SEPARATE FINANCIAL STATEMENTS
QUARTER 3/2026

For the period ended 30 Sept 2026

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577 INVESTMENT CORPORATION
SEPARATE STATEMENT OF FINANCIAL POSITION

Form B01-DN

ASSETS	Codes	Notes	30/09/2026	01/01/2026 Restate
A. CURRENT ASSETS	**100**		**5.853.198.003.237**	**5.180.462.216.948**
I. Cash and cash equivalents	**110**	V.1	**8.190.441.768**	**3.582.452.657**
1. Cash	111		4.590.441.768	3.582.452.657
2. Cash equivalents	112		3.600.000.000	-
II. Short-term finalcial investments	**120**		**182.882.828.889**	**192.682.422.711**
1. Short-term held-to-maturity investments	123	V.2	182.882.828.889	192.682.422.711
III. Short-term receivables	**130**		**744.287.637.604**	**822.578.943.716**
1. Short-term trade receivables	131	V.3	170.663.919.669	182.018.387.225
2. Short-term advances to suppliers	132	V.4	310.115.329.353	383.469.207.206
3. Other short-term receivables	135	V.5	263.508.388.582	257.091.349.285
IV. Inventories	**140**		**4.799.991.979.082**	**4.078.905.013.433**
1. Inventories	141	V.6	4.799.991.979.082	4.078.905.013.433
V. Other short-term assets	**160**		**117.845.115.894**	**82.713.384.431**
1. Short-term deferred expenses	161	V.7	448.838.719	1.890.070.707
2. Value added tax deductibles	162		116.974.630.050	79.834.041.937
3. Taxes and other receivables from the State budget	163		421.647.125	989.271.787
B. NON-CURRENT ASSETS	**200**		**2.444.363.065.845**	**2.438.843.199.745**
I. Long-term receivables	**210**		**81.285.104.273**	**52.478.357.267**
1. Long-term trade receivables	211	V.2	25.604.074.273	23.598.225.137
2. Other long-term receivables	215	V.5	55.681.030.000	28.880.132.130
II. Fixed assets	**220**		**62.250.533.636**	**64.030.015.250**
1. Tangible fixed assets	221	V.9	44.643.711.799	46.423.193.413
- Cost	*222*		*66.966.621.232*	*66.966.621.232*
- Accumulated depreciation	*223*		*(22.322.909.433)*	*(20.543.427.819)*
2. Intangible fixed assets	227	V.10	17.606.821.837	17.606.821.837
- Cost	*228*		*17.875.921.837*	*17.875.921.837*
- Accumulated amortisation	*229*		*(269.100.000)*	*(269.100.000)*
III. Investment property	**240**		**16.756.833.172**	**17.362.514.767**
- Cost	*241*		*18.769.229.874*	*18.769.229.874*
- Accumulated depreciation	*242*		*(2.012.396.702)*	*(1.406.715.107)*
IV. Long-term assets in progress	**250**		**5.790.355.613**	**5.741.204.903**
1. Long-term construction in progress	252		5.790.355.613	5.741.204.903
V. Long-term financial investments	**260**	V.11	**2.011.388.054.861**	**2.042.009.054.861**
1. Investments in subsidiaries	261		111.642.481.667	111.642.481.667
2. Investments in joint-ventures, associates	262		4.579.636.245	4.579.636.245
3. Equity investments in other entities	263		16.150.000.000	16.150.000.000
4. Provision for impairment of long-term financial investments	264		(42.741.063.051)	(42.741.063.051)
5. Long-term held-to-maturity investments	265	V.2	1.921.757.000.000	1.952.378.000.000
VI. Other long-term assets	**270**		**266.892.184.290**	**257.222.052.697**
1. Long-term prepayments	271	V.7	265.439.755.585	251.252.688.549
2. Deferred tax assets	272		1.452.428.705	5.969.364.148
TOTAL ASSETS (270 = 100 + 200)	**280**		**8.297.561.069.082**	**7.619.305.416.693**

577 INVESTMENT CORPORATION

Form B01-DN

SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

RESOURCES	Codes	Notes	30/09/2026	01/01/2026 Restate
LIABILITIES	**300**		**6.492.896.124.992**	**5.826.622.944.514**
Current liabilities	**310**		**2.331.997.239.867**	**1.891.247.791.854**
Short-term trade payables	311	V.12	60.103.419.408	27.435.029.857
Short-term advances from customers	312	V.13	27.432.858.491	18.389.301.597
Current taxes and amounts payable to the State budget	314	V.8	9.151.041.504	17.398.097.235
Payables to employees	315		1.684.538.861	1.571.227.110
Short-term accrued expenses	316	V.14	38.698.015.021	29.193.306.873
Other current payables	320	V.15	314.666.779.831	289.701.161.163
Short-term loans and obligations under finance leases	321	V.17	1.677.356.585.023	1.302.925.055.128
Short-term provisions	322	V.16	202.666.513.634	202.666.513.634
Bonus and welfare funds	323		237.488.095	1.968.099.257
Long-term liabilities	**330**		**4.160.898.885.125**	**3.935.375.152.660**
Other long-term payables	338	V.15	780.527.415.539	764.477.329.750
Long-term loans and obligations under finance leases	339	V.17	3.380.371.469.586	3.170.897.822.910
EQUITY	**400**		**1.804.664.944.090**	**1.792.682.472.179**
Owner's equity	**410**	V.18	**1.804.664.944.090**	**1.792.682.472.179**
Owner's contributed capital	411		1.004.756.560.000	1.004.756.560.000
- Ordinary shares carrying voting rights	*411a*		*1.004.756.560.000*	*1.004.756.560.000*
Share premium	412		205.650.048.847	207.059.165.444
Treasury shares	415			(7.087.077.763)
Retained earnings	420		594.258.335.243	587.953.824.498
- Retained earnings accumulated to the prior year end	*420a*		*587.580.610.660*	*579.521.241.506*
- Retained earnings of the current year	*420b*		*6.677.724.583*	*8.432.582.992*
TOTAL RESOURCES (440 = 300 + 400)	**440**		**8.297.561.069.082**	**7.619.305.416.693**

