,543,769	20,804,270,241
14. Other profit	40		(239,284,549)	85,975,402	(42,005,229,770)	(20,648,822,762)
15. Accounting profit before tax	50		39,685,918,448	77,448,242,380	366,281,867,589	186,580,042,831
16. Current corporate income tax expenses	51		2,399,510,451	-	2,399,510,451	-
17. Deferred tax expenses	52		-	-	(85,074,862)	-
18. Net profit after tax	60		37,286,407,997	77,448,242,380	363,967,432,000	186,580,042,831

Preparer

Vu Thi Dung

Vu Thi Dung

Chief Accountant

Dao Huu Tung

Dao Huu Tung



Nguyễn Trọng Minh

CASH FLOW STATEMENT

(Indirect method)

For the reporting period from 1 January 2026 to 30 September 2026

Currency: VND

Items	Code	For the reporting period ended 30 September	
		Current year	Previous year
I. Cash flows from operating activities			
1 Accounting profit before tax	01	366,281,867,589	186,580,042,831
2 Adjustments for:			
- Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets (including allocated goodwill during the year)	02	29,212,568,343	29,177,192,479
- Provisions	04	2,476,472,069	-
- Profits from investing activities	05	(194,296,046,964)	(275,460,394,456)
- Interest expenses	06	59,217,736,703	37,531,982,345
3 Operating profit before changes in working capital	08	262,892,597,740	(22,171,176,801)
- Decrease/(increase) in receivables	09	56,553,539,708	27,360,788,327
- Decrease/(increase) in inventories	10	(1,480,163,969)	(31,502,710,336)
- Decrease in payables (other than interest, corporate income tax)	11	479,079,447,366	453,796,007,196
- Increase in prepaid expenses	12	(138,424,513,174)	(101,703,810)
- (Increase)/decrease in held-for-trading securities	13	(385,462,373,271)	(65,633,823,267)
- Interest paid	14	(68,169,982,684)	(51,642,260,917)
- Corporate income tax paid	15	(7,130,348,768)	(21,869,386,125)
- Other cash inflows from operating activities	16	-	(6,769,783,211)
- Other cash outflows for operating activities	17	(952,777,775)	(3,145,841,537)
Net cash flows (from)/used in operating activities	20	196,905,425,173	278,320,109,519
II. Cash flows from investing activities			
- Purchase and construction of fixed assets and other long-term assets	21	(10,068,424,645)	(560,615,000)
- Proceeds from disposal of property, plant and equipment and other long-term assets	22	-	1,071,716,090
- Loans to other entities and payments for purchase of debt instruments of other entities	23	(234,945,062,372)	(490,040,000,000)
- Collections from borrowers	24	365,000,000,000	324,413,358,794
- Payments for investments in other entities	25	(690,392,704,192)	(881,932,225,000)
- Interest and dividends received	27	198,708,793,426	260,136,140,000
Net cash flows used in investing activities	30	(371,697,397,783)	(786,911,625,116)

CASH FLOW STATEMENT

(Indirect method)

For the reporting period from 1 January 2026 to 30 September 2026

Currency: VND

**For the reporting period ended 30
September**

Items	Code	For the reporting period ended 30 September	
		Current year	Previous year
III Cash flows from financing activities			
- Drawdown of borrowings	33	531,278,000,000	969,708,529,000
- Repayment of borrowings	34	(55,712,095,344)	(498,706,998,309)
- Dividends paid/Profit distributed	36	(184,981,517,500)	-
Net cash flows used in financing activities	40	290,584,387,156	471,001,530,691
Net (decrease)/increase in cash for the period	50	115,792,414,546	(37,589,984,906)
Cash and cash equivalents at beginning of Period	60	73,687,266,384	181,460,953,377
Impact of exchange rate fluctuation	61		
Cash and cash equivalents at end of Period	70	189,479,680,930	143,870,968,471

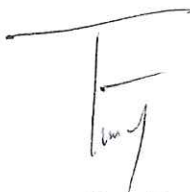
Hanoi, 30 October 2026

Preparer



Vu Thi Dung

Chief Accountant



Dao Huu Tung



General Director

Nguyễn Trọng Minh

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
As at 30 September 2026 and for the period ended

I. CORPORATE INFORMATION

1. Forms of shareholders ownership

Ha Do Group Joint Stock Company ("the Company is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate No. 0100283802 issued by Hanoi Department of Planning and Investment on 11 April 2005. The Company subsequently received amended Enterprise Registration Certificates, with the latest is the 34th amended Enterprise Registration Certificate being granted on 01 July 2026.

2. Business sectors:

The principal activities of the Company in the current year are to develop, construct and trade real estate properties; construction services; provide hospitality services, office leasing and to conduct other businesses.

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The Company's fiscal year applicable for the preparation of its consolidated financial statements starts on 1 January and ends on 31 December.

2. Accounting currency

The separate financial statements are prepared in VND which is also the Company's accounting currency.

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting standards and system:

The Company applies Vietnamese Enterprise Accounting System in accordance with Circular 99/2025/TT-BTC introduced on 27/10/2025 which supersedes Circular No. 200/2014/TT-BTC, Vietnamese Accounting Standards issued by the Ministry of Finance and relevant amendments, supplementary issues and guidance.

2. The declaration of compliance with Vietnamese Accounting Standards and system:

The separate financial statements of the Company, which are expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QD-BTC dated 31 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and

► Decision No. 100/2005/QĐ-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying separate financial statements, including their utilization are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

3. Applied accounting documentation system :

The Company's applied accounting documentation system is the General Journal system.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash, subject to an insignificant risk of change in value and that are used for meeting short-term payment obligations and are not subject to any restrictions on use.

