



HA DO GROUP JOINT STOCK COMPANY

Consolidated financial statements

For reporting period from 01 January 2025 to 30 September 2025

Hanoi, October 2025

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REPORT OF MANAGEMENT

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 33rd amended Enterprise Registration Certificate being granted on 21 July 2025.

The Company's shares were officially listed on the Ho Chi Minh City Stock Exchange ("HOSE") from 02 February 2010 pursuant to the Decision No. 07/QD-SGDHCM signed by the Director of HOSE on 19 January 2010.

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 (currently undergoing liquidation procedures); 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.

THE GROUP

The Company and its subsidiaries (collectively referred to as “The Group”) are conducting nationwide businesses, primarily in Hanoi, Ho Chi Minh City, Khanh Hoa, Da Nang and overseas (Laos).

The current principal activities of the Company and its subsidiaries (collectively referred to as “the Group”) are to invest, construct and trade real estate properties; invest, construct and trade electricity including 5 Hydropower Plant Projects, 2 Solar Power Plant Projects, 1 Wind Power Project with a total capacity of 462MW; and to conduct other businesses.

Name and logo was trademarked at The Industrial Property Office of Vietnam.

Aligning selling strategies with market demands, the Group currently has no slow-moving properties with a healthy financial position whilst ensuring secure employment for the employees.

RESULTS OF OPERATION

The Group's consolidated financial position and results of operations for the period from 01 January 2025 to 30 September 2025 are presented in the Group's consolidated financial statements from page 06 to page 41 enclosed herein.

BOARD OF DIRECTORS AND BOARD OF MANAGEMENT

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	
Mr. Hoang Dinh Hung	Independent member	Resigned on 26 April 2025

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

Management of Ha Do Group Joint Stock Company (“the Company”) is pleased to present this report and the consolidated financial statements of the Company and its subsidiaries (collectively referred to as “the Group”) for the period from 01 January 2025 to 30 September 2025.

MANAGEMENT’S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Management is responsible for the consolidated financial statements which give a true and fair view of the consolidated financial position of the Group, and of the consolidated results of its operations and its consolidated cash flows for the period from 01 January 2025 to 30 September 2025. In preparing those consolidated 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 financial statements; and
- ▶ Prepare the financial statements on the basis of compliance with applicable accounting standards, accounting systems and relevant regulations; and
- ▶ prepare the 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 consolidated financial position of the Group and to ensure that the accounting records comply with the applied accounting system.

Management does hereby state that, in its opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 30 September 2025, and of the consolidated results of its operations and its consolidated cash flows for for the period from 01 January 2025 to 30 September 2025 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..

FOR AND ON BEHALF OF BOARD OF

**DIRECTORS
(PERMITTED)**



CHỦ TỊCH

Lê Xuân Long

FOR AND ON BEHALF OF BOARD OF

**MANAGEMENT
GENERAL DIRECTOR**

Nguyễn Trọng Minh

Hanoi, 30 October 2025

CONSOLIDATED BALANCE SHEET

As at 30 September 2025

Currency: VND

ASSETS	FS Code	Notes	30 September 2025	01 January 2025
A-CURRENT ASSETS	100		3,237,267,157,740	3,227,665,143,710
Cash and cash equivalents	110	V.1	243,271,470,988	332,316,767,582
Cash	111		150,276,830,217	155,477,126,704
Cash equivalents	112		92,994,640,771	176,839,640,878
Short-term investments	120	V.2	967,267,448,085	736,006,983,612
Held-for-trading securities	121		584,227,448,085	518,593,624,818
Held-to-maturity investments	123		383,040,000,000	217,413,358,794
Current accounts receivable	130		1,203,412,599,934	1,267,082,296,916
Short-term trade receivables	131		1,505,762,254,569	1,366,329,649,576
Short-term advances to suppliers	132		105,918,681,458	92,634,467,946
Short-term loan receivables	135	V.3	56,299,901,708	56,299,901,708
Other short-term receivables	136	V.4	124,186,513,163	165,632,463,562
Provision for doubtful short-term receivables	137	V.5	(588,754,750,964)	(413,814,185,876)
Inventories	140	V.6	781,472,681,383	856,932,022,487
Inventories	141		791,696,882,147	867,156,223,251
Provision for inventories	149		(10,224,200,764)	(10,224,200,764)
Other current assets	150		41,842,957,350	35,327,073,113
Short-term prepaid expenses	151		4,946,707,066	7,125,386,500
Value-added tax deductible	152		32,292,777,811	28,122,448,582
Tax and other receivables from the State	153	V.7a	4,603,472,473	79,238,031

CONSOLIDATED BALANCE SHEET (continued)

As at 30 September 2025

Currency: VND

ASSETS	FS Code	Notes	30 September 2025	01 January 2025
B-NON-CURRENT ASSETS	200		11,243,586,847,038	10,621,698,175,781
Long-term receivables	210		291,481,304,460	286,990,121,231
Long-term advances to suppliers	212		265,413,029,195	264,752,024,741
Other long-term receivables	216		26,068,275,265	22,238,096,490
Provision for long-term doubtful debts	219		-	-
Fixed assets	220		8,180,264,298,100	8,548,076,888,538
Tangible fixed assets	221	V.8	7,994,160,252,602	8,355,312,161,185
Cost	222		11,080,049,105,895	11,076,404,026,439
Accumulated depreciation	223		(3,085,888,853,293)	(2,721,091,865,254)
Finance lease	224		-	-
Cost	225		-	-
Accumulated amortisation	226		-	-
Intangible fixed assets	227	V.9	186,104,045,498	192,764,727,353
Cost	228		223,821,254,500	223,682,254,500
Accumulated amortisation	229		(37,717,209,002)	(30,917,527,147)
Investment properties	230	V.10	791,350,797,489	728,928,759,456
Cost	231		1,071,595,425,628	983,707,874,969
Accumulated amortisation	232		(280,244,628,139)	(254,779,115,513)
Long-term assets in progress	240		1,771,725,968,305	901,620,308,403
Long-term work in process	241		75,853,762,920	91,560,035,101
Construction in progress	242	V.11	1,695,872,205,385	810,060,273,302
Long-term investments	250		96,150,000,000	58,743,881,200
Investment in jointly controlled entities	252	V.12	150,000,000	150,000,000
Held-to-maturity investments	255		96,000,000,000	58,593,881,200
Other long-term assets	260		112,614,478,684	97,338,216,953
Long-term prepaid expenses	261		30,662,760,181	21,263,045,001
Deferred tax assets	262		49,156,685,932	49,156,685,931
Others	268		5,000,000	-
Goodwill	269	V.13	32,790,032,571	26,918,486,021
TOTAL ASSETS (270 = 100 + 200)	270		14,480,854,004,778	13,849,363,319,491