Nguyen Van Minh
Chief Accountant cum Preparer

Nguyen Ba Lan
General Director

Ho Chi Minh City, 28 Oct 2026

577 INVESTMENT CORPORATION
SEPARATE INCOME STATEMENT

Form B02-DN

	ITEMS	Codes	Notes	Quarter 3/2026	Quarter 3/2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
1.	**Gross revenue from goods sold and services rendered**	**1**	VI.1	**48.296.758.504**	**4.779.116.060**	**52.003.170.690**	**23.303.582.343**
2.	Deductions	2		-	-	**28.680.817.684**	-
3.	**Net revenue from goods sold and services rendered (10 = 01 - 02)**	**10**		**48.296.758.504**	**4.779.116.060**	**23.322.353.006**	**23.303.582.343**
4.	Cost of sales	11	VI.2	27.566.804.072	3.152.421.411	1.848.645.625	12.876.120.901
5.	**Gross profit from goods sold and services rendered (20 = 10 - 11)**	**20**		**20.729.954.432**	**1.626.694.649**	**21.473.707.381**	**10.427.461.442**
6.	**Gain/loss from disposal of investment property**	**21**		-	-	-	-
7.	Financial income	22	VI.3	65.042.537.023	61.612.502.061	193.616.822.909	247.984.299.001
8.	Financial expenses	23	VI.4	46.807.364.001	44.643.120.633	130.874.270.399	176.363.530.192
	- In which: Interest expense	*24*		*45.271.998.902*	*64.744.272.383*	*129.338.905.300*	*194.043.013.984*
9.	Selling expenses	25	VI.5	74.582.136	4.809.927	1.247.759.248	617.872.961
10.	General and administration expenses	26	VI.6	(555.888.018)	1.672.454.672	2.439.826.126	7.140.551.518
11.	**Operating profit [30 = 20 + (21 - 22) - (25 + 26)]**	**30**		**39.446.433.336**	**16.918.811.478**	**80.528.674.517**	**74.289.805.772**
12.	Other income	31	VI.7	417.777.959	1.499.210.497	2.494.711.232	1.686.738.854
13.	Other expenses	32	VI.8	35.632.569.661	17.215.573.816	62.861.577.351	60.677.428.906
14.	**Loss from other activities (40 = 31 - 32)**	**40**		**(35.214.791.702)**	**(15.716.363.319)**	**(60.366.866.119)**	**(58.990.690.052)**
15.	**Accounting profit before tax (50 = 30 + 40)**	**50**		**4.231.641.634**	**1.202.448.159**	**20.161.808.398**	**15.299.115.720**
16.	Current corporate income tax expense	51	VI.9	1.636.186.664	989.059.536	8.967.148.372	7.280.230.279
17.	Deferred corporate tax expense	52		89.704.316,00	-	4.516.935.443,00	-
18.	**Net profit after corporate income tax (60 = 50 - 51 - 52)**	**60**		**2.505.750.654**	**213.388.623**	**6.677.724.583**	**8.018.885.441**

Nguyen Van Minh
Preparer

Nguyen Van Minh
Chief Accountant

Nguyen Ba Lan
General Director

Ho Chi Minh City, 28 Oct 2026

577 INVESTMENT CORPORATION
SEPARATE CASH FLOW STATEMENT

Form B03-DN

(Indirect method)

ITEMS	Codes	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Accounting profit before tax	**01**	**20.161.808.398**	**15.299.115.720**
2. Adjustments for:			
Depreciation and amortisation of fixed assets and investment properties	02	2.385.163.209	1.673.460.030
Provisions	03	-	2.106.317.808
Gain from investing activities	05	(193.616.822.909)	(138.377.915.877)
Interest expenses	06	129.338.905.300	129.298.741.601
3. Operating profit before movements in working capital	08	**(41.730.946.002)**	**9.999.719.282**
Decrease in receivables	09	175.873.766.078	(48.839.939.285)
Increase in inventories	10	(721.086.965.649)	(69.011.677.694)
Decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	33.992.626.292	(25.448.299.555)
Decrease in prepaid expenses	12	(12.296.996.329)	(15.194.293.497)
Interest paid	14	(70.891.079.979)	(200.975.289.629)
Corporate income tax paid	15	(17.682.198.754)	(7.834.750.857)
Other cash inflows	17	(1.730.611.162)	(1.587.130.818)
Net cash flow from operating activities	**20**	**(655.552.405.505)**	**(358.891.662.053)**
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition and construction of fixed assets and other long-term assets	21	(49.150.710)	- 1.569.503.323,00
2. Proceeds from sales of fixed assets and other long-term assets disposal	22		10.636.363
3. Cash outflow for lending and buying debt instruments of other companies	23	(16.965.039.740)	-
4. Cash recovered from lending and selling debt instruments of other entities	24	-	347.937.685.000
5. Interest earned, dividends and profits received	27	93.269.408.494	166.781.149.539
Net cash flow from investing activities	**30**	**76.255.218.044**	**323.059.967.579**

577 INVESTMENT CORPORATION
SEPARATE CASH FLOW STATEMENT (continued)

(Indirect method)

ITEMS	Codes	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	1.502.962.926.571	1.364.500.000.000
2. Repayment of borrowings	34	(919.057.750.000)	(1.335.953.770.000)
Net cash flow from financing activities	**40**	**583.905.176.571**	**28.546.230.000**
Net decrease in cash and cash equivalents (50 = 20 + 30 + 40)	**50**	**4.607.989.110**	**(7.285.464.474)**
Cash and cash equivalents at the beginning of the year	**60**	**3.582.452.657**	**32.650.313.710**
Cash and cash equivalents at the end of the year (70 = 50 + 60 + 61)	**70**	**8.190.441.767**	**25.364.849.236**

Nguyen Van Minh
Chief Accountant cum Preparer

Nguyen Ba Lan
General Director

Ho Chi Minh City, 28 Oct 2026

I. GENERAL INFORMATION

Structure of ownership

577 Investment Corporation (hereinafter referred to as "the Company") was incorporated under the Enterprise Registration Certificate No. 4103003556 issued by the Department of Planning and Investment of Ho Chi Minh City dated 4 Oct 2005 and the 20th amendment dated 20 Oct 2025.

The charter capital of the Company is VND 1,004,756,560,000, divided equally into 100,475,656 shares with par value of VND 10,000.

The head office of the Company is located at CII Tower Building, No. 152, Dien Bien Phu Street, Ward 25, Binh Thanh District, Ho Chi Minh City, Vietnam.

The Company's shares were officially listed on the Ho Chi Minh City Stock Exchange with the stock code as NBB.

The English name of the Company: 577 Investment Corporation.

The total number of employees of the Company as of Sept 30, 2026 and January 1, 2026 was 67 and 70, respectively.

Business sector

The Company operates in the real estate business sector.

Operating industry

The operating industry of the Company consist of developing and trading real estate properties; executing transportation and civil construction, investing in urban infrastructure; exploiting and processing minerals.

Principal activities

The principal activities of the Company during the year comprise of developing and trading real estate properties.

Normal production and business cycle

The average production and business cycle of the Company's real estate sector starts from the time of applying for the investment license, carrying out site clearance and construction until completion. Therefore, the business cycle of the real estate sector is estimated for the period from 24 months to 60 months.

The production and business cycle of other activities of the Company is normally carried out in a period not exceeding 12 months.

I. GENERAL INFORMATION (continued)

The Company's structure

The Company has invested directly in subsidiaries and an associate. Details of these investees are as follows:

Name of Companies	30/09/2026		01/01/2026		Places of incorporation and operation	Principal activity
	Proportion of ownership interest (%)	Proportion of voting right power held (%)	Proportion of ownership interest (%)	Proportion of voting right power held (%)		
Subsidiaries						
1. Hung Thanh Construction - Trading - Service - Manufacturing Company Limited	95,0%	95,0%	95,0%	95,0%	Ho Chi Minh City	Trading real estate
2. Quang Ngai Mineral Investment Joint Stock Company	90,0%	90,0%	90,0%	90,0%	Quang Ngai Province	Exploitation of stone, sand, gravel and clay
3. Huong Tra Company Limited	99,0%	99,0%	99,0%	99,0%	Quang Ngai Province	Operational and business management of Tra Bong mineral water mine
Associate						
1. Tam Phu Investment & Construction Company Limited	49,0%	49,0%	49,0%	49,0%	Quang Nam Province	Trading real estate

I. GENERAL INFORMATION (continued)

The Company's structure (continued)

The Company's dependent accounting branches include:

- Binh Thuan Branch, registered at group 2, Phuoc Hai hamlet, Phuoc Hoi ward, Lam Dong province (formerly Tan Phuoc commune, Lagi town, Binh Thuan province).
- Northern Branch, registered at No. 14, group 7b, quarter 9B, Bai Chay ward (formerly Ha Long city), Quang Ninh province.
- Quang Ngai Branch, registered at 364 Vo Nguyen Giap, Truong Quang Trong ward (formerly Quang Ngai city), Quang Ngai province.