2. Inventories

2.1. Recognition of inventories:

Inventories are measured at the lower of historical cost and net realisable value. Historical cost is based on specific identification method and comprise costs incurred in bringing the inventories to their present location and conditions. For finished goods and work in progress, historical costs comprise land use rights, amounts paid to contractors for construction and development of infrastructure, construction management fees and other relevant fees. Net realisable value is the estimated selling price less the estimated costs to completion and the estimated costs of sale.

2.2. Inventory system:

The Company applies the periodic inventory method to account for inventories relating to its hotel, tourism and related service business, and the perpetual inventory method to account for other inventories

2.3. Provision for obsolete inventories:

An inventory provision is created at the balance sheet date for the difference by which the historical cost is higher than the net realisable value of inventories.

3. Trade receivables and other receivables:

Receivables are presented in the separate financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

Provision for doubtful debts is made in accordance with provisions in Circular 48/2019/TT-BTC dated 08/08/2019 by the Ministry of Finance.

4. Tangible fixed assets:

4.1. Recognition of tangible and intangible fixed assets:

Fixed assets are stated at historical cost. Fixed assets are stated at initial value less accumulated depreciation or amortisation and carrying value.

4.2. Depreciation of tangible fixed assets, investment properties

Depreciation of tangible fixed assets is calculated on a straight-line basis. Useful life of assets used for depreciation is estimated in accordance with Circular 45/2013/TT-BTC dated 25/04/2013 by the Ministry of Finance on the management, usage and depreciation of fixed assets.

5. Investments

Investments in subsidiaries and associates are carried at cost. Distributions from accumulated net profits of the subsidiaries and associates arising after the date of acquisition are recognised in the separate income statements. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in joint ventures over which the Company has significant influence are carried at cost. Contributions to joint ventures are not affected by changes in the Company's share of net assets of joint ventures. Distributions from accumulated net profits of the joint ventures arising after the date of acquisition are recognised in the separate income statements.

6. Recognition of Prepaid Expenses:

Prepaid expenses relating only to the production and business activities of the current financial year are recognised as short-term prepaid expenses.

The following expenses incurred during the financial year are recognised as long-term prepaid expenses and amortised over time to the results of business operations:

- High-value tools and equipment put into use;
- Significant one-off expenses for repairs of fixed assets;
- Prepaid expenses for infrastructure rental;
- Other expenses actually incurred that relate to the results of production and business activities of multiple accounting periods.

Prepaid expenses relating to the construction, renovation or upgrading of fixed assets during the period are capitalised as part of the cost of the fixed assets under construction, renovation or upgrading.

Amortisation method for prepaid expenses:

The calculation and allocation of long-term prepaid expenses to production and business expenses for each accounting period are based on the nature and significance of each type of expense, with an appropriate amortisation method and allocation basis selected accordingly

7. Payables and accruals

Payables and accruals, whether or not billed to the Company, are recognised as expenses of the current fiscal year to avoid overestimation of expenses and to ensure the matching principle of revenue and expenses. Once accruals are billed to the Company, should there be difference from the accrued amounts, a corresponding addition or deduction to expenses is made.

8. Shareholders' equity

Shareholders' equity is recognised on the basis of the actual contributions by shareholders.

Share premium is the differences between the par value and the issuance price of the shares minus the actual issuance expenses incurred corresponding to the number of shares successfully issued. Issuance expense related to unsuccessful share are recognised as financial expenses.

Other capital is stated at the disposal value that is either the fair value of assets offered, gifted by organizations, individuals after taxes in relation to these offers and gifts; or the fair value of other sources from the results of operations.

Other capital represents the amount of shares issued for dividend payments before the Company obtained the amended Enterprise Registration.

Treasury stocks are outstanding stocks that are issued and then bought back by the issuing company. Treasury stocks are recognised at the actual values and presented in separate balance sheet as a deduction from shareholders' equity.

Dividends to be distributed are recognised as liabilities in Statement of financial position following approval at General Meeting of Shareholders and notice of dividend distributions issued by the Board of Directors.

Undistributed after-tax profits are earnings from different activities of the Company after adjusting amounts of retrospective application to change accounting policies and rectify significantly misstated opening balances.

Profit after tax is distributed in accordance with the Company's charter and consensus at General Meeting of Shareholders.

9. Revenue recognition

9.1. Revenue from sale of investment property is recognised upon meeting the following conditions:

- The significant risks and rewards of ownership of the properties have passed to the buyer;
- The Company no longer has the right to manage investment property as the owner or control the investment property;
- Revenue can be reliably measured;
- Economic benefits have flowed or probably will flow to the Company;
- Expenses incurred as a result of sales are reliably determined.

9.2. Revenue from construction are recognised as follows:

Settlement amounts (or periodic settlements) determined after inspection, signing between investors and contractors.

9.3. Revenue from rendering of services

Revenue from hotel services and other related services are recorded when the services are rendered to the customers, and the outcome of the contract is certainly determined. When provision of services in relation to several reporting periods, revenue is recognised based on the proportion of finished works at separate balance sheet date. The outcome of service provision contract is determined upon meeting the following conditions:

- Revenue can be reliably measured;

- It is probable that the economic benefits will flow to the Company;
- The proportion of works completed is certainly determined at separate balance sheet date;
- Expenses incurred as a result of the contract and to complete the provision of service are reliably determined.