CONSOLIDATED BALANCE SHEET (continued)

As at 30 September 2025

Currency: VND

RESOURCES	FS Code	Notes	30 September 2025	01 January 2025
LIABILITIES	300		6,412,907,662,309	6,473,382,314,030
Current liabilities	310		2,102,332,882,932	2,139,900,369,213
Short-term trade payables	311		42,021,973,296	40,447,600,348
Short-term advances from customers	312		14,366,099,898	18,826,441,781
Statutory obligations	313	V.7b	135,463,375,580	103,177,538,636
Payables to employees	314		14,236,340,824	32,502,669,524
Short-term accrued expenses	315	V.14	748,313,673,438	874,950,230,605
Short-term unearned revenues	318		2,674,668,569	4,281,468,867
Other short-term payables	319	V.15	280,151,592,047	170,272,699,350
Short-term loans	320	V.16a	692,553,063,702	630,955,887,983
Provisions for short-term payables	321		118,354,879,890	209,109,224,474
Bonus and welfare funds	322		54,197,215,688	55,376,607,645
Non-current liabilities	330		4,310,574,779,377	4,333,481,944,817
Long-term trade payables	331		-	-
Long-term accrued expenses	333		9,382,801,047	852,736,112
Other long-term liabilities	337		50,570,913,885	15,425,150,058
Long-term loans	338	V.16b	4,186,471,179,483	4,253,054,173,685
Deferred tax liabilities	341		64,149,884,962	64,149,884,962
Science and technology development funds	343		-	-

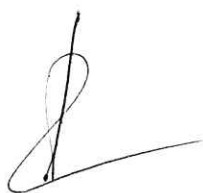
CONSOLIDATED BALANCE SHEET (continued)

As at 30 September 2025

Currency: VND

RESOURCES	FS Code	Notes	30 September 2025	01 January 2025
OWNERS' EQUITY	400		8,067,946,342,469	7,375,981,005,461
Capital	410	V.17	8,067,946,342,469	7,375,981,005,461
Share capital	411		3,699,630,350,000	3,363,315,290,000
Share premium	412		374,867,728,679	374,867,728,679
Other owners' capital	414		288,861,564,814	287,862,064,814
Foreign exchange differences reserve	417		(240,774,715,679)	(234,837,634,504)
Investment and development fund	418		23,516,835,886	23,516,835,886
Undistributed earnings	421		2,368,262,882,010	2,283,896,955,873
- Undistributed earnings by the end of prior year	421a		1,946,582,395,873	1,935,587,076,383
- Undistributed earnings of current year	421b		421,680,486,137	348,309,879,490
Fund for capital expenditure	422		-	-
Non-controlling interests	429		1,553,581,696,759	1,277,359,764,713
Other funds	430		-	-
Subsidised fund	431		-	-
Fund for fixed assets in use	432		-	-
TOTAL LIABILITIES AND OWNERS' EQUITY	440		14,480,854,004,778	13,849,363,319,491
(440 = 300 + 400)				

Preparer



Nguyen Van Truong

Chief Accountant



Dao Huu Tung

Hanoi, 30 October 2025

General Director




CONSOLIDATED INCOME STATEMENT
For reporting period from 01 January 2025 to 30 September 2025

Currency: VND

ITEMS	FS Code	Notes	Quarter III		For the nine-month period ended 30 September	
			Year 2025	Year 2024	Year 2025	Year 2024
Revenue from sale of goods and rendering of services	1	VL1	714,642,998,737	566,916,455,665	1,927,585,209,246	1,964,651,097,763
Deductions	2	VL1	2,132,940,371	-	26,726,122,512	-
Net revenue from sale of goods and rendering of services (10 = 01 - 02)	10	VL1	712,510,058,366	566,916,455,665	1,900,859,086,734	1,964,651,097,763
Cost of goods sold and services rendered	11	VL2	217,075,229,383	230,461,384,648	754,851,123,558	927,397,437,738
Gross profit from sale of goods and rendering of services (20 = 10 - 11)	20		495,434,828,983	336,455,071,017	1,146,007,963,176	1,037,253,660,025
Finance income	21	VL3	16,946,206,157	16,815,297,996	55,794,598,877	37,744,551,237
Finance expenses	22	VL4	80,747,518,506	102,002,827,022	343,860,978,371	302,839,503,831
- In which: Interest expenses	23		72,303,084,789	93,257,441,266	222,834,419,821	269,328,444,826
Selling expenses	25		2,563,275,950	1,603,131,074	5,044,208,021	3,553,995,783
General and administrative expenses	26		69,017,336,880	41,654,103,644	199,423,877,144	127,319,036,281
Operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		360,052,903,804	208,010,307,273	653,473,498,517	641,285,675,367
Other income	31		1,080,812,851	5,053,857,807	2,119,980,250	25,526,466,723
Other expenses	32		2,156,591,955	9,838,822,811	27,489,404,314	19,596,372,361
Other profit/(loss) (40 = 31 - 32)	40		(1,075,779,104)	(4,784,965,004)	(25,369,424,064)	5,930,094,362
Accounting profit before tax (50 = 30 + 40)	50		358,977,124,700	203,225,342,269	628,104,074,453	647,215,769,729
Current corporate income tax expenses	51		22,320,899,723	20,801,773,491	58,370,959,698	97,548,238,846
Deferred tax expenses	52		-	453,220,270	(1,078,520,265)	4,768,923,097
Net profit after tax (60 = 50 - 51 - 52)	60		336,656,224,977	181,970,348,508	570,811,635,020	544,898,607,786
Net profit after tax attributable to shareholders of the parent	61		284,985,076,190	137,605,605,429	421,680,486,137	422,862,079,983
Net profit after tax attributable to non-controlling interests	62		51,671,148,787	44,364,743,079	149,131,148,883	122,036,527,803

Preparer

Nguyen Van Truong

Chief Accountant

Dao Huu Tung

Deputy General Director

Nguyen Trong Minh

CONSOLIDATED CASH FLOW STATEMENT
(Using indirect method)