Disclosure of information comparability in the separate financial statements

The Company consistently applies accounting policies and regulations according to the Vietnamese Accounting Standards and the Accounting regime for enterprises promulgated under Circular No. 99/2025/TT-BTC ("Circular 99") dated 27 Octorber 2025 by the Ministry of Finance guiding the accounting regime for enterprises, as well as circulars guiding the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of financial statements. Therefore, information and accounting data presented in the financial statements are comparable.

II. ACCOUNTING CONVENTION AND FINANCIAL YEAR

Accounting convention

The accompanying separate financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to separate financial reporting.

The separate financial statements of the Company are prepared based on summarizing the financial statements of the dependent units. Revenue and balances between dependent units are eliminated when preparing separate financial statements.

The accompanying separate financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

Financial year

The Company's financial year begins on 01 January and ends on 31 December.

III. APPLIED ACCOUNTING STANDARDS AND ACCOUNTING REGIME

The Board of General Directors ensures to comply with requirements of Vietnamese Accounting Standards and the Accounting regime for enterprises promulgated under Circular No. 99/2025/TT-BTC ("Circular 99") dated 27 Octorber 2025 by the Ministry of Finance guiding the accounting regime for enterprises, as well as circulars guiding the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of financial statements.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these separate financial statements, are as follows:

ESTIMATES

The preparation of separate financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to separate financial reporting requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the separate financial statements and the reported amounts of revenues and expenses during the year. Although these accounting estimates are based on the Board of General Directors's best knowledge, actual results may differ from those estimates.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments, which are matured within three months commencing on transaction date, are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for: overdue receivables stated in economic contract, loan agreements, contractual commitments or debt commitments, and outstanding receivables which are doubtful of being recovered. Provision for overdue receivables is made based on overdue days in payment of principals following the initial economic contract, exclusive of the debts rescheduling between contracting parties, provision for outstanding receivables is made when the debtor is in bankruptcy, or is doing procedures to dissolve, missing, escaped.

An increase or decrease in provision for doubtful debts at the closing date is recognized in general and administration expenses in the year.

Held-to-maturity investments

Held-to-maturity investments are those investments that the Company has the intention and ability to hold until maturity. These include term deposits at banks, bonds, loans, and other held-to-maturity investments.

Held-to-maturity investments are recognized from the date of acquisition and are initially measured at cost, including the purchase price and directly attributable transaction costs. Interest income earned after the acquisition date is recognized in the consolidated statement of profit or loss on an accrual basis. Interest accrued prior to the Company's acquisition is deducted from the cost at the time of purchase.

When there is objective evidence that part or all of an investment may not be recoverable and the loss can be reliably measured, such loss is recognized as finance expenses in the period and directly deducted from the carrying amount of the investment. Held-to-maturity investments are carried at cost less allowance for doubtful debts. The allowance for doubtful debts for held-to-maturity investments is provided in accordance with prevailing accounting regulations.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Loans are those granted under agreements between parties but are not traded in the market like securities.

Loans are measured at cost less allowance for doubtful debts. The allowance for doubtful debts for loans is determined based on the estimated level of potential losses.

Inventories

Properties held for sale

Properties held for sale include properties acquired or constructed for sale in the ordinary course of business and shall be measured at the lower of cost and net realisable value. Cost of properties held for sale include freehold and leasehold rights for land, costs of site preparation; construction and borrowing costs, planning and design costs, construction management cost and other related costs (if any) that have been incurred in bringing the inventory property to their present location and condition.
Net realisable value is the estimated selling price in the ordinary course of business, based on market price prevailing at reporting date less costs to completion and estimated costs of sale.

Other inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the weighted average method. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

Provision for devaluation of inventories is made in accordance with prevailing accounting regulations which allow provision to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at reporting date. The provision for devaluation of obsolete, damaged, or sub-standard inventories is not included in deductible expenses for calculation of corporate income tax until such inventories are disposed.

An increase or decrease in provision for devaluation of inventories at the closing date is recognized in the cost of sales in the year.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives, as follows:

	Years
Building and structure	50
Machinery and equipment	04 - 10
Motor vehicle and transmission	06 - 08
Office equipment	03

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Tangible fixed assets and depreciation (continued)

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognized in the separate income statement.

Intangible fixed assets and amortisation

Intangible fixed asset is presented at cost less accumulated amortization. Intangible fixed assets of the Company consist of land use rights with indefinite term and the computer software.

The costs of land use rights comprise all directly attributable costs of bringing the land to the condition available for use. Land use rights with indefinite term are not amortized.

The costs of computer software comprise their directly attributable costs of bringing the assets to their working condition for their intended use. Computer software is amortized using the straight-line method within 3 years.

Investment properties

Investment property is fitness room for rent at Diamond Riverside project, War 8, Ho Chi Minh City held by the Company to earn rentals.

Investment properties held to earn rentals are stated at cost less accumulated depreciation. The costs of self-constructed investment properties are the finally accounted construction or directly attributable costs of the properties.

Investment properties held to earn rentals are depreciated using the straight-line method over their estimated useful lives, as follow:

	Years
Fitness room	20

According to current regulations, no depreciation is recorded for investment properties held for capital appreciation and indefinite-term land use right. Where there is evidence that investment property held for appreciation has declined in value and the impairment can be measured reliably, the impairment loss of the property shall be recognized in cost of sales for the year.

A transfer of property to, or from investment property should only be made when there is a change in the intended use, evidenced by: end of owner-occupation and inception of an operating lease to another party for a transfer from owner-occupied property to investment property; commencement of owner-occupation for a transfer from investment property to owner-occupied property; commencement of development with a view to sale for a transfer from investment property to inventories; commencement of an operating lease to another party for a transfer from inventories to investment property.

Completion of construction and being available for investment for a transfer from self-constructed property to investment property.

The transfer between investment property, owner-occupied property and inventories do not change carrying amount of the property transferred and they do not change the cost of that property for measurement or disclosure purposes.

An investment property should be derecognised on disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal. Revenue from the sale of the investment property should be recognized at fair value of the proceeds received or to be received. Cost to sell and net book value of the investment property are recognized as cost of the sale of the investment property in separate income statement.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Construction in progress

Properties during construction for production, rental or administrative purposes, or for the purposes not yet determined, are carried at cost. Cost includes professional fees, and for qualifying assets, borrowing costs dealt with in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Financial investments

The Company's financial investments include investments in subsidiaries, and associates, and investments in other entities.

A subsidiary is an entity over which the Company has control. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

Investments in other entities represent the Company's investments in equity of the entities over which the Company has no control, joint control, or significant influence.

Interests in subsidiaries, associates and other entities are initially recognized at cost. The Company's share of the net profit of the investee after acquisition is recognized in the separate income statement. Other distributions received other than such profit share are deducted from the cost of the investments as recoverable amounts. When the investors receive stock dividends, they only record the number of additional shares, not recording an increase in the value of investments and income from stock dividends.

Investments in subsidiaries, associates and other entities are carried in the separate balance sheet at cost less provision for impairment of such investments.

Provisions for impairment of investments in subsidiaries and associates are made when the investee suffer a loss which may cause the Company losing its investment capital or when there is reliable evidence of diminution in value of those investments at the balance sheet date. If the investee prepare consolidated financial statements, the basis for making provision is the loss presented in the consolidated financial statements.

Provisions for impairment of equity investment are made as follows:

- For investments in listed companies or equity investments for which the fair value can be reliably measured, the allowance shall be made according to the fair value of the shares;

- For investments whose fair value is not identifiable at the reporting date, the allowance shall be made according to the investee's loss with an amount equal to the difference between the actually contributed capital and the owner's equity multiplied by the portion of ownership interest.