9.4. Revenue from financial activities: Revenue arising from gains, royalties, dividends, distributed profits and other finance income recognised upon meeting both the following conditions:

- It is probable that the economic benefits will flow to the Company;
- Revenue can be reliably measured.

Dividends and distributed profits are recognised when the Company is entitled to receiving the dividends or profits from capital contribution.

10. Recognition of finance expenses

Recognised finance expenses comprise:

- Expenses or losses as a result of financial investments;
- Lending and borrowing expenses;
- Losses arising from exchange rate variations in foreign currency transactions.
- Provision for impairment of securities investment

Finance expenses are recognised at the aggregate amounts arising in the reporting period, not to be net off with finance income.

11. Recognition of current and deferred corporate income tax expenses

Current corporate income tax expenses are determined on the basis of income subject to corporate income tax and tax rate in the current year.

Deferred corporate income tax expenses are determined on the basis of the deductible temporary difference, the taxable temporary difference and the corporate income tax rate.

V. NOTES TO ITEMS DISCLOSED IN THE SEPARATE FINANCIAL STATEMENT REPORT

Currency: VND

V.1. Cash and cash equivalents

	Ending Balance	Beginning Balance (Restated)
Cash on hand	1,537,174,504	4,075,581,785
Cash at banks	146,997,110,002	29,470,321,748
Cash is being transferred		2,141,028,799
Cash equivalents	40,945,396,424	38,000,334,052
Total	189,479,680,930	73,687,266,384

Details of each type of foreign currency in original currency:

	Ending Balance	Beginning balance
Foreign currency:		
US Dollars (USD)	4,262.21	9,749.48

V.2. Short-term financial investments

2.1 Held-for-trading securities

Currency: VND

	Ending Balance			Beginning Balance		
	Cost	Fair Value	Provision	Cost	Fair Value	Provision
Bond	1,015,369,807,517	(*)	-	629,907,434,246	(*)	-
Tổng cộng	1,015,369,807,517			629,907,434,246		

Details of investments in bond accounting for over 10% of total bond value as of September 30, 2026 and January 1, 2026

	Ending Balance			Beginning Balance		
Bond	Cost	Fair Value	Provision	Cost	Fair Value	Provision
TP_LPB125006	133,672,394,143	(*)				
TP_LPSL12602	130,501,363,203	(*)				-
TP_SHB202401	126,574,106,421	(*)				
TP_IPA12403, IPA12402,	138,670,796,338	(*)		102,021,177,094	(*)	
TP_IPA12501, IPA12405						
TP_NPM12209	72,087,412,908	(*)		103,356,630,557	(*)	-
CCTG_EVNFC_8				72,819,178,110	(*)	-
TP_BCM12407				101,139,676,956	(*)	

(*) As at 30 September 2026 and 01 January 2026, the Company has not collected sufficient information to evaluate the fair value of these investments.

V. NOTES TO ITEMS DISCLOSED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

2.2 Held-to-maturity investments

	Ending Balance		Beginning balance (Restated)	
	Cost	Recoverable value	Cost	Recoverable value
Bond investment (i)	310,000,000,000	310,000,000,000	391,111,517,357	391,111,517,357
Deposits (i)	13,620,000,000	13,620,000,000	93,620,000,000	93,620,000,000
Lending	61,699,901,708	5,400,000,000	56,299,901,708	-
- <i>Lending to Hado 45 Joint Stock Company</i>	56,299,901,708	-	56,299,901,708	-
- <i>Lending to related parties</i>	5,400,000,000	5,400,000,000	-	-
Lending, deposit and bond interest receivable	11,744,552,936	10,316,591,781	3,071,810,293	1,643,849,138
Total	397,064,454,644	339,336,591,781	544,103,229,358	486,375,366,495
				(57,727,862,863)

(i) Bond investments as at 30 September 2026 comprise:

- Bonds issued by Rong Viet Securities Joint Stock Company with a total value of VND 120 billion (face value: VND 100,000,000 per bond), with an original maturity of 12 months and maturity dates ranging from 7 October 2026 to 7 October 2027. These bonds are unsecured and bear interest at rates ranging from 8% to 9% per annum as at 30 September 2026

- Bonds issued by Saigon – Hanoi Securities Joint Stock Company with a total value of VND 190 billion (face value: VND 100,000,000 per bond), with an original maturity of 12 months and maturity dates ranging from 9 October 2026 to 14 August 2027. These bonds bear interest at rates ranging from 8% to 10.5% per annum as at 30 September 2026

As at 30 September 2026, the Company had not yet obtained sufficient information to determine the fair value of these bonds

(ii) The balance as at 30 September 2026 represents a 12-month term deposit placed with the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Ba Dinh Branch, bearing interest at 8% per annum

V. NOTES TO ITEMS DISCLOSED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.3. Short-term receivables

Currency: VND

	Ending Balance	Beginning balance
Receivables from sale of inventory properties	212,104,384,459	212,433,942,114
Receivables from hotel services	9,241,681,797	6,180,535,639
Receivable from other activities	31,638,811,637	32,274,467,266
Total	252,984,877,893	250,888,945,019