For reporting period from 01 January 2025 to 30 September 2025

Currency: VND

Items	FS Code	For the nine-month period ended 30 Sep 2025	For the nine-month period ended 30 Sep 2024
Accounting profit before tax	01	628,104,074,453	647,215,769,729
<i>Adjustments for:</i>			
Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets (including allocated goodwill during the year)	02	397,062,182,520	390,150,908,222
Provisions	03	84,186,220,504	23,375,400,005
Foreign exchange losses/(gains) arisen from revaluation of monetary accounts denominated in foreign currencies	04	105,385,211,818	10,039,727,427
Losses/(profits) from investing activities	05	(44,750,394,126)	(37,744,551,716)
Interest expenses (including allocation of bond issue costs and expense related to borrowings)	06	222,834,419,821	269,328,444,826
Operating profit before changes in working capital	08	1,392,821,714,990	1,302,365,698,493
(Increase)/decrease in receivables	09	(226,100,309,109)	179,578,484,121
(Increase)/decrease in inventories	10	75,459,341,104	194,107,992,620
Decrease in payables (other than interest, corporate income tax)	11	(72,085,139,506)	(526,866,108,047)
(Increase)/decrease in prepaid expenses	12	(7,221,035,746)	(7,711,641,266)
(Increase)/decrease in held-for-trading securities	13	(65,633,823,267)	(197,168,508,573)
Interest paid	14	(217,443,338,940)	(260,410,394,471)
Corporate income tax paid	15	(87,673,318,096)	(94,710,479,397)
Other cash outflows for operating activities	17	(5,470,263,828)	(5,406,515,000)
Net cash flows from operating activities	20	786,653,827,602	583,778,528,480

CONSOLIDATED CASH FLOW STATEMENT (continued)
(Using indirect method)

For reporting period from 01 January 2025 to 30 September 2025

Currency: VND

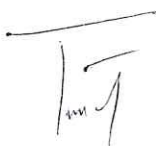
Items	FS Code	For the nine-month period ended 30 Sep 2025	For the nine-month period ended 30 Sep 2024
II. CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase and construction of fixed assets and other long-term assets	21	(100,348,270,018)	(20,978,975,941)
Loans to other entities and payments for purchase of debt instruments of other entities	23	(468,620,000,000)	(146,900,000,000)
Collections from borrowers and proceeds from sale of debt instruments of other entities	24	324,413,358,794	97,366,164,384
Payments for investments in other entities (net of cash hold by entity being acquired)	25	(178,497,418,733)	-
Interest and dividends received	27	29,122,404,745	37,744,551,237
Net cash flows used in investing activities	30	(393,929,925,212)	(32,768,260,320)
III. CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from issuance of shares and receipt of contributed capital	31	-	-
Repayment of contributed capital and repurchase of stock issued	32	-	(187,210,000)
Drawdown of borrowings	33	6,708,529,000	51,415,804,696
Repayment of borrowings	34	(480,668,202,618)	(341,349,645,054)
Dividends paid	36	(1,872,444,191)	(217,701,503,500)
Net cash flows used in financing activities	40	(475,832,117,809)	(507,822,553,858)
Net (decrease)/increase in cash for the period (50 = 20+30+40)	50	(83,108,215,419)	43,187,714,302
Cash and cash equivalents at beginning of period	60	332,316,767,582	245,549,342,427
Effect of exchange rate fluctuations	61	(5,937,081,175)	-
Cash and cash equivalents at end of period (70 = 50+60+61)	70	243,271,470,988	288,737,056,729

Preparer



Nguyen Van Truong

Chief Accountant



Dao Huu Tung



Hanoi, 30... October 2025
General Director
Nguyễn Trọng Minh

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

I. CORPORATE INFORMATION

1. Forms of shareholders ownership

Ha Do Group Joint Stock Company was previously Ha Do Construction Company established in 1990 and was re-established in 1990 pursuant to Decision No. 514/QD-QP dated 18/04/1996 issued by the Ministry of Defense on the basis of merging Ha Do Construction Company and Electromechanical Equipment Company, under the name of Ha Do Company or Hadoco in foreign transactions. The transactional name was already trademarked at The Industrial Property Office of Vietnam.

Ha Do Company was equitized pursuant to Decision No. 1928/QD-BQP dated 09/09/2003; Decision No 163/2004/QD-BQP dated 09/12/2004 issued by the Ministry of Defense as to the conversion of Ha Do Company as a part of Science Technology and Defense Industry Center into Ha Do Joint Stock Company, which is now Ha Do Group Joint Stock Company.

2. Business sectors

The current principal activities of the Company and its subsidiaries (collectively referred to as “the Group”) are to trade real estate properties; produce and trade electricity; provide hospitality services, office leasing and to conduct other businesses.

3. Subsidiaries and associates consolidated:**3.1. Subsidiaries**

As at 30 September 2025, the Group's has 18 subsidiaries. The information of these subsidiaries, and the Group's voting rights and equity interest in the subsidiaries are as follows:

No.	Name	Address	Voting right	Ownership
1	Za Hung Group	Hanoi	51.75%	51.75%
2	Song Tranh 4 Hydropower Joint Stock Company ("Song Tranh 4 JSC")	Hanoi	89.88%	62.92%
3	Tien Thanh Ham Kiem Wind Power Joint Stock Company ("Tien Thanh Ham Kiem JSC")	Lam Dong	56.00%	28.98%
4	Son Linh Hydropower Construction Investment Joint Stock Company ("Son Linh JSC")	Quang Ngai	99.84%	51.23%
5	Ha Do Properties Management Joint Stock Company ("Ha Do PM JSC")	Ho Chi Minh City	99.95%	99.95%
6	Ha Do Real Estate Management and Business Joint Stock Company ("Ha Do NPM JSC")	Hanoi	99.99%	99.99%
7	Ha Do International Investment Company ("Ha Do International Investment LLC")	Laos	100.00%	100.00%
8	Binh An Riverside Real Estate Investment Joint Stock Company ("Binh An Riverside Company")	Ho Chi Minh City	99.97%	99.97%
9	Education Equipment 1 Joint Stock Company ("Education Equipment 1 JSC")	Hanoi	99.98%	99.98%
10	Minh Long Sai Gon Company Joint Stock Company ("Minh Long JSC")	Ho Chi Minh City	99.98%	99.98%
11	Ha Do – 756 Sai Gon Joint Stock Company ("756 Sai Gon JSC")	Ho Chi Minh City	63.00%	63.00%
12	Khanh Ha Investment Joint Stock Company ("Khanh Ha JSC")	Khanh Hoa	70.92%	70.92%
13	Ha Do Energy and Infrastructure Investment Joint Stock Company ("Ha Do Energy JSC")	Hanoi	99.98%	99.97%
14	Agrita Quang Nam Energy Joint Stock Company ("Agrita Quang Nam JSC")	Da Nang	99.98%	97.57%
15	Surya Prakash Vietnam Energy Company Limited ("Surya LLC")	Khanh Hoa	100.00%	99.97%
16	Ha Do Binh Thuan Company Limited ("Ha Do Binh Thuan LLC")	Lam Dong	90.00%	83.23%
17	Ha Do Thuan Nam Wind Energy One Member Company Limited ("Ha Do Thuan Nam LLC")	Khanh Hoa	100.00%	99.97%
18	Truong Thinh Hydropower Joint Stock Company	Quang Tri	50.99%	26.39%