An increase or decrease in allowance for diminution in value of investments in in subsidiaries, associates and other entities at the closing date is recognized as financial expenses in the year.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Prepayments (continued)

Prepayments are expenses which have already been paid but relate to results of operations of multiple accounting periods and are expected to provide future economic benefits to the Company. Prepayments comprise cost of show flat and real estate brokerage commissions; tools and supplies issued for consumption.

Cost of show flat and real estate brokerage commissions are recognized as long-term prepayments and amortized to the separate income statement as a proportion of revenue of projects when the Company hands over properties to customers.

Tools and supplies issued for consumption are capitalized as prepayments, and are allocated to operating cost using the straight-line method within 3 years in accordance with the current prevailing accounting regulations.

Trade and other payables

Accounts payable are monitored in detail by payable terms, debtors, original currency and other factors depending on the Company's managerial requirements. Accounts payable to suppliers include trade payables arising from buying-selling transactions and payables for import through entrustees (in import entrustment transactions). Other payables include non-trade payables, not related to buying-selling transactions. Accounts payable are classified as short-term and long-term in the separate statement of financial position based on the remaining period of these payables at the reporting date.

Accrued expenses

Accrued expenses are recognized for amounts to be paid in the future for goods and services received, whether or not billed to the Company or lack of accounting document, which are recorded to operating expenses of the reporting year.

Payable provisions

Payable provisions are recognized when the Company has a present obligation as a result of a past event, and it is probable that the Company will be required to settle that obligation. Provisions are measured at the Board of General Directors's best estimate of the expenditure required to settle the obligation as at the balance sheet date.

Business cooperation contract

Business cooperation contract ("BCC") is an agreement between the Company and its contractual partners to carry out economic activities jointly but does not form an independent legal entity. This activity is controlled by one of the parties. BCC stipulates that the parties to BCC are entitled to share profits if BCC's operating results are profitable or guaranteed at least according to the terms of the contract.

Loans and obligations under finance leases

Including loans and finance lease liabilities of the Company. Loans under the forms of issuance of bonds or preference shares with provisions requiring the issuer to repurchase at a certain time in the future shall not be recorded in this account. The Company accounts for in details each object of the loans and finance lease liabilities and classifies short-term and long-term debt by payable term of loans, finance lease liabilities.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Loans and obligations under finance leases (continued)

Expenses directly attributable to the loan are recognized as finance expenses, except for costs incurred on a particular loan for investment, construction, or production of an asset in progress, which are capitalized under the accounting standard "Borrowing costs".

Bonds

Bonds are issued as long-term borrowings.

Carrying value of straight bond is recorded on net basis, equal to bonds' nominal amount less (-) Bond discount plus (+) Bond premium.

The Company accounts for the issued bonds' discount and premium individually and recognizes their amortization for the purpose of determining borrowing costs which are recorded as expenses or capitalized during each period, as follows:

- Bond discount is amortized gradually during bonds' life, accounted for as borrowing costs;
- Bond premium is amortized gradually during bonds' life, reducing borrowing costs;

Discount or premium is amortized by using straight-line method during bond term.

Costs directly attributable to the issuance of straight bond are initially recorded as a deduction from the principal of the straight bond. Periodically, such costs are allocated under the straight-line method over the term of the bond by increasing the principal and corresponding borrowing cost.

Owner's equity recognition

Owner's equity is recognized by actual capital contributions from shareholders.

Share premium is recognized at the larger or smaller difference between issuing price and par value of shares upon the initial public offering, additional issue, or re-issue of treasury shares. Direct expenses related to the additional issuance of shares and the re-issuance of treasury shares are recorded as a reduction in share premium.

Treasury shares are shares issued by the Company and then acquired. Treasury shares are recorded at the actual value and presented on the separate balance sheet as a deduction from equity. No gain or loss is recognized upon purchase, sale, issue, or cancellation of the Company's equity instruments.

Retained earnings are recognized by net profit after corporate income tax during the year and are adjusted due to retroactive application of accounting policy changes also material errors of the previous years.

Appropriation of reserves and funds from profit after tax is based on the Company's ordinance and approval in the Annual General Meeting.

Revenue recognition

Revenue from the sale of real estate

Revenue from the sale of real estate which the Company is the investor is recognized when all five (5) following conditions are satisfied:

(a) The real estate has been completed and transferred to the buyer, the Company has transferred to the buyer the significant risks and rewards of ownership of the real estate;

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue recognition (continued)

(b) The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold;
(c) The amount of revenue can be measured reliably;
(d) The economic benefits associated with the transaction flowed or will flow to the Company; and
(e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

For subdivided land plot for sale, if it is transferred to the customer (regardless legal procedures for land use right certificate done or not) and contract is irrevocable, revenue is recognized when satisfying the following conditions:

(a) Risks and rewards associated with land plot are transferred to the buyer;
(b) The amount of revenue can be measured reliably;
(c) Costs related to sale of plots may be determined; and
(d) The Company has received or will receive economic benefits from sales of the plots.

Revenue from services rendered

Revenue of a transaction involving the rendering of services is recognized when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several years, revenue is recognized in each year by reference to the percentage of completion of the transaction at the balance sheet date of that year. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

(a) The amount of revenue can be measured reliably; Where the contract stipulates that the buyer is entitled to return the supplied services under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer is not entitled to return the services;
(b) It is probable that the economic benefits associated with the transaction will flow to the Company;
(c) The percentage of completion of the transaction at the balance sheet date can be measured reliably; and
(d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest income

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate**.** Gains on financial investments are recognized when the Company's right to receive payment has been established.

Income from transferring the right to participate in investment projects

Income from transferring the right to participate in project is defined as the amount received from the transfer contract and is recognized in separate income statement when the contract is operative. The economic benefits associated with the transaction flowed or will flow to the Company without any obligation to repay under any circumstances.

Cost of sales recognition

Cost of real estate properties sold

The cost of real estate sold is determined and recognized in profit or loss by reference to directly attributable cost and an allocation of overhead costs to corresponding size of the properties sold.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Cost of sales recognition (continued)

Goods and other services
Cost of goods sold and services rendered are recorded at actually incurred amount and aggregated by value and quantity of finished goods, merchandise and materials sold and services rendered to customers, conforming to the matching principle and the precautionary principle. The costs exceeded normal levels of inventory and services are recognized immediately in operating results in the year.

Borrowing costs

Borrowing costs are recognized in the separate income statement in the year when incurred unless they are capitalized in accordance with Vietnamese Accounting Standard "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalized even when the construction period is under 12 months.

Cost of project investment cooperation

Regarding the investment cooperation contracts of real estate projects where the Company is the controlling party of activities and assets, the annually settled profits distributed to the partners shall be recognized in the separate income statement as the cost of project investment cooperation.

Taxation

Income tax expense represents the sum of the current tax payable and deferred tax.

The current tax payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the separate income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognized on significant differences between carrying amounts of assets and liabilities in the separate financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet liability method. Deferred tax liabilities are generally recognized for all temporary differences and deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilized.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled, or the asset realized. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the current tax payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Related parties

The enterprises, associates, and individuals are considered to be related to the Company if one party has the ability, directly or indirectly through one or more intermediaries, to control over the other party or is under the control of the Company, or joint control with the Company; the associates and individuals directly or indirectly holding the voting power over the Company that exercise significant influence over the Company. Related parties may be the key management personnel, General Director and officers of the Company. Close family members of any individuals or associates herein or associates of these individuals are also considered as related parties.