In which

<i>Short-term trade receivables from others</i>	230,337,802,638	227,757,368,054
<i>Short-term trade receivables from related parties</i>	22,647,075,255	23,131,576,965
<i>Short-term trade receivables from related parties</i>		
	Ending Balance	Beginning balance
Ha Do PM JSC	30,040,938	30,040,938
Binh An Riverside JSC	5,245,055,854	5,245,055,854
756 Sai Gon JSC	3,257,675,102	3,257,675,102
Ha Do NPM JSC	223,200,000	1,581,583,710
Song Tranh 4 JSC	781,783,116	781,783,116
Khanh Ha JSC	518,163,607	518,163,607
Ha Do Binh Thuan LLC	2,064,484,073	2,064,484,073
Ha Do International Investment LLC	5,447,390,528	5,447,390,528
Za Hung JSC	2,063,489,037	2,063,489,037
Minh Long JSC	111,456,000	111,456,000
Mr Nguyen Trong Thong	643,142,000	643,142,000
Mr Le Xuan Long	769,417,000	769,417,000
Mrs Hoang Thi Phuong Dieu	617,896,000	617,896,000
Other internal related individuals	873,882,000	
Total	22,647,075,255	23,131,576,965

V. NOTES TO ITEMS DISCLOSED IN THE SEPARATE FINANCIAL STATEMENT
REPORT (continued)

V.3. Short-term receivables (continued)

Short-term advances to suppliers

Currency: VND

	Ending Balance	Beginning balance
Nam Viet Engineering Joint Stock Company	3,356,516,900	3,356,516,900
Other suppliers	14,080,756,974	13,382,319,883
Total	17,437,273,874	16,738,836,783

Currency: VND

Other short-term receivables

	Ending Balance	Beginning balance
Advances	100,877,860,736	41,688,524,697
Dividend and distributed profit receivables from subsidiaries	50,486,174,000	60,459,074,000
Other short-term receivables	4,912,780,432	4,407,553,741
Total	156,276,815,168	106,555,152,438

V.4. Inventories

Currency: VND

	Ending Balance		Beginning Balance	
	Cost	Provision	Cost	Provision
Real estate properties developed for sale	362,824,160,449	10,224,200,764	361,304,921,361	10,224,200,764
<i>An Khanh - An Thuong Project</i>	317,725,835,325	10,224,200,764	316,460,182,904	10,224,200,764
<i>Dich Vong Project – CC1</i>	41,814,351,699		41,814,351,699	
<i>Others</i>	3,283,973,425		3,030,386,758	
Work in progress	5,080,275,758		5,174,387,457	
Raw materials	510,886,916		455,850,336	
Total	368,415,323,123	10,224,200,764	366,935,159,154	10,224,200,764

**V. NOTES TO ITEMS DISCLOSED IN THE SEPARATE FINANCIAL STATEMENT
REPORT (continued)**

V.5. Tax and other receivables from the State

	Ending Balance	Beginning balance
Corporate income tax	11,425,427,976	4,295,079,208
Personal income tax	69,749,286	69,749,286
Total	11,495,177,262	4,364,828,494

V.6. Long-term advances to suppliers

	Ending Balance	Beginning balance
Tu Liem JSC	150,976,542,626	150,041,724,396
756 One Member Co., Ltd	117,000,000,000	117,000,000,000
Total	267,976,542,626	267,041,724,396

V. NOTES TO ITEMS DISCLOSED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.7. Fixed assets

No.	Items	Buildings and structures	Machineries and equipment	Means of transportation	Office equipment	Other Tangible Fixed Assets	Total tangible fixed assets	Currency: VND	
								Intangible fixed assets	Intangible fixed assets
I	Cost:								
	Beginning Balance	244,421,955,098	85,056,611,786	9,828,639,954	5,213,035,101	75,880,000	344,596,121,939	1,679,617,500	
	Increase								
	New purchase								
	Transfer from construction in progress								
	Due to reclassification								
	Decrease								
	Disposal								
	Due to reclassification								
	Ending Balance	244,421,955,098	85,056,611,786	9,828,639,954	5,213,035,101	75,880,000	344,596,121,939	1,679,617,500	
II	Accumulated depreciation:								
	Beginning Balance	79,623,050,065	62,217,999,615	8,885,839,964	4,805,873,112	8,431,112	155,541,193,868	1,505,836,855	
	Increase	5,885,697,618	2,852,758,323	241,908,003	85,973,904	18,970,002	9,085,307,850	43,290,000	
	Depreciation for the period	5,885,697,618	2,852,758,323	241,908,003	85,973,904	18,970,002	9,085,307,850	43,290,000	
	Due to reclassification								
	Decrease								
	Disposal								
	Due to reclassification								
	Ending Balance	85,508,747,683	65,070,757,938	9,127,747,967	4,891,847,016	27,401,114	164,626,501,718	1,549,126,855	
III	Net carrying amount:								
	Beginning Balance	164,798,905,033	22,838,612,171	942,799,990	407,161,989	67,448,888	189,054,928,071	173,780,645	
	Ending Balance	158,913,207,415	19,985,853,848	700,891,987	321,188,085	48,478,886	179,969,620,221	130,490,645	

V. NOTES TO ITEMS DISCLOSED IN THE SEPARATE FINANCIAL STATEMENT
REPORT (continued)

V.8. Investment properties

	Currency: VND
	Buildings, structures and land use rights
Cost:	
Beginning balance	846,082,029,569
Increase	4,893,610,464
Decrease	
Ending balance	850,975,640,033
Accumulated depreciation:	
Beginning balance	253,238,421,800
Increase of depreciation	20,083,970,493
Decrease of depreciation	
Ending balance	273,322,392,293
Net carrying amount:	
Beginning balance	592,843,607,769
Ending balance	577,653,247,740

Details of historical costs of the Company's investment properties are as follows:

	Ending Balance	Beginning balance
Ha Do Airport Office Building	180,766,432,781	180,766,432,781
Buildings structures of 60M Truong Son	133,600,517,254	133,600,517,254
Commercial floor of apartment building 151	4,881,479,260	4,881,479,260
Commercial area of Z751 Apartment building	4,057,028,078	4,057,028,078
Commercial area of 183 Hoang Van Thai Apartment building	13,952,126,285	13,952,126,285
Commercial area of N10 Apartment building	21,336,181,353	21,336,181,353
Basement of N10 Apartment building	16,882,854,908	16,882,854,908
Commercial area of Nguyen Van Cong Apartment building	10,618,892,068	10,618,892,068
Tennis courts CC2+CC3	3,135,792,727	3,135,792,727
Commercial area of Ha Do 186 Hoang Sam Apartment Building	27,488,274,808	27,488,274,808
Commercial area of Dich Vong CC1	23,794,849,884	23,794,849,884
Basement of Dich Vong CC1	9,593,876,960	9,593,876,960
Rental property at Alley 776, Su Van Hanh Street	92,781,161,123	87,887,550,659
Commercial area of Ha Do Centrosa Garden	308,086,172,544	308,086,172,544
Total	850,975,640,033	846,082,029,569

V. NOTES TO ITEMS DISCLOSED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.9. Long-term assets in progress

Currency: VND

Long-term work in progress

	<u>Ending Balance</u>	<u>Beginning balance</u>
	-	
Project of Complex Building in Dich Vong New Urban Area	32,836,204,700	32,836,204,700
Others	4,234,225,271	4,234,225,271
Cộng	37,070,429,971	37,070,429,971

Construction in progress

Construction in progress includes the following projects:

	<u>Ending Balance</u>	<u>Beginning balance</u>
An Khanh – An Thuong Project	49,157,645,002	44,927,168,632
Electric energy Projects	663,317,523	-
Dich Vong Project – CC3	50,194,753,398	49,913,733,110
Total	100,015,715,923	94,840,901,742

V. NOTES TO ITEMS DISCLOSED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.10. Financial investments

	Ending Balance	Beginning balance (Restated)	
		Cost	Fair value
		VND	VND
<i>Long-term investments</i>			
Held-to-maturity bonds	25,000,000,000	3,000,000,000	3,000,000,000
Lending	10,200,000,000	15,600,000,000	15,600,000,000
Lending, deposit and bond interest receivabe	1,390,720,548	5,996,747,399	5,996,747,399
	36,590,720,548	24,596,747,399	24,596,747,399

v NOTES TO ITEMS DISCLOSED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.10. Financial investment (Continued)

		Ending Balance		Beginning Balance			
	No. of shares	Ownership	Carrying value (VND)	No. of shares	Ownership	Carrying value (VND)	
Long-term investments in:							
Subsidiaries							
1	756 Sai Gon JSC	28,350,000	63.00%	283,500,000,000	28,350,000	63.00%	283,500,000,000
2	Khanh Ha JSC	18,440,000	70.92%	196,842,885,000	18,440,000	70.92%	196,842,885,000
3	Binh An Riverside JSC	61,782,000	99.97%	628,299,000,000	61,782,000	99.97%	628,299,000,000
4	Ha Do International Investment LLC	(*)	100%	452,802,907,024	(*)	100%	372,910,202,832
5	Minh Long JSC	63,724,216	73.67%	730,313,139,435	63,724,216	73.67%	730,313,139,435
6	Education Equipment 1 JSC	89,992,157	99.98%	1,140,018,982,322	89,992,157	99.98%	1,140,018,982,322
7	Za Hung group JSC	69,531,600	51.75%	371,629,000,000	69,531,600	51.75%	371,629,000,000
8	Song Tranh 4 JSC	15,300,000	34.00%	157,994,654,400	15,300,000	34.00%	157,994,654,400
9	Ha Do Energy JSC	112,460,000	99.96%	1,124,600,000,000	112,460,000	99.96%	1,124,600,000,000
10	Agrita Quang Nam. JSC	99,729,000	94.98%	1,190,305,295,099	99,729,000	94.98%	1,190,305,295,099
11	Binh Gia wind Energy. Ltd		100.00%	610,500,000,000			
12	Ha Do PM JSC	1,499,250	99.95%	7,365,043,169	1,499,250	99.95%	7,365,043,169
13	Ha Do NPM JSC	1,999,800	99.99%	19,998,000,000	1,999,800	99.99%	19,998,000,000
Total				6,914,168,906,449			6,223,776,202,257
Associate							
1	Dich Vong Complex Company Liability Limited		50.00%	150,000,000		50.0%	150,000,000
Total				150,000,000			150,000,000
Provision for diminution in value of long-term investments							
- Provision for investments in subsidiaries							
Total				(19,937,255,704)			(17,978,457,921)
				(19,937,255,704)			(17,978,457,921)

(*) Ha Do International Investment LLC was established in Laos.