Associates

No.	Name	Address	Voting right	Ownership
1	Dich Vong Complex Company Limited	No. 8 Lang Ha, Giang Vo Ward, Hanoi	50.00%	50.00%

Except for Ha Do International Investment One-member Limited Liability Company established in Laos, other subsidiaries and associates were established in Vietnam.

The Group's consolidated financial statements For the period from 01 January 2025 to 30 September 2025 comprise the parent company, the subsidiaries and the Group's interest in associates.

II. FISCAL YEAR, ACCOUNTING CURRENCY**1. Fiscal year**

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

III. ACCOUNTING STANDARDS AND SYSTEM**1. Accounting system**

The consolidated financial statements are prepared in accordance with Vietnamese Accounting Standards, relevant prevailing requirements under Vietnamese Enterprise Accounting System and related statutory requirements.

2. Compliance with accounting standards and system

The consolidated financial statements of the Company and its subsidiaries ("the Group"), which are expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard 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/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

3. Applied accounting documentation system

The Group's applied accounting documentation system is the General Journal system on Computer.

IV. APPLIED ACCOUNTING POLICIES**1. Basis of preparation**

Consolidated financial statements are presented using the cost method.

2. Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the period from 01 January 2025 to 30 September 2025.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases, except when the Group only obtains temporary control, and the subsidiary is acquired with a view of resale within 12 months from acquisition.

The financial statements of subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses result from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

In case the Group disposes a partial interest in a subsidiary and loses control but retains an interest as an associate, the Group's investment is accounted for using the equity method of accounting. Profit/loss from this transaction is recognised in the consolidated income statement.

In case the Group disposes a partial interest in a subsidiary and loses control but retains an interest as an investment in other entities, the Group's investment is accounted for using the cost method. Profit/loss from this transaction is recognised in the consolidated income statement.

3. 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 and that are subject to an insignificant risk of change in value.

4. Inventories**4.1. Investment inventories**

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

Cost includes:

- ▶ Freehold rights for land, rental land fee;
- ▶ Amounts paid to contractors for construction; and
- ▶ Borrowing costs, planning and design costs, costs of land compensation and site preparation, construction overheads and other related costs.

Net realisable value ("NRV") is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and discounted for the time value of money if material, less estimated costs to completion and the estimated costs of sale.

The cost of inventory properties sold is recognised in the consolidated income statement based on direct costs incurred in the creation of properties plus general overheads using appropriate allocation method.

4.2. Other inventories

The cost of inventories comprises costs of purchase, costs of conversion (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value.

Net realisable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

For inventories belonging to the hospitality business and related services, the Group applies periodic method to record inventories. For other inventories, the Group applies perpetual method to account inventories with the value of inventories determined according to the weighted average method.

4.3. Provision for devaluation of inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of inventory properties, raw materials, finished goods, and other inventories owned by the Group, based on appropriate evidence of impairment available at the balance sheet date.

The increase or decrease in the provision for devaluation of inventories are recorded into the cost of goods sold account in the consolidated income statement.

5. Receivables

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

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the consolidated income statement.

6. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

7. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the consolidated income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

8. Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Group is the lessee

Rentals under operating leases are charged to the consolidated income statement on a straight-line basis over the lease term.

Where the Group is the lessor

Assets subject to operating leases are included as the Group's investment properties in the consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the consolidated income statement as incurred.

Lease income is recognised in the consolidated income statement on a straight-line basis over the lease term.

9. Depreciation and amortization

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	3 - 30 years
Machinery and equipment	3 - 20 years
Means of transportation	4 - 25 years
Office equipment	2 - 15 years
Computer software	3 - 7 years
Long-term land use right	25 - 47 years
Indefinite land use right	No depreciation

Useful life of other intangible fixed assets is land clearance costs of power plant projects determined based on the remaining duration of land lease contracts starting from the initiation date of commercial operation.

10. Investment properties

Investment properties are stated at cost, including transaction costs, less accumulated depreciation.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Group.

Depreciation of investment properties is calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	5 - 44 years
Machinery and equipment	8 - 15 years
Land use right	44 - 50 years
Long-term land use right	No depreciation

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the consolidated income statement in the period of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development.

Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

11. Borrowing costs

Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds. Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

12. Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the consolidated balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

Long-term prepaid expenses comprise land use rights, tools and supplies used and other prepaid expenses in relation to economic benefits of more than one year.

13. Business combination and goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued, and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

When issued equity instruments are constituted in the consideration of a business combination, such consideration shall include the fair value of those equity instruments as of acquisition date. In case the fair value of those equity instruments cannot be reliably measured, it can be estimated by referring to either the acquirer's fair value or the acquiree's fair value, whichever is more reliably evidenced.

In case prior to the date that control is obtained, the investment is an investment in associate or a long-term investment and the acquisition of that subsidiary is a business combination, when preparing the consolidated financial statements, the Group shall remeasure its previously held equity interests at its acquisition-date fair value and recognise the resulting gain or loss, if any, in the consolidated income statement.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the consolidated income statement.

After initial recognition, goodwill is measured at cost less any accumulated amortisation. Goodwill is amortised over 10-year period on a straight-line basis. The Group conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the consolidated income statement.

Assets acquisitions and business combinations

The Group acquires subsidiaries that own real estate or other projects. At the date of acquisition, the Group considers whether the acquisition represents the acquisition of a business. The Group accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the assets.

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised. Non-controlling interests in the acquired identifiable assets and liabilities are also recognised. The acquired assets and liabilities are presented in classes of assets and liabilities with the same characteristics of the Group.