In considering the relationship of each related party, the substance of the relationship is noted over the legal form.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

	30-06-26 VND	01-01-26 VND
Cash on hand	403.887.903	344.954.456
Cash in bank	2.086.487.927	
Saigon Thuong Tin Commercial Joint Stock Bank	*986.403.560*	*777.296.207*
Joint Stock Commercial Bank for Foreign Trade of Vietnam	*16.732.916*	*57.434.697*
Vietnam Prosperity Joint Stock Commercial Bank	*197.594.965*	*186.358.154*
Vietnam Joint Stock Commercial Bank for Industry and Trade	*355.655.081*	*340.688.826*
Other bank	*530.101.405*	*1.875.720.317*
Total	**2.490.375.830**	**3.582.452.657**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

2. Held-to-maturity investments

	30-09-26		01/01/2026 - Restate	
	Carrying amount	Provision amount	Carrying amount	Provision amount
	VND	VND	VND	VND
a. Short-term				
Financial support	54.262.115.948	-	37.297.076.208	-
Capital contribution under a business cooperation contract (*)	128.620.712.941	-	155.385.346.503	-
Deposit	-	-	-	-
Total	**182.882.828.889**	**-**	**192.682.422.711**	**-**
b. Long-term				
Capital contribution under a business cooperation contract (*)	1.921.757.000.000	-	1.952.378.000.000	-
Total	**1.921.757.000.000**	**-**	**1.952.378.000.000**	**-**

(*) - This is a cooperation with Ho Chi Minh City Infrastructure Investment Joint Stock Company *("CII Company")* on business investment and profit sharing from 152 Dien Bien Phu Building with an amount of 1.150 billion VND.

- This is a cooperation with CII Company on investment cooperation in the Ha Noi Highway project with an amount of 771,7 billion VND.

3. Trade receivables

	30-09-26		01-01-26	
	Carrying amount	Provision amount	Carrying amount	Provision amount
	VND	VND	VND	VND
a. Short-term trade receivables				
Receivables from transferring real estate properties	**169.897.954.948**	**-**	**172.521.410.248**	**-**
Diamond Riverside High-rise Apartment project	138.103.959.475	-	139.628.164.775	-
Seafood Hill Villas project - Quang Ninh Province	17.819.045.473	-	18.055.295.473	-
Son Tinh Residential Area Project - Quang Ngai	13.974.950.000	-	14.837.950.000	-
Receivables from transferring investments in other entities	-	-	9.239.631.336	-
Other trade receivables	**765.964.721**	**-**	257.345.641	-
	170.663.919.669		**182.018.387.225**	**-**
b. Long-term trade receivables				
Tran Dinh Tuan	25.604.074.273	-	23.598.225.137	-
Total	**25.604.074.273**		**23.598.225.137**	**-**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

4. Short-term advances to suppliers

	30-09-26		01-01-26	
	Carrying amount	Provision amount	Carrying amount	Provision amount
	VND	VND	VND	VND
Related parties				
CII Engineering and Construction Joint Stock	34.184.478.845	-	43.996.718.203	-
	34.184.478.845	**-**	**43.996.718.203**	**-**
Other suppliers				
Arch Real Estate Service Joint Stock Company	*191.784.271.900*	-	*191.784.271.900*	-
E&C Civil Construction Joint Stock Company	*40.447.883.701*	-	*40.447.883.701*	-
NBB Quang Ngai One Member Company Limited	*16.088.262.044*	-	*15.646.955.290*	-
Saigon Construction Corporation	-	-	-	-
Lap Viet Construction Investment Consultant Joint Stock Company	*16.098.198.400*	-	*11.264.406.650*	-
Thien An Mechanical Co., Ltd	-	-	*62.970.071.582*	-
Other suppliers	*11.512.234.463*	-	*17.358.899.880*	-
	275.930.850.508	**-**	**339.472.489.003**	**-**
Total	**310.115.329.353**	**-**	**383.469.207.206**	**-**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

5. Other receivables

	30-09-26		01/01/2026 - Restate	
	Carrying amount	Provision amount	Carrying amount	Provision amount
	VND		VND	
a. Other short-term receivables				
Advances for land compensation	240.665.552.875	-	233.011.958.875	-
Project performance deposits	7.061.000.000	-	6.963.000.000	-
Dividends and distributed profits		-	1.045.000.000	-
Interest receivables from support capital and investment cooperation	-	-	100.273.346.503	-
Other receivables	15.781.835.707	-	16.071.390.410	-
Total	**263.508.388.582**	**-**	**357.364.695.788**	**-**
b. Other long-term receivables				
Project performance deposits	55.681.030.000	-	28.880.132.130	-
Total	**55.681.030.000**	**-**	**28.880.132.130**	**-**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

6. Inventories

	30-09-26		01-01-26	
	Cost VND	Provision VND	Cost VND	Provision VND
Tools and supplies	11.736.853.384	-	11.736.853.384	-
Real estate in progress (*)	4.730.224.390.438	-	4.036.815.351.391	-
Real estate goods	30.352.808.658	-	30.352.808.658	-
Total	**4.799.991.979.082**	**-**	**4.078.905.013.433**	**-**
(*) Real estate in progress present the investment and development costs of the following projects:				
NBB Garden III Residence project	1.628.054.765.146	-	1.086.913.497.678	-
NBB II High-rise Aparment project	1.017.458.830.061	-	933.548.386.660	-
Son Tinh Residential Area Project - Quang Ngai	694.999.598.612	-	693.557.715.722	-
De Lagi luxury resort and residential area project	1.333.444.576.348	-	1.266.529.131.060	-
Diamond Riverside High-rise Apartment project	22.817.075.551	-	22.817.075.551	-
Ha Long Plantation Ecological Urban Area Project	27.996.328.839	-	27.996.328.839	-
Other projects	5.453.215.881	-	5.453.215.881	-
Total	**4.730.224.390.438**	**-**	**4.036.815.351.391**	**-**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

7. Prepayments

	30-09-26 VND	01-01-26 VND
a. Short-term prepayments		
Insurance expenses	-	1.890.070.707
Software license cost	448.838.719	-
	448.838.719	**1.890.070.707**
b. Long-term prepayments		
Real estate brokerage commission	108.068.164.398	103.388.472.727
Cost of acquiring the right to participate in the project Son Tinh	111.046.537.760	111.046.537.760
Cost of show flat	46.054.616.651	35.198.395.195
Tools and supplies issued for consumption	225.000.000	900.000.000
Withdrawal commitment fees	-	-
Other prepayments	45.436.776	719.282.867
	265.439.755.585	**251.252.688.549**
Total of prepayments	**265.888.594.304**	**253.142.759.256**

8. Taxes and other receivables, payables to the State budget

	01-01-26 VND	Payable during the year VND	Payment during the year VND	30-09-26 VND
Payables				
Value added tax	-	4.191.617.422	3.721.925.041	469.692.381
Corporate income tax	17.257.111.889	8.967.148.372	17.682.198.754	8.542.061.507
Personal income tax	140.985.346	178.566.397	225.617.415	93.934.328
Other taxes	-	106.894.350	61.541.062	45.353.288
Total	**17.398.097.235**	**13.444.226.541**	**21.691.282.272**	**9.151.041.504**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

9. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Motor vehicles and transmission	Office equipment	Total
	VND	VND	VND	VND	VND
Cost					
As at 01/01/2026	**52.432.640.211**	**1.502.103.442**	**11.697.754.942**	**1.334.122.637**	**66.966.621.232**
New purchases during the year	-	-	-	-	-
As at 30/09/2026	**52.432.640.211**	**1.502.103.442**	**11.697.754.942**	**1.334.122.637**	**66.966.621.232**
Accumulated depreciation					
As at 01/01/2026	**7.380.760.587**	**1.362.735.368**	**10.756.545.607**	**1.043.386.257**	**20.543.427.819**
Charged for the during year	1.142.884.044	42.587.964	494.528.188	99.481.418	1.779.481.614
As at 30/09/2026	**8.523.644.631**	**1.405.323.332**	**11.251.073.795**	**1.142.867.675**	**22.322.909.433**
Net book value					
As at 01/01/2026	**45.051.879.624**	**139.368.074**	**941.209.335**	**290.736.380**	**46.423.193.413**
As at 30/09/2026	**43.908.995.580**	**96.780.110**	**446.681.147**	**191.254.962**	**44.643.711.799**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

10. Intangible fixed assets

	Land use right	Software program	Total
	VND	VND	VND
Cost			
As at 01/01/2026	**17.606.821.837**	**269.100.000**	**17.875.921.837**
New purchases during the year	-	-	-
As at 30/09/2026	**17.606.821.837**	**269.100.000**	**17.875.921.837**
Accumulated depreciation			
As at 01/01/2026	**-**	**269.100.000**	**269.100.000**
Charged for the during year	-	-	-
As at 30/09/2026	**-**	**269.100.000**	**269.100.000**
Giá trị còn lại			
As at 01/01/2026	**17.606.821.837**	**-**	**17.606.821.837**
As at 30/09/2026	**17.606.821.837**	**-**	**17.606.821.837**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

11. Long-term financial investments

	30-09-26			01/01/2026		
	Voting right %	Cost VND	Provision VND	Voting right %	Cost VND	Provision VND
a. Investments in subsidiaries						
Hung Thanh Construction - Trading - Service - Manufacturing Company Limited	95%	57.615.315.000	-	95%	57.615.315.000	-
NBB Quang Ngai One Member Company Limited	90%	34.227.166.667	(34.227.166.667)	90%	34.227.166.667	(34.227.166.667)
Huong Tra Company Limited	99%	19.800.000.000	(3.934.260.139)	99%	19.800.000.000	(3.934.260.139)
		111.642.481.667	**(38.161.426.806)**		**111.642.481.667**	**(38.161.426.806)**
b. Investment in associate						
Tam Phu Investment & Construction Company Limited	49%	4.579.636.245	(4.579.636.245)	49%	4.579.636.245	(4.579.636.245)
c. Equity investment in other entity						
Sai Gon Dan Kia Water Supply Corporation	9,5%	16.150.000.000	-	9,5%	16.150.000.000	-
Net long-term financial investments value			**(42.741.063.051)**			**(42.741.063.051)**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE BALANCE SHEET (continued)

12. Short-term trade payables

	30-09-26		01-01-26	
	Carrying amount	Amount able to be paid off	Carrying amount	Amount able to be paid off
	VND	VND	VND	VND
Trade payables to other suppliers				
Thien An Mechanical and Construction Co., Ltd	22.557.885.698	22.557.885.698	-	-
Sai Gon Construction Joint Stock Company	13.924.397.678	13.924.397.678	-	-
CII Engineering and Construction Joint Stock Company	2.820.290.561	2.820.290.561	-	-
Phu Sy Investment and Construction JSC	2.889.708.375	2.889.708.375	4.510.722.335	4.510.722.335
PIDI Vietnam Power Consultanly and Construction Corporation	3.090.102.222	3.090.102.222	3.090.102.222	3.090.102.222
Tien Thinh Development, Investment and Construction JSC	3.064.913.537	3.064.913.537	3.064.913.537	3.064.913.537
Other suppliers	11.756.121.337	11.756.121.337	16.769.291.763	16.769.291.763
	60.103.419.408	**60.103.419.408**	**27.435.029.857**	**27.435.029.857**
Total	**60.103.419.408**	**60.103.419.408**	**27.435.029.857**	**27.435.029.857**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

13. Short-term advances from customers

	30-09-26 VND	01-01-26 VND
Advances from customers transferring real estate properties	27.432.858.491	18.389.301.597
Son Tinh Residential Area Project - Quang Ngai	*24.410.227.260*	*15.366.670.366*
Residential project of Ward 2, Bac Lieu City	*3.022.631.231*	*3.022.631.231*
Others	-	-
Total	**27.432.858.491**	**18.389.301.597**

14. Short-term accrued expenses

	30-09-26 VND	01-01-26 VND
Interest expense	37.100.708.921	28.791.090.942
Construction costs	-	369.215.931
Other accrued expenses	1.597.306.100	33.000.000
Total	**38.698.015.021**	**29.193.306.873**

15. Other payables

	30-09-26 VND	01-01-26 VND
a. Other short-term payables		
Deposits received from customers	48.910.607.700	64.225.014.700
Financial support received	-	-
Profit payables	5.401.712.330	11.426.638.978
Profit payables on investment cooperation	254.946.703.925	209.345.586.411
Other payables	5.407.755.876	4.703.921.074
Total	**314.666.779.831**	**289.701.161.163**
b. Other long-term payables		
Deposits received	48.278.640.000	48.815.497.335
Investment cooperation capital contribution payables *(*)*	535.000.000.000	535.000.000.000
Profit payables on capital support and investment	197.248.775.539	180.661.832.415
Total	**780.527.415.539**	**764.477.329.750**

(*)

- This is a joint investment with CII Company on DeLagi project, the cooperation period until 13 December 2030. As of 30 Sept 2026, the amount of CII Company's capital contribution for investment cooperation at NBB Company is 485 billion VND.
- This is a joint investment in land development at Binh Phu Ward, Ho Chi Minh City of CII Company. As of 30 Sept 2026, the amount of CII Company's capital contribution for investment cooperation at NBB Company is 50 billion VND.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

16. Short-term provisions

	30-09-26 VND	01-01-26 VND
Land use levy for Diamond Riverside project (*)	201.000.000.000	201.000.000.000
Project costs	1.666.513.634	1.666.513.634
Total	**202.666.513.634**	**202.666.513.634**

(*) As of the date of preparing this separate financial statement, the Company has not yet been able to settle land use fees with the competent authority to submit to the State Budget.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

17. Loans and obligations under finance leases

	30-09-26		Arising during the year		01-01-26	
	Carrying amount	Principal able to be paid off	Increase	Decrease	Carrying amount	Principal able to be paid off
	VND	VND	VND	VND	VND	VND
a. Short-term loans						
Loans from individuals	25.797.571.493	25.797.571.493	-	37.216.000.000	63.013.571.493	63.013.571.493
CII Company	1.423.095.000.000	1.423.095.000.000	538.881.000.000	214.190.000.000	1.098.404.000.000	1.098.404.000.000
Add: Current portion of long-term loans	*209.433.529.895*	*209.433.529.895*	-	-	*122.477.000.000*	*122.477.000.000*
Total	**1.677.356.585.023**	**1.677.356.585.023**	**538.881.000.000**	**251.406.000.000**	**1.302.925.055.128**	**1.302.925.055.128**
b. Long-term loans						
TPBank	772.711.059.790	772.711.059.790	-	60.000.000.000	832.711.059.790	832.711.059.790
VPBank	1.964.794.189.691	1.964.794.189.691	890.081.926.571	17.147.000.000	1.091.859.263.120	1.091.859.263.120
Vietinbank- Branch 11	857.981.000.000	857.981.000.000	-	14.651.000.000	872.632.000.000	872.632.000.000
Borrowing Costs	(5.681.250.000)	(5.681.250.000)	-	(1.316.250.000)	(6.997.500.000)	(6.997.500.000)
CII Trading and Investment One Member Co., Ltd.	-	-	74.000.000.000	577.170.000.000	503.170.000.000	503.170.000.000
Less: Amount due for settlement within 12 months	*(209.433.529.895)*	*(209.433.529.895)*	-	-	*(122.477.000.000)*	*(122.477.000.000)*
Total	**3.380.371.469.586**	**3.380.371.469.586**	**964.081.926.571**	**667.651.750.000**	**3.170.897.822.910**	**3.170.897.822.910**
Total loans and bond	**5.057.728.054.609**	**5.057.728.054.609**	**1.502.962.926.571**	**919.057.750.000**	**4.473.822.878.038**	**4.473.822.878.038**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