V. NOTES TO ITEMS DISCLOSED IN THE SEPARATE FINANCIAL STATEMENT
REPORT (continued)

V.11. Current liabilities

Currency: VND

Short-term trade payables

	Ending Balance	Beginning balance
Short-term payables to related parties	37,970,816,761	38,879,627,495
D.N.T Construction Trading Service LTD	880,020,000	880,020,000
AHS Property Joint Stock Company	-	1,997,794,000
Others	7,718,112,672	8,427,847,398
Total	46,568,949,433	50,185,288,893

Short-term payables to related parties

	Ending Balance	Beginning balance
756 Sai Gon JSC	31,890,294,513	31,890,294,513
Ha Do PM JSC	2,899,287,380	1,905,350,378
Ha Do NPM JSC	1,161,689,409	3,064,437,145
Other related parties:	2,019,545,459	2,019,545,459
Total	37,970,816,761	38,879,627,495

Short-term advances from customers

Currency: VND

	Ending Balance	Beginning balance
Downpayment from customers under sale and purchase agreements for real-estate properties	12,086,656,432	48,292,352,574
Advances for construction services	245,000,000	245,000,000
Others	228,292,962	124,593,498
Total	12,559,949,394	48,661,946,072

Other short-term payables

Currency: VND

	Ending Balance	Beginning Balance (Restated)
Payables for centralised cash flow management	1,441,149,505,365	771,488,537,006
Payables on behalf	11,180,030,098	12,733,739,138
Military Science and Technology Institute	4,906,374,130	10,202,767,947
Finance Department, Ministry of National Defence	17,853,307,580	7,292,569,968
Newton Education & Training Investment LTD	20,630,454,546	20,630,454,546
Surya Prakash Vietnam Energy LTD	34,000,000,000	34,000,000,000
Ha Do Energy JSC	92,082,000,000	92,082,000,000
Accrued interest expenses	-	9,388,367,944
Other short-term payables	1,998,527,185	1,839,749,971
Deposits received	12,668,787,252	25,855,783,092
Total	1,636,468,986,156	985,513,969,612

V. NOTES TO ITEMS DISCLOSED IN THE SEPARATE FINANCIAL STATEMENT
REPORT (continued)

V.11 Current liabilities (continued)

Tax payables to the State and statutory obligations

Currency: VND

	Ending Balance	Beginning balance
Value added tax	2,804,212,869	4,608,335,333
Corporate income tax	2,399,510,451	-
Personal income tax	810,311,778	650,665,143
Land & housing tax, land rental charges	558,108,902	-
Foreign contractor tax and other taxes	116,514,247	77,229,432
Total	6,688,658,247	5,336,229,908

Short-term accrued expenses

Currency: VND

	Ending Balance	Beginning balance
Accrual of construction costs and land use fees of real estate properties already sold	551,806,772,608	606,823,082,862
Accrued interest expenses	78,046,967,063	37,874,817,179
Others	11,027,016,604	5,851,125,586
Total	640,880,756,275	650,549,025,627

V.12. Long-term liabilities

Currency: VND

Long-term Accrued expenses

	Ending Balance	Beginning balance
Accrued interest expenses	25,750,295,138	70,385,976,098
Others	-	2,100,876,072
Total	25,750,295,138	72,486,852,170

Others long-term liabilities

	Ending Balance	Beginning balance
Deposits received	29,765,974,916	18,138,071,410
Others	27,946,080	27,946,080
Cộng	29,793,920,996	18,166,017,490

V. NOTES TO ITEMS DISCLOSED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.13. Loans and lease liabilities

Currency: VND

Short-term loans	Ending Balance		Movement during the period		Beginning Balance	
	Carrying value	Payable amount	Increase	Decrease	Carrying value	Payable amount
Loans from others (individuals)	35,074,023,000	35,074,023,000	31,610,000,000		3,464,023,000	3,464,023,000
Loan from banks	549,840			592,870	1,142,710	1,142,710
Current portion of long-term loans from bank	10,903,834,165	10,903,834,165		32,711,502,474	43,615,336,639	43,615,336,639
Current portion of long-term loans from related parties	789,000,000,000	789,000,000,000	735,000,000,000	433,000,000,000	487,000,000,000	487,000,000,000
Total	834,978,407,005	834,977,857,165	766,610,000,000	465,712,095,344	534,080,502,349	534,080,502,349
Long-term loans						
Loans from others	40,586,539,000	40,586,539,000	12,278,000,000	31,610,000,000	59,918,539,000	59,918,539,000
Loans from related parties	1,128,465,000,000	1,128,465,000,000	932,000,000,000	738,000,000,000	934,465,000,000	934,465,000,000
Total	1,169,051,539,000	1,169,051,539,000	944,278,000,000	769,610,000,000	994,383,539,000	994,383,539,000

V. NOTES TO ITEMS DISCLOSED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.13. Loans and lease liabilities (continued)

Currency: VND

* Details of loans are presented as below:

	Interest rate (per annum)	Ending Balance	Principal and interest repayment term
- Loans from bank			
Shinhan Bank One Member Limited – Tran Duy Hung Branch	7.8%	10,903,834,165	Principal and interest are paid quarterly and monthly respectively
- Loans from others			
Loans from individuals	4.0%	75,660,562,000	Principal and interest are paid at maturity date
Credit Card		549,840	
- Loans from related parties			
756 Sai Gon JSC	4.3%	73,465,000,000	
Ha Do Thuan Nam LLC	4.3%	47,000,000,000	
Education Equipment 1 JSC	4.3%	762,000,000,000	
Za Hung group JSC	4.3%-6.0%	258,000,000,000	
Song Tranh 4 JSC	4.3%-6.0%	90,000,000,000	
Ha Do PM JSC	5.9%	15,000,000,000	
Ha Do NPM JSC	4.5%	19,000,000,000	
Surya LLC	4.3%-6.0%	133,000,000,000	
Minh Long JSC	6.0%	400,000,000,000	
Agria Quang Nam JSC	6.0%	117,000,000,000	
Mrs Trinh Thi Thao	4.0%	3,000,000,000	
Total		2,004,029,946,005	