In case prior to the date that control is obtained, the investment is an investment in associate or a long-term investment and the acquisition of the subsidiary is not a business combination, when preparing the consolidated financial statements, the Group shall not remeasure the previously held equity interests. Instead, the previously held equity interests and the consideration paid were allocated to the assets and liabilities acquired based on their relative fair values on acquisition date.

Change of equity interest in existing subsidiary without loss of control

When the Group acquires additional equity interest in a subsidiary, the difference between the acquisition cost and the carrying amount of the additional equity interest acquired is recorded in undistributed earnings.

When the Group partially disposes equity interest in a subsidiary without loss of control, the difference between the consideration received and the carrying amount of the equity interest transferred is recorded in undistributed earnings.

14. Investments

Investments in joint ventures

The Group's investment in jointly controlled entity is accounted for using the equity method of accounting. Under the equity method, the investment is carried in the consolidated balance

sheet at cost plus post joint venture changes in the Group's share of net assets of the jointly controlled entity. The consolidated income statement contains the profit/(loss) of the post-acquisition results of operation shared from jointly controlled entities to the Group.

The share of profit/(loss) of the post-acquisition results of operation of the jointly controlled entity is presented on face of the consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing receivable from jointly controlled entities reduces the carrying amount of the investment.

The financial statements of the jointly controlled entities are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Held-for-trading securities

Held-for-trading securities are stated at their acquisition costs.

Provision for held-for-trading securities and investments in entities

Provision for the investment is made when there is reliable evidence of the diminution in value of those investments at the balance sheet date.

Increases and decreases to the provision balance are recorded as finance expense in the consolidated income statement.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the consolidated financial income statement and deducted against the value of such investments.

15. Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Group.

16. Provisions

General provision

Provisions are recognised when the Group have a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic

benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

When the Group expect some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the consolidated income statement net of any reimbursement.

The Group assesses onerous contracts are those contracts in which, the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it. The unavoidable costs under a contract reflect the least net cost of exiting from the contract, which is lower of the cost of fulfilling it and any compensation or penalties arising from failure to fulfill it. The Group recognized and assessed obligations under onerous contracts as provisions and these provisions are made for each onerous contract.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance expense in consolidated income statement.

Provision for severance pay

Provision made for severance allowance was one-month salary for each year of service until 31 December 2008 and the minimum provision for labour force equals two months worth of salary under Labour Code and relevant implementing guidance. Increases and decreases to the provision balance, except for payments to employees, are recorded as administrative expense in the consolidated income statement.

The accrued severance allowance is paid to employees upon the termination of contracts in accordance with Article 47, Labour Code.

17. Foreign currency transactions

Transactions in currencies other than the Group's reporting currency (VND) are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transaction resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions relating to capital contributions are recorded at the buying exchange rates of the commercial banks designated for receipts of contributed capital;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment; and
- ▶ Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

At the end of the reporting period, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the consolidated balance sheet date which are determined as follows:

- ▶ Monetary assets are translated at buying exchange rate of the commercial bank where the Group conducts transactions regularly; and
- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Group conducts transactions regularly.

All foreign exchange differences incurred are taken to the consolidated income statement.

Conversion of the financial statements of a foreign operation

Conversion of the financial statements of a subsidiary which maintains its accounting records in currency other than the Group's accounting currency (VND), for consolidation purpose, is as follows:

- ▶ Assets and liabilities are converted into VND using the buying and selling exchange rates, respectively, as announced by the commercial banks where the Group frequently conducts its transactions at the balance sheet date; and
- ▶ Revenues, other income and expenses are converted into VND using the actual transactional exchange rates; or the average exchange rates if the average exchange rates do not exceed +/- 2% the transactional exchange rates.

All foreign exchange differences resulting from conversion of financial statements of the subsidiary for the consolidation purpose are taken to the "foreign exchange differences reserve" on the consolidated balance sheet and charged to the consolidated income statement upon the disposal of the investment.

18. Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from bargain purchases) is available for appropriation to shareholders after approval of Board of Directors (being approved by shareholders at the general shareholder's meeting) and after making appropriation to reserve funds in accordance with the Group's Charter and the Vietnam's regulatory requirements.

The Group maintains the following reserve funds which are appropriated from the Group's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting.

Investment and development fund

This fund is set aside for the Group's expansion of its operation or of in-depth investment.

Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the consolidated balance sheet

19. Advances from customers for purchasing of residential properties

Payments received from customers as down payment for the purchase of residential properties in the future that do not meet the conditions for revenue recognition, are recognised and presented as “Advances from customers” in the liability section of the consolidated balance sheet. Discounts under the sales program which is treatment as sale deductions are recognised as deductible in “Advances from customers” when the conditions for revenue recognition are unmet in the year.

Deposits from the customers for the purchase of residential properties in the future and they have not signed sales and purchase contract with the Group are recognised in Other payables in the consolidated balance sheet.

20. Revenue recognition*Revenue from sale of inventory property*

Revenue from sale of inventory property is recognised when the significant risks and rewards of ownership of the properties have passed to the buyer, normally at the time of handover of inventory properties to the buyers.

Revenue from sale of electricity

Revenue from sale of electricity is determined based on the amounts of electricity provided via electricity power system and agreed by customers. Revenue is not recognised if there is significant uncertainty in relation to the probability of receivables collection.

Revenue from rendering of services

Revenue from hospitality services and other related services are recognised when the services are rendered to the customers and the outcome of the contract is certainly determined.

Interest

Revenue is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Dividends

Income is recognised when the Group's entitlement as an investor to receive the dividend is established.

Rental income

Rental income arising from operating leases is accounted for on a straight - line basis over the lease term.

21. Construction contracts

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the consolidated balance sheet date, based on actual physical accomplishments of the project. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expenses in the year in which they are incurred.

22. Tax*Current income tax*

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amounts are effective at the consolidated balance sheet date.

Current income tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Group to off-set current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the consolidated balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries, associates and joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates and joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each consolidated balance sheet date and 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 tax asset to be utilised.

Previously unrecognised deferred tax assets are reassessed at each consolidated balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the consolidated balance sheet date.

Deferred tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ When the Group intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future reporting period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

23. Bond issuance costs

Transaction costs relating to bond issuance are taken to the consolidated income statements on a straight-line basis over the term of the bond. Upon initial recognition, bond issue expenses are deducted against the original bond liabilities.