Creditors	Closing balance	Duration	Interest rate	Loan purposes	Collaterals and other information
a. Short-term loans					
#REF!	#REF!	Up to 16/05/2025	6,4%	Supplement to working capital and finance in the Company's operations.	Deposit contract of NBB company at HDbank.
CII Engineering and Construction Joint Stock Company	-	Up to 30/05/2025	10%	Supplement to working capital and finance in the Company's operations.	None collateral
Loans from individuals	25.797.571.493	From 1 to 2 years or another duration under argreement	8-9%	Supplement to working capital and finance in the Company's operations.	None collateral
Vietinbank- Branch 11	-	3 months	1,9%	Cooperation in construction investment and execution with the Company	Guaranteed by 190 billion VND in Khu Bac Thu Thiem Company Limited deposits
CII Company	1.423.095.000.000	Up to 23/02/2025	12%	Contribution to DeLagi project	According to Investment Cooperation Contract No. 01/2024/HDHT-CII at 10/1/2024. CII company is divided benefits according to the contractual agreement
CII Trading and Investment One Member C	19.030.483.635	Up to 17/03/2026	12,0%	Contribution to Son Tinh project CII Engineering and Construction Joint Stock Company	According to Investment Cooperation Contract No. 01/2025/HDHT-CII.INVEST at 11/02/2025. CII company is divided benefits according to the contractual agreement
b. Long-term loans					
HDBank	-	36 months, up to 18/12/2027	11.5%	Paying off loan debt/offsetting debt paid under the loan contract to supplement business capital.	All rights to exploit, manage and benefit from NBB Garden III project
TPBank	300.000.000.000	60 months, up to 09/04/2030	8.5%-9.15%	Payback for asset investments and real estate projects being invested and developed by the Company.	All rights to exploit, manage and benefit from NBB II project
TPBank	320.000.000.000	60 months, up to 08/09/2030	8.85%-13%	Capital reimbursement pursuant to the Capital Support Agreement No. 37/2023/HĐ-CII at 20/11/2023	Secured by LGC shares
TPBank	152.711.059.790	36 months, up to 13/11/2028	8.65-12,6%	Compensation for land clearance costs, investment, and implementation of construction for the Son Tinh – Quang Ngai project	Rights to exploit, manage and benefit from Son Tinh – Quang Ngai project
VPBank	649.251.000.000	86 months, up to 25/09/2030	9,5%	Payment of cash flow transfer to CII Company	Property rights arise from the contract to transfer the future distribution of the Hanoi Highway project.
VPBank	1.315.543.189.691	60 months, up to 11/11/2030	10,3-12,9%	- Offsetting development costs for the NBB II High-rise Apartment development Project. - Payment of development costs for the NBB Garden III Residential development Project.	All rights to exploit, manage and benefit from NBB Garden III project
Vietinbank- Branch 11	857.981.000.000	180 months, up to 16/06/2038	9.2%-11,5%	Supplement to working capital and finance in the Company's operations.	- All rights to exploit, manage and benefit from De Lagi project, Binh Thuan and a real estate project owned by CII Company - Property rights arise from the contract to cooperation investment project to build an office building at 152 Dien Bien Phu, Ward 25, Binh Thanh District, HCM between NBB company and CII company
CII Trading and Investment One Member Co., Ltd.	-	60 months, up to 20/11/2028	9.6%	Payback for asset investments and real estate projects being invested and developed by the Company.	None collateral

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

18. Owner's equity

a. Movements of owner's equity

	Owner's contributed capital VND	Share premium VND	Treasury shares VND	Retained earnings VND	Total VND
As at 01/01/2025	**1.004.756.560.000**	**207.059.165.444**	**(7.087.077.763)**	**585.382.254.832**	**1.790.110.902.513**
Profit for the year	-	-	-	8.432.582.992	8.432.582.992
Appropriation of bonus and welfare funds	-	-	-	(6.017.600.000)	(6.017.600.000)
Remuneration for the Boards of Management and Supervisory	-	-	-	154.639.174	154.639.174
Other adjustments	-	-	-	1.947.500	1.947.500
As at 01/01/2026	**1.004.756.560.000**	**207.059.165.444**	**(7.087.077.763)**	**587.953.824.498**	**1.792.682.472.179**
Mua cổ phiếu quỹ	-	-	-	-	-
Profit for the year	-	-	-	6.677.724.583	6.677.724.583
Appropriation of bonus and welfare funds	-	-	-	(373.213.839)	(373.213.839)
Other adjustments	-	(1.409.116.597)	7.087.077.763	-	5.677.961.166
As at 30/06/2026	**1.004.756.560.000**	**205.650.048.847**		**594.258.335.242**	**1.804.664.944.089**

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE INCOME STATEMENT

1. Revenue

	Quarter 3/2026	Quarter 3/2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Revenue from sales of real estate properties	46.363.859.635	2.882.413.891	46.363.859.635	17.725.063.916
Revenue from services rendered	1.932.898.869	1.896.702.169	5.639.311.055	5.578.518.427
Total	**48.296.758.504**	**4.779.116.060**	**52.003.170.690**	**23.303.582.343**
Revenue Deductions				
Sales return	-	-	28.680.817.684	-
Net revenue from goods sold and services rendered	**48.296.758.504**	**4.779.116.060**	**23.322.353.006**	**23.303.582.343**

2. Cost of sales

	Quarter 3/2026	Quarter 3/2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Cost of real estate properties sold	24.785.645.744	2.295.304.497	24.785.645.744	10.355.481.623
COGS of returned properties			(27.677.926.602)	
Cost of services rendered	2.781.158.328	857.116.914	4.740.926.483	2.520.639.278
Total	**27.566.804.072**	**3.152.421.411**	**1.848.645.625**	**12.876.120.901**

3. Financial income

	Quarter 3/2026	Quarter 3/2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Prfit from sell stocks	5.659.205.000	-	5.659.205.000	-
Profit arising from investment cooperation, bank and loan interest income	59.376.438.723	61.612.502.061	178.419.383.173	199.984.299.001
Income from tranferring the right to participate in the project	-	-	8.000.000.000	48.000.000.000
Others income	6.893.300	-	1.538.234.736	-
Total	**65.042.537.023**	**61.612.502.061**	**193.616.822.909**	**247.984.299.001**

4. Financial expenses

	Quarter 3/2026	Quarter 3/2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Interest expenses	45.933.936.737	64.744.272.383	129.338.905.300	194.043.013.984
Provision for impairment of subsidiary	-	-	-	-
Total	**46.807.364.001**	**44.643.120.633**	**130.874.270.399**	**176.363.530.192**

5. Selling expenses

	Quarter 3/2026	Quarter 3/2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Other monetary expenses	74.582.136	4.809.927	1.247.759.248	617.872.961
Total	**74.582.136**	**4.809.927**	**1.247.759.248**	**617.872.961**

6. General and administration expenses

	Quarter 3/2026	Quarter 3/2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Management staff costs	596.758.650	564.498.291	1.358.560.468	2.459.083.458
Depreciation of fixed assets	101.533.726	983.891.191	185.236.187	1.169.127.378
Other monetary expenses	- 511.706.085	124.065.190	831.960.628	1.406.022.874
Total	**- 555.888.018**	**1.672.454.672**	**2.439.826.126**	**7.140.551.518**