V. NOTES TO ITEMS DISCLOSED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.14. Changes in owners' equity

Currency: VND

Items	Issued share capital(*)	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	Total
Beginning Balance	3,699,630,350,000	374,867,728,678	-	23,516,835,886	1,834,197,376,473	5,932,212,291,037
Increase	369,942,980,000	-	-	-	363,967,432,001	733,910,412,001
Net profit for the period					363,967,432,000	363,967,432,000
Share issuance for stock dividend	369,942,980,000					369,942,980,000
Decrease		-	-	-	554,924,497,500	554,924,497,500
Cash dividend					184,981,517,500	184,981,517,500
Stock dividend					369,942,980,000	369,942,980,000
Ending Balance	4,069,573,330,000	374,867,728,678	-	23,516,835,886	1,643,240,310,974	6,111,198,205,538

V. NOTES TO ITEMS DISCLOSED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.14. Changes in owners' equity (continued)

Share capital

The Company's approved and issued share capital is as below:

	Ending balance		Beginning Balance	
	No. of shares	VND	No. of shares	VND
Authorized shares	406,957,333	4,069,573,330,000	369,963,035	3,699,630,350,000
Issued shares				
Ordinary shares	406,957,333	4,069,573,330,000	369,963,035	3,699,630,350,000
Treasury shares				
Ordinary shares				
Shares in circulation				
Ordinary shares	406,957,333	4,069,573,330,000	369,963,035	3,699,630,350,000

Par value of outstanding shares: VND10,000 per share. Each share represents one voting right at the General Meeting of Shareholders. Shareholders are entitled to dividends the Company announces each time. All common stocks have the same order of priority and right to remaining assets of the Company. Rights associated with treasury stocks bought back by the Company are dismissed until treasury offering.

V.15. Funds

(a) Investment and development fund

Investment and development fund is allocated from undistributed earnings in accordance with the resolution agreed at the General Meeting of Shareholders. These funds are established for future business expansion. When funds are used for business development, amounts in use are transferred to share capital.

VI. NOTES TO ITEMS DISCLOSED IN SEPARATE INCOME STATEMENT

VI.1. Total revenue

Total revenue represents total sale of goods and rendering of services excluding value added tax.

Currency: VND

For the reporting period ended 30 September

	Current year	Previous year
Revenue from sale of real estate properties	42,932,143,550	24,281,215,455
Revenue from construction services	1,303,950,279	5,695,181,379
Revenue from hotel services	119,990,626,850	108,880,703,519
Revenue from leasing, consulting management and other activities	111,012,453,822	113,505,565,704
Total	275,239,174,501	252,362,666,057

Deduct:

Revenue deductions

24,512,501,584 26,721,481,603

For the reporting period ended 30 September

	Current year	Previous year
Net revenue	250,726,672,917	225,641,184,454
Total	250,726,672,917	225,641,184,454

VI.2. Cost of goods sold and services rendered

Currency: VND

For the reporting period ended 30 September

	Current year	Previous year
Cost of sale of inventory properties	(197,496,219,145)	42,207,183,374
Cost of construction services	1,240,365,704	4,921,319,086
Cost of hotel services	50,535,256,662	48,630,628,830
Cost of leasing activities, management consulting and other activities	60,560,554,563	107,731,320,395
Total	(85,160,042,216)	203,490,451,685

VI.3. Finance income

Currency: VND

For the reporting period ended 30 September

	Current year	Previous year
Interest income	6,011,780,967	18,622,449,922
Dividend income	185,481,900,000	260,443,301,600
Gain from trading securities	7,645,130,719	15,992,775,253
Total	199,138,811,686	295,058,526,775

VI. NOTES TO ITEMS DISCLOSED IN SEPARATE INCOME STATEMENT (continued)

VI.4. Finance expenses

Currency: VND

	For the reporting period ended 30 September	
	Current year	Previous year
Interest expenses	59,217,736,703	37,531,982,345
Others	1,984,045,568	86,988,927
Total	61,201,782,271	37,618,971,272

VI.5. Selling expenses and administrative expenses

Currency: VND

Selling expenses

	For the reporting period ended 30 September	
	Current year	Previous year
Commission fee and others	5,753,235,668	4,928,267,326
Total	5,753,235,668	4,928,267,326

General and administrative expenses

	For the reporting period ended 30 September	
	Current year	Previous year
Labour costs	32,856,365,676	31,173,781,350
External services expenses	863,808,710	775,681,630
Provision for doubtful debts	10,174,605,767	21,419,184,139
Write-off ceased projects		
Others	15,888,631,368	14,064,508,234
Total	59,783,411,521	67,433,155,353

VI.6. Production and operating costs

Currency: VND

	For the reporting period ended 30 September	
	Current year	Previous year
Development costs of inventory properties	1,860,409,429	2,364,208,534
Land use fees and land rental	12,156,637,931	251,024,249,423
Labour costs	44,592,911,872	42,277,800,458
Depreciation of fixed assets, investment properties and amortization of intangible fixed assets	31,884,804,052	31,703,105,202
External services expenses	73,385,239,633	86,524,912,607
Write-off ceased projects	-	146,636,111
Others	50,536,011,018	32,010,912,547
Total	214,416,013,935	446,051,824,882

VII. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties during the current period and previous period are as below