24. Earnings per share

Basic earnings per share amounts are calculated by dividing net profit/(loss) after tax for the year attributable to ordinary shareholders of the Group (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the reporting period.

Diluted earnings per share amounts are calculated by dividing the net profit/(loss) after tax attributable to ordinary equity holders of the Group (after adjusting for interest on the convertible bond or dividend of convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

25. Segment information

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment) that is subject to risks and returns that are different from those of other segments.

The business segment of the Group is mainly identified based on the sale of real estate products and goods, construction and installation services, generate and transmit electricity, leasing and other activities.

26. Related parties

Parties are considered to be related parties of the Group if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Group and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.

V. NOTES TO ITEMS DISCLOSED IN CONSOLIDATED BALANCE SHEET

1. Cash and cash equivalents

Currency: VND

	As at 30 Sep 2025	As at 01 Jan 2025
Cash	10,783,027,245	4,961,910,558
Cash at bank	139,493,802,972	149,501,396,034
Cash equivalents	92,994,640,771	176,839,640,878
Cash in transit	-	1,013,820,112
Total	243,271,470,988	332,316,767,582

2. Short-term financial investments

Currency: VND

	As at 30 Sep 2025	As at 01 Jan 2025
Trading securities	584,227,448,085	518,593,624,818
Bonds and certificates of deposit	584,227,448,085	518,593,624,818
Held-to-maturity investments	383,040,000,000	217,413,358,794
Term bank deposits and bonds	383,040,000,000	217,413,358,794
Total	967,267,448,085	736,006,983,612

3. Short-term loan receivables

Currency: VND

	As at 30 Sep 2025	As at 01 Jan 2025
Ha Do 45 JSC	56,299,901,708	56,299,901,708
Other loan receivables	-	-
Total	56,299,901,708	56,299,901,708

4. Other short-term receivables

Currency: VND

	As at 30 Sep 2025	As at 01 Jan 2025
Advances	89,001,577,339	78,951,435,594
Loan interest receivables	3,784,389,834	2,966,167,571
Other receivables	31,400,545,990	83,714,860,397
Total	124,186,513,163	165,632,463,562

5. Provision for short-term doubtful debts

Currency: VND

	As at 01 Jan 2025			As at 30 Sep 2025		
	Original value	Provisions	Recoverable amount	Original value	Provisions	Recoverable amount
Overdue debt						
Ha Do 45 JSC	61,077,371,012	61,077,371,012	-	61,077,371,012	61,077,371,012	-
Vinavico Works Underground Construction JSC	7,577,137,725	7,577,137,725	-	7,577,137,725	7,577,137,725	-
24 Investment and Construction JSC and 245 Investment and Construction JSC	19,210,854,108	19,210,854,108	-	19,210,854,108	19,210,854,108	-
Lung Lo Construction Corporation	11,810,684,520	11,810,684,520	-	11,810,684,520	11,810,684,520	-
Electricity Power Trading Company	292,735,647,919	292,735,647,919	-	467,667,158,700	462,314,585,370	5,352,573,330
Others	21,647,706,177	21,402,490,592	245,215,585	27,009,333,814	26,764,118,229	245,215,585
Total	414,059,401,461	413,814,185,876	245,215,585	594,352,539,879	588,754,750,964	5,597,788,915

6. Inventories

Currency: VND

	As at 30 Sep 2025	As at 01 Jan 2025
Construction in progress	765,669,912,331	837,453,573,494
Work in progress	7,292,944,771	10,683,126,958
Tools and equipment	15,016,915,010	17,978,017,851
Other inventories	3,717,110,035	1,041,504,948
Total	791,696,882,147	867,156,223,251
Provision for obsolete inventories	(10,224,200,764)	(10,224,200,764)
Total	781,472,681,383	856,932,022,487

7. Tax

Currency: VND

a/ Tax receivables from the State

Items	As at 30 Sep 2025	As at 01 Jan 2025
- Value Added Tax	-	-
- Coporate Income Tax	4,295,379,208	-
- Personal Income Tax	308,093,265	79,238,031
- Other Taxes	-	-
Total	4,603,472,473	79,238,031

b/ Tax payables to the State and statutory obligations

Items	As at 30 Sep 2025	As at 01 Jan 2025
- Value Added Tax	17,839,783,240	26,840,750,147
- Coporate Income Tax	28,406,791,166	56,660,243,354
- Personal Income Tax	1,129,670,092	1,310,011,743
- Other Taxes	88,087,131,082	18,366,533,392
Total	135,463,375,580	103,177,538,636

8. Tangible fixed assets

Currency: VND

Items	Buildings and structures	Machineries and equipment	Means of transportation	Office equipment	Other assets	Total
COST						
As at 01 Jan 2025	4,924,953,448,228	5,579,184,600,816	529,347,713,290	42,221,964,196	696,299,909	11,076,404,026,439
Newly purchased	55,380,091	636,521,000	707,825,455	478,447,000	75,880,000	1,954,053,546
Construction completed	-	-	-	-	-	-
Sold, disposed	-	-	-	-	-	-
Increase due to the disposal of a subsidiary	-	-	1,321,287,250	369,738,660	-	1,691,025,910
Other Decrease	-	-	-	-	-	-
As at 30 Sep 2025	4,925,008,828,319	5,579,821,121,816	531,376,825,995	43,070,149,856	772,179,909	11,080,049,105,895
ACCUMULATED DEPRECIATION						
As at 01 Jan 2025	1,054,991,156,259	1,494,119,314,278	139,676,252,274	31,960,235,734	344,906,709	2,721,091,865,254
Depreciation for the year	141,568,973,036	204,459,052,045	16,811,853,682	203,470,191	62,613,176	363,105,962,129
Sold, disposed	-	-	-	-	-	-
Increase due to the disposal of a subsidiary	-	-	1,321,287,250	369,738,660	-	1,691,025,910
As at 30 Sep 2025	1,196,560,129,295	1,698,578,366,323	157,809,393,206	32,533,444,585	407,519,885	3,085,888,853,293
NET CARRYING AMOUNT						
As at 01 Jan 2025	3,869,962,291,969	4,085,065,286,538	389,671,461,016	10,261,728,462	351,393,200	8,355,312,161,185
As at 30 Sep 2025	3,728,448,699,025	3,881,242,755,494	373,567,432,789	10,536,705,271	364,660,024	7,994,160,252,602