7. Other income

	Quarter 3/2026	Quarter 3/2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Income from derecognition of liabilities	-	-	868.104.099	
Income from penalties for breach of contracts	-	-	320.000.000	
Other income	417.777.959	1.499.210.497	1.306.607.133	1.686.738.854
Total	**417.777.959**	**1.499.210.497**	**2.494.711.232**	**1.686.738.854**

8. Other expenses

	Quarter 3/2026	Quarter 3/2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Fine on tax violation	-	150.524.670	314.349.792	1.018.026.384
Compensation, contract termination, late payment	35.276.896.906	16.919.362.363	60.991.800.727	57.360.616.255
Other expenses	355.672.755	145.686.783	1.555.426.832	2.298.786.267
Total	**35.632.569.661**	**17.215.573.816**	**62.861.577.351**	**60.677.428.906**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE INCOME STATEMENT (continued)

9. Current corporate income tax expense

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Accounting profit before tax	**20.161.808.398**	**15.299.115.720**
Add: non-deductible expenses	*24.673.933.462*	*17.359.186.154*
Add: adjustment to increase taxable revenue	-	-
Taxable income	**44.835.741.860**	**32.658.301.874**
Normal tax rate	20%	20%
Corporate income tax payable	8.967.148.372	7.280.230.279
Supplementary Corporate Income Tax	-	-
Current corporate income tax expense	**8.967.148.372**	**7.280.230.279**

VII. OTHER INFORMATION

1. Comparative figures

Comparative figures ending 30 Sept 2026 are separate financial statements for the year ending 31 December 2025 and are presented, classified according to Circular 99.

2. Related parties

List of related parties	Relationship
Hung Thanh Construction - Trading - Service - Manufacturing Company Limited	Subsidiary
Huong Tra Company Limited	Subsidiary
Quang Ngai Mineral Investment Joint Stock Company	Subsidiary
CII Company	Associate
Khu Bac Thu Thiem Company Limited	Related party of CII Company
CII Engineering and Construction Joint Stock Company	Related party of CII Company
CII Infrastructure Service Limited Company	Related party of CII Company
CII Bridges and Roads Investment Joint Stock Company (CII B&R)	Related party of CII Company
Ha Noi Highway Construction and Investment Joint Stock Company	Related party of CII Company
Lu Gia Real Estate Trading Invesment Company Limited	Related party of CII Company
Dien Bien Phu Building Investment Company Limited	Related party of CII Company
CII Trading and Investment One Member Co., Ltd.	Related party of CII Company

Transactions with related parties,during the year, the Company entered into other significant transactions with related parties as follows:

	Current period VND	Prior period VND
Gross revenue from goods sold and services rendered		
CII Trading and Investment One Member Co., Ltd.	1.777.040.577	1.130.450.177
Financial income		
CII	175.494.000.000	118.489.000.000
Khu Bac Thu Thiem Co., Ltd.	-	19.190.208.235
CII Engineering and Construction JSC.	-	141.369.863
Total	**175.494.000.000**	**137.820.578.098**
Financial expenses		
CII	94.509.673.424	57.096.973.479
Including: Capitalized borrowing costs	(94.509.673.424)	(33.468.490.440)
CII Trading and Investment One Member Co., Ltd.	19.586.943.124	65.967.780.821
Including: Capitalized borrowing costs	(19.586.943.124)	(64.627.309.942)
CII Engineering and Construction JSC.	-	1.241.308.441
Total		**26.210.262.359**
General and administration expenses		
CII Bridges and Road Investment	99.000.000	99.000.000
Other income		
Ha Noi Highway Construction and Investment JSC.	225.000.000	225.000.000

	Current period VND	Prior period VND
CII		
Proceed from investment cooperation contribution	476.418.973.370	130.300.000.000
Repayment of investment cooperation contribution	135.600.000.000	1.168.854.000.000
CII Trading and Investment One Member Co., Ltd.		
Proceeds from borrowings	74.000.000.000	650.000.000.000
CII Engineering and Construction JSC.		
Cash outflow for business cooperation contribution	-	190.000.000.000
Cost of Project construction	82.268.757.372	-
Repayment advance	50.709.222.719	-
Repayment for borrowings	-	4.000.000.000
Cost of materials procurement and project construction	-	20.358.247.602
Khu Bac Thu Thiem Co., Ltd.	-	
Cash recovered from investment cooperation contribution	-	346.187.685.000
Dien Bien Phu Building Investment Co., Ltd.		
Office rental expenses and other utilities	3.404.401.831	3.877.824.021
Mr. Nguyen Van Ty		
Cash recovered from investment cooperation contribution	-	500.000.000
Mr. Nguyen Quy Binh		
Cash recovered from investment cooperation contribution	-	1.250.000.000

The balances of related parties

	Closing balance VND	Opening balance VND
Short-term advances to suppliers		
CII Engineering and Construction JSC.	34.184.478.845	43.996.718.203
Short-term loan receivables		
CII Engineering and Construction JSC.	-	190.000.000.000
Khu Bac Thu Thiem Co., Ltd.	-	-
Total	**-**	**190.000.000.000**

	Closing balance VND	Opening balance VND
Other receivables		
CII	2.050.377.712.941	2.106.705.914.607
Principals of business cooperation contribution	*1.921.757.000.000*	*2.007.490.000.000*
Interest receivable from business cooperation	*128.620.712.941*	*99.215.914.607*
Mr. Nguyen Van Ty	-	-
Khu Bac Thu Thiem Co., Ltd.	-	-
Mr. Nguyen Quy Binh	-	-
Dien Bien Phu Building Investment Co., Ltd.	-	1.442.102.130
CII Engineering and Construction JSC.	-	-
	2.050.377.712.941	**2.108.148.016.737**
Short-term trade payables		
CII	-	-
CII Engineering and Construction JSC.	2.820.290.561	-
CII Service and Investment One Member Co., Ltd.	-	-
	2.820.290.561	**-**
Short-term advances from customers		
CII Engineering and Construction JSC.	-	13.497.499.354
Other payables		
CII Trading and Investment One Member Co., Ltd.	732.248.775.539	715.661.832.415
Principals of business cooperation contribution	*535.000.000.000*	*535.000.000.000*
Interest payable	*197.248.775.539*	*180.661.832.415*
CII	254.946.703.925	209.345.586.411
Principals of business cooperation contribution	-	-
Interest payable	*254.946.703.925*	*209.345.586.411*
CII Engineering and Construction JSC.	4.853.204.037	536.857.335
Mr. Nguyen Van Ty	-	-
Mr. Nguyen Quy Binh	-	-
	992.048.683.501	**925.544.276.161**
Loans and obligations under finance leases		
a. Short-term loans		
CII Trading and Investment One Member Co., Ltd.	0	-
CII	1.423.095.000.000	1.098.404.000.000
CII Engineering and Construction JSC.	-	-
	1.423.095.000.000	**1.098.404.000.000**
b. Long-term loans		
CII Trading and Investment One Member Co., Ltd.	-	503.170.000.000
CII Engineering and Construction JSC.	-	-
	0	**503.170.000.000**
Total loans from related parties	**1.423.095.000.000**	**1.601.574.000.000**

3. Subsequent events

There have been no significant events occurring after the balance sheet date which would require adjustments or disclosure in the separate financial statements.

Nguyen Van Minh	**Nguyen Ba Lan**
Chief Accountant Cum Preparer	**General Director**

Ho Chi Minh City, 28 Oct 2026