Currency: VND

Related parties	Relationship	Transactions	For the reporting period ended 30 September	
			Current year	Previous year
756 Sai Gon JSC	Subsidiary	Capital contributed	-	-
		Dividends paid	16,020,000,000	-
		Loan interest expense	2,362,755,165	2,684,242,713
Ha Do International Investment LLC	Subsidiary	Capital contributed	79,892,704,192	5,481,555,000
Ha Do PM JSC	Subsidiary	Return of capital contribution	-	-
		Dividends paid	-	1,119,440,000
		Purchase of goods and services	10,457,887,584	10,771,936,655
		Sale of goods and services	169,407,693	169,407,693
		Borrowings paid	5,000,000,000	-
		Loan interest expense	671,465,754	673,150,685
Khanh Ha JSC	Subsidiary	Capital contributed	-	-
		Interest income from loans	933,435,616	933,435,616
Song Tranh 4 JSC	Subsidiary	Capital contributed	-	-
		Dividends paid	15,300,000,000	-
		Sale of goods and services	-	11,709,775
		Loan interest expense	3,233,424,658	3,029,178,083
Za Hung group JSC	Subsidiary	Capital contributed	-	-
		Dividends paid	104,297,400,000	69,531,600,000
		Sale of goods and services	692,383,635	726,650,005
		Borrowings paid	-	62,000,000,000
		Loan interest expense	10,078,060,274	10,039,241,096
Education Equipment 1 JSC	Subsidiary	Capital contributed	-	876,450,670,000
		Borrowings	-	753,000,000,000
		Borrowings paid	-	168,000,000,000
		Loan interest expense	24,507,172,602	7,774,441,096
Agrita Quang Nam JSC	Subsidiary	Capital contributed	-	-
		Dividends paid	49,864,500,000	189,485,100,000
		Borrowings	117,000,000,000	140,000,000,000
		Borrowings paid	-	189,000,000,000
		Loan interest expense	1,384,767,123	405,679,452

VII. TRANSACTIONS WITH RELATED PARTIES (continued)

			Currency: VND	
Related parties	Relationship	Transactions	For the reporting period ended 30	
			September	
			Current year	Previous year
Ha Do Thuan Nam LLC	Subsidiary	Capital contributed	-	-
		Borrowings	-	50,000,000,000
		Borrowings paid	3,000,000,000	-
		Loan interest expense	1,494,961,643	565,479,452
Surya LLC	Subsidiary	Capital contributed	-	-
		Borrowings	-	20,000,000,000
		Borrowings paid	15,000,000,000	30,000,000,000
		Loan interest expense	4,989,969,863	4,853,563,013
Minh Long East Sai Gon JSC	Subsidiary	Capital contributed	-	-
		Borrowings	400,000,000,000	-
		Loan interest expense	6,197,068,343	-
Ha Do NPM JSC	Subsidiary	Capital contributed	-	-
		Purchase of goods and services	8,741,859,137	7,139,149,639
		Sale of goods and services	3,943,038,604	1,615,392,973
		Loan interest expense	639,493,150	639,493,151
Other related parties:				
Mrs Trinh Thi Thao	Close family member of a BOD member	Borrowings	2,000,000,000	
		Loan interest expense	68,329,067	

VII. TRANSACTIONS WITH RELATED PARTIES (continued)

Remuneration of members of the Board of Directors, Management and the Audit Committee is presented as follow:

Name	Position	Currency: VND	
		Remuneration	
		For the reporting period ended 30 September	
		Current year	Previous year
Mr. Le Xuan Long	Chairman	506,500,000	522,000,000
Mr. Nguyen Trong Minh	Vice Chairman; General Director	1,350,666,364	1,008,630,000
Mr. Hoang Dinh Hung	Independent BOD member (Resigned on 26 April 2025)		164,545,455
Mrs. Cao Thi Tam	BOD member, Audit Committee member	299,500,000	289,000,000
Mrs. Tran Thi Quynh Anh	Independent BOD member, chairman of the Audit Committee	209,500,000	205,000,000
Mr. Nguyen Hoang Trung	BOD member	389,500,000	385,000,000
Mr. Le Xuan Tuan	Deputy General Director	266,287,000	238,773,603
Mr. Tran Tien Dung	Deputy General Director	866,230,000	828,130,000
Total		3,888,183,364	3,641,079,058

VIII. EVENTS AFTER THE BALANCE SHEET DATE

1. Events after the end of the reporting period

There is no matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the separate financial statements of the Company.

2. Comparative information

For the financial year beginning on 1 January 2026, the Company adopted Circular No. 99/2025/TT-BTC, which supersedes Circular No. 200/2014/TT-BTC. Accordingly, certain line items in the financial statements and the comparative figures have been reclassified to conform with the presentation requirements of the new regulations. Such reclassification did not affect the Company's total assets, total liabilities, equity or profit after tax.

Details of the affected line items are presented below

Currency: VND

RESOURCES	Previous period (as previously presented)	Restated	Previously period (as restated)
Cash equivalents	59,420,334,052	(21,420,000,000)	38,000,334,052
Held-to-maturity investments	484,731,517,357	59,371,712,001	544,103,229,358
Provision for held-to-maturity investments	-	(57,727,862,863)	(57,727,862,863)
Short-term loan receivables	56,299,901,708	(56,299,901,708)	-
Provision for doubtful short-term receivables	(78,059,495,274)	57,727,862,863	(20,331,632,411)
Other current assets	-	21,420,000,000	21,420,000,000
Long-term loan receivables	15,600,000,000	(15,600,000,000)	-
Other long-term receivables	6,046,747,399	(5,996,747,399)	50,000,000
Long-term held-to-maturity investments	3,000,000,000	21,596,747,399	24,596,747,399
Dividends and profits payable	-	93,156,450	93,156,450
Other short-term payables	985,607,126,062	(93,156,450)	985,513,969,612

Hanoi, 30 October 2026

Preparer



Vu Thi Dung

Chief Accountant



Dao Huu Tung

General Director



Nguyễn Trọng Minh