9. Intangible fixed assets

Currency: VND

Items	Development right for hydropower plant	Other intangible fixed assets	Computer software	Total
COST				
As at 01 Jan 2025	220,000,000,000	-	3,682,254,500	223,682,254,500
Increase	-	-	70,000,000	70,000,000
Increase due to the disposal of a subsidiary	-	-	69,000,000	69,000,000
As at 30 Sep 2025	220,000,000,000	-	3,821,254,500	223,821,254,500
ACCUMULATED AMORTISATION				
As at 01 Jan 2025	28,378,313,210	-	2,539,213,937	30,917,527,147
Amortisation in the year	6,534,653,465	-	196,028,390	6,730,681,855
Increase due to the disposal of a subsidiary	-	-	69,000,000	69,000,000
As at 30 Sep 2025	34,912,966,675	-	2,804,242,327	37,717,209,002
NET CARRYING AMOUNT				
As at 01 Jan 2025	191,621,686,790	-	1,143,040,563	192,764,727,353
As at 30 Sep 2025	185,087,033,325	-	1,017,012,173	186,104,045,498

10. Investment properties

Currency: VND

Items	Buildings and structures and land use rights	Total
COST		
As at 01 Jan 2025	983,707,874,969	983,707,874,969
Increase	87,887,550,659	87,887,550,659
As at 30 Sep 2025	1,071,595,425,628	1,071,595,425,628
ACCUMULATED DEPRCIATION		
As at 01 Jan 2025	254,779,115,513	254,779,115,513
Depreciation in the period	25,465,512,626	25,465,512,626
As at 30 Sep 2025	280,244,628,139	280,244,628,139
NET CARRYING AMOUNT		
As at 01 Jan 2025	728,928,759,456	728,928,759,456
As at 30 Sep 2025	791,350,797,489	791,350,797,489

Ha Do Group Joint Stock Company

No. 8 Lang Ha, Giang Vo Ward, Hanoi

Consolidated financial statements

For reporting period from 01 January 2025 to 30 September 2025

Currency: VND

	<u>As at 30 Sep 2025</u>	<u>As at 01 Jan 2025</u>
Ha Do Airport Building Office	173,073,661,270	173,073,661,270
Commercial premises of Ha Do Southern Building	127,493,042,300	127,493,042,300
Commercial premises of Hoang Sam apartment building	4,881,479,260	4,881,479,260
Commercial premises of Z751 apartment building	4,057,028,078	4,057,028,078
Commercial premises of 183 Hoang Van Thai apartment building	13,952,126,285	13,952,126,285
Commercial premises of N10 Dich Vong apartment building	21,336,181,353	21,336,181,353
Basement of N10 Apartment building	16,882,854,908	16,882,854,908
Commercial premises of Nguyen Van Cong apartment building	10,618,892,068	10,618,892,068
Tennis courts	3,135,792,727	3,135,792,727
Commercial premises of HA DO building, 186 Hoang Sam	27,488,274,808	27,488,274,808
Commercial premises of CC1 Dich Vong apartment building	23,794,849,884	23,794,849,884
Basement of CC1 Dich Vong apartment building	9,593,876,960	9,593,876,960
Basement of Ha Do Centrosa Garden	249,957,073,907	249,957,073,907
Commercial premises of Ha Do Centrosa Garden Project	186,468,216,855	186,468,216,855
Land development right at No.62 Phan Dinh Giot	110,974,524,306	110,974,524,306
Su Van Hanh Project	87,887,550,659	-
Total	1,071,595,425,628	983,707,874,969

11. Construction in progress

Currency: VND

	<u>As at 30 Sep 2025</u>	<u>As at 01 Jan 2025</u>
Hotel in Bao Dai Project	216,305,734,148	198,462,137,167
An Khanh - An Thuong Project	44,927,168,632	44,927,168,632
Linh Trung Urban Area Project	490,291,988,693	490,291,988,693
Son Linh, Son Nham Hydropower Project	68,103,379,187	59,872,363,915
Truong Thinh Hydropower Project	797,281,903,479	-
Other projects	78,962,031,246	16,506,614,895
Total	1,695,872,205,385	810,060,273,302

12. Investment in associates

Currency: VND

	As at 30 Sep 2025	As at 01 Jan 2025
Dich Vong Complex Company Limited	150,000,000	150,000,000
Total	150,000,000	150,000,000

13. Goodwill

Currency: VND

Cost

Beginning balance	72,604,564,549
Increase resulting from the acquisition of Truong Thinh Hydropower Joint Stock Company	12,234,474,477
Ending balance	84,839,039,026

Accumulated amortisation

Balance at 01/01/2025	45,686,078,528
Amortisation in the period	6,362,927,927
Balance at 30/09/2025	52,049,006,455

Net carrying amount

Balance at 01/01/2025	26,918,486,021
Balance at 30/09/2025	32,790,032,571

14. Short-term accrued expenses

Currency: VND

	As at 30 Sep 2025	As at 01 Jan 2025
Costs of construction and land use rights for the projects	704,398,062,630	850,717,578,422
Interest payables	29,203,674,161	17,398,063,543
Others	14,711,936,647	6,834,588,640
Total	748,313,673,438	874,950,230,605

15. Other short-term payables

Currency: VND

	As at 30 Sep 2025	As at 01 Jan 2025
Maintenance fee for buildings	16,279,602,416	16,877,556,495
Dividends	8,900,205,571	8,924,205,571
Short-term deposits received	32,829,373,872	33,106,857,764
Other payables	222,142,410,188	111,364,079,520
Total	280,151,592,047	170,272,699,350

16. Loans

Currency: VND

a/ Short-term loans and lease liabilities

	<u>As at 30 Sep 2025</u>	<u>As at 01 Jan 2025</u>
Short-term borrowings	20,000,000,000	36,995,495,834
Personal loans	20,000,000,000	36,995,495,834
Current portion of long-term loans	672,553,063,702	593,960,392,149
Total	692,553,063,702	630,955,887,983

b/ Long-term loans and lease liabilities

Currency: VND

	<u>As at 30 Sep 2025</u>	<u>As at 01 Jan 2025</u>
Long-term borrowings	4,186,471,179,483	4,253,054,173,685
Personal loans	56,962,562,000	50,234,033,000
Bank loans	4,129,508,617,483	4,202,820,140,685
Total	4,186,471,179,483	4,253,054,173,685

17. Owners' equity

Increase and decrease in owners' equity

Currency: VND

Items	Issued share capital	Share premium	Other capital	Treasury stock	Foreign exchange differences	Investment and development fund	Undistributed earnings	Non-controlling interest	Total
CURRENT YEAR									
Balance as at 01 January 2025	3,363,315,290,000	374,867,728,679	287,862,064,814	-	(234,837,634,504)	23,516,835,886	2,283,896,955,873	1,277,359,764,713	7,375,981,005,461
Capital contribution	-	-	-	-	-	-	-	-	-
Stock dividends	336,315,060,000	-	-	-	-	-	(336,315,060,000)	-	-
Other capital contribution	-	-	-	-	-	-	-	-	-
Acquired from merger and acquisition	-	-	-	-	-	-	-	191,954,826,162	191,954,826,162
Unrealised exchange difference	-	-	-	-	(5,937,081,175)	-	-	-	(5,937,081,175)
Distribution of funds	-	-	-	-	-	-	-	-	-
Utilised of funds	-	-	-	-	-	-	421,680,486,137	149,131,148,883	570,811,635,020
Net profit/(loss) for the year	-	-	-	-	-	-	-	-	-
Bonus and welfare funds/Investment and development funds	-	-	-	-	-	-	-	-	-
Dividend	-	-	-	-	-	-	-	(64,864,043,000)	(64,864,043,000)
Repurchase of issued shares	-	-	-	-	-	-	-	-	-
Stock dividend for subsidiaries	-	-	999,500,000	-	-	-	(999,500,000)	-	-
Other changes in equity	-	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-	-
Transfer of funds	-	-	-	-	-	-	-	-	-
Increase and decrease due to capital withdrawal, merges & acquisitions, change in ownership interest	-	-	-	-	-	-	-	-	-
Balance as at 30 Sep 2025	3,699,630,350,000	374,867,728,679	288,861,564,814	-	(240,774,715,679)	23,516,835,886	2,368,262,882,010	1,553,581,696,759	8,067,946,342,469

Shares

	As at 30 Sep 2025	As at 01 Jan 2025
	<i>Shares</i>	<i>Shares</i>
Number of share registered for issuance	369,963,035	336,331,529
Number of shares issued	369,963,035	336,331,529
Common shares	369,963,035	336,331,529
Preferred shares	-	-
Number of shares repurchased	-	-
Common shares	-	-
Preferred shares	-	-
Number of shares in circulation	369,963,035	336,331,529
Common shares	369,963,035	336,331,529
Preferred shares	-	-

* *Par value of shares: 10.000 VND*

VI. NOTES TO ITEMS DISCLOSED IN CONSOLIDATED INCOME STATEMENT

1. Net revenue from sale of goods and rendering of services

	For the nine-month period ended 30 Sep 2025	For the nine-month period ended 30 Sep 2024
	<i>VND</i>	<i>VND</i>
Revenue	1,927,585,209,246	1,964,651,097,763
Revenue from sale of real estate properties	24,281,215,455	398,803,665,307
Revenue from construction services	5,695,181,379	8,220,114,546
Revenue from leasing, managing real estate and other services	246,860,561,877	257,782,020,393
Revenue from hydropower, solar power, and wind power	1,541,867,547,016	1,206,375,421,485
Revenue from hotel services	108,880,703,519	93,469,876,032
Sales deductions	(26,726,122,512)	-
Total	1,900,859,086,734	1,964,651,097,763

Currency: VND

2. Cost of goods sold

Currency: VND

	For the nine-month period ended 30 Sep 2025	For the nine-month period ended 30 Sep 2024
	VND	VND
Cost of goods sold	754,851,123,558	927,397,437,738
Real estates	42,207,183,374	267,323,742,393
Construction services	4,921,319,086	7,699,577,129
Leasing, managing real estate and other services	207,471,599,152	153,292,454,713
Hydropower, solar power, and wind power	451,620,393,116	451,086,244,852
Hotel	48,630,628,830	47,995,418,651
Total	754,851,123,558	927,397,437,738

3. Finance income

Currency: VND

	For the nine-month period ended 30 Sep 2025	For the nine-month period ended 30 Sep 2024
	VND	VND
Interest income	39,801,823,624	30,241,761,066
Others	15,992,775,253	7,502,790,171
Total	55,794,598,877	37,744,551,237

4. Finance expenses

Currency: VND

	For the nine-month period ended 30 Sep 2025	For the nine-month period ended 30 Sep 2024
	VND	VND
Interest expenses	222,834,419,821	269,328,444,826
Others	15,249,061,482	33,511,059,005
Foreign exchange losses	105,777,497,068	-
Total	343,860,978,371	302,839,503,831

VII. TRANSACTIONS WITH RELATED PARTIES.

1. Remuneration of members of the Board of Directors and Management of the Group is presented as follows:

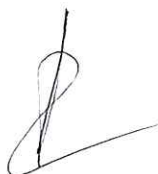
Currency: VND

Name	Position	Remuneration	
		For the period ended 30/09/2025	For the period ended 30/09/2024
		VND	VND
Mr. Nguyen Trong Thong	Chairman until 03 October 2024	-	1,085,000,000
Mr. Nguyen Van To	BOD member until 27 April 2024	-	209,000,000
Mr. Nguyen Trong Minh	BOD member cum General Director	1,008,630,000	1,308,530,000
Mr. Le Xuan Long	Chairman since 03 October 2024	522,000,000	266,000,000
Mr. Hoang Dinh Hung	Independent BOD member until 26 April 2025	164,545,455	441,500,000
Mrs. Cao Thi Tam	BOD member, Audit Committee member	289,000,000	563,000,000
Mrs. Tran Thi Quynh Anh	Independent BOD member, chairman of the Audit Committee	205,000,000	104,250,000
Mr. Nguyen Hoang Trung	BOD member	385,000,000	215,307,000
Mr. Nguyen Duc Manh	Independent BOD member, chairman of the Audit Committee until 27 April 2024	-	63,333,335
Mr. Chu Tuan Anh	Deputy General Director until 17 June 2024	-	667,886,000
Mr. Le Xuan Tuan	Deputy General Director	238,773,603	404,265,000
Mr. Tran Tien Dung	Deputy General Director	828,130,000	819,530,000
Total		3,641,079,058	6,147,601,335

VIII. EVENTS AFTER THE BALANCE SHEET DATE

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

Preparer



Nguyen Van Truong

Chief Accountant



Dao Huu Tung

Hanoi, 30.. October 2025

General Director



Nguyễn Trọng Minh