

VAN PHAT HUNG CORPORATION

2nd Floor, Tulip Building, No. 15 Hoang Quoc Viet, Phu Thuan Ward,
Ho Chi Minh City

Tax code: 0301822194

SEPARATE FINANCIAL STATEMENTS

Quarter 3/2026

Documents include

- Statement of financial position
- Income statement
- Cash flow statement
- Notes to financial statements

B01-DN

B02-DN

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INTERIM STATEMENT OF FINANCIAL POSITION (SEPARATE)

Quarter 3/2026
As at September 30, 2026

(Unit: Vietnam Dong)

Items	Code	Notes	End of Quarter	Beginning of Year
A. Current Assets (100=110+120+130+140+150+160)	100		378,396,648,231	812,926,705,933
I. Cash and Cash Equivalents	110	V.01	15,120,009,644	32,766,053,460
1. Cash	111	V.01	15,120,009,644	7,766,053,460
2. Cash Equivalents	112			25,000,000,000
II. Short-term Financial Investments	120	V.02	188,591,745,173	142,331,474,148
1. Trading Securities	121			
2. Provision for Decline in Value of Trading Securities	122			
3. Held-to-Maturity Investments	123		188,591,745,173	142,331,474,148
4. Provision for Impairment of Short-term Held-to-	124			
5. Other Short-term Investments	125			
6. Provision for Losses on Other Short-term Investments	126			
III. Short-term Receivables	130		168,760,183,581	450,035,811,937
1. Trade Receivables	131	V.03	11,161,225,000	25,936,376,364
2. Prepayments to Suppliers	132		2,375,104,867	2,494,597,424
3. Short-term Intra-company Receivables	133			
4. Receivables According to Construction Contract	134			
5. Other Short-term Receivables	135	V.04	155,348,118,714	421,729,103,149
6. Provision for Doubtful Short-term Receivables (*)	136		(124,265,000)	(124,265,000)
7. Shortage of Assets Awaiting Resolution	137			
IV. Inventories	140		5,924,709,833	187,323,551,047
1. Inventories	141	V.05	5,924,709,833	187,323,551,047
2. Provision for Decline in Value of Inventories (*)	149			
V. Short-term Biological Assets	150			
1. Livestock Raised for One-time Products (short-term)	151			
2. Seasonal Crops or Crops Yielding One-time Products	152			
3. Provision for Losses on Short-term Biological Assets	153			
VI. Other Current Assets	160			469,815,341
1. Short-term Deferred Expenses	161			
2. Deductible Value Added Tax	162			469,815,341
3. Taxes and Other Receivables from the State	163	V.06		
4. Government Bond Repurchase Transactions	164			
5. Other Current Assets	165			

Items	Code	Notes	End of Quarter	Beginning of Year
B. Non-current Assets	200		1,687,591,521,201	1,205,345,392,345
I. Long-term Receivables	210		604,709,570,314	304,611,101,299
1. Long-term Trade Receivables	211			
2. Long-term Prepayments to Suppliers	212			
3. Working Capital Provided to Dependent Units	213			
4. Long-term Intra-company Receivables	214			
5. Long-term Loan Receivables	215	V.07	97,399,638,411	97,399,638,411
6. Other Long-term Receivables	216	V.07	507,309,931,903	207,211,462,888
7. Provision for Doubtful Long-term Receivables (*)	219			
II. Fixed Assets	220		1,267,071,907	1,819,432,481
1. Tangible Fixed Assets	221	V.08	1,267,071,907	1,819,432,481
- Original Cost	222		39,254,149,801	39,164,714,616
- Accumulated Depreciation (*)	223		(37,987,077,894)	(37,345,282,135)
2. Finance Lease Fixed Assets	224	V.09		
- Original Cost	225			
- Accumulated Depreciation (*)	226			
3. Intangible Fixed Assets	227	V.10		
- Original Cost	228		30,499,300	30,499,300
- Accumulated Amortization (*)	229		(30,499,300)	(30,499,300)
III. Long-term Biological Assets	230			
1. Livestock Raised for Periodic Products	231			
A) Livestock Raised for Periodic Products - Immature	232			
B) Livestock Raised for Periodic Products - Mature	233			
- Original Cost	234			
- Accumulated Depreciation (*)	235			
2. Livestock Raised for One-time Products (long-term)	236			
3. Seasonal Crops or Crops Yielding One-time Products	237			
4. Provision for Losses on Long-term Biological Assets	238			
IV. Investment Properties	240	V.11	8,706,101,069	9,029,902,583
- Original Cost	241		19,282,898,979	19,282,898,979
- Accumulated Depreciation (*)	242		(10,576,797,910)	(10,252,996,396)
V. Long-term Assets in Progress	250	V.12	309,781,478,101	136,679,426,156
1. Long-term Work in Progress	251		309,648,268,799	131,361,934,307
2. Construction in Progress	252		133,209,302	5,317,491,849
			0	
VI. Long-term Financial Investments	260	V.13	749,346,962,594	744,766,853,417
1. Investments in Subsidiaries	261		616,240,000,000	616,240,000,000
2. Investments in Associates and Joint Ventures	262		127,600,000,000	127,600,000,000
3. Equity Investments in Other Entities	263			
4. Provision for Impairment of Long-term Investments	264		(6,493,037,406)	(7,073,146,583)
5. Long-term Held-to-maturity Investments	265		12,000,000,000	8,000,000,000

Items	Code	Notes	End of Quarter	Beginning of Year
6. Provision for Impairment of Long-term Held-to-maturity Investments	266			
VII. Other Long-term Assets	270		13,780,337,216	8,438,676,409
1. Long-term Deferred Expenses	271	V.14	5,355,367,801	13,706,994
2. Deferred Income Tax Assets	272	V.21	8,424,969,415	8,424,969,415
3. Long-term Equipment, Materials, and Spare Parts	273			
4. Other Long-term Assets	274			
TOTAL ASSETS (280=100+200)	275		2,065,988,169,432	2,018,272,098,278
C. Liabilities (300=310+330)	300		967,832,384,305	894,166,711,777
I. Short-term Liabilities	310		642,669,048,992	893,899,877,277
1. Short-term Trade Payables	311		2,596,008,214	2,717,041,762
2. Short-term Advances from Customers	312	V.19		138,529,248,066
3. Dividends and Profits Payable	313			
4. Taxes and Other Payables to the State	314	V.16	2,932,155,760	3,185,126,667
5. Payables to Employees	315		237,362,733	
6. Short-term Accrued Expenses	316	V.17	451,287,718	52,964,373,599
7. Short-term Intra-company Payables	317			
8. Payables Based on Construction Contract Progress	318			
9. Short-term Unearned Revenue	319			
10. Other Short-term Payables	320	V.18	2,740,743,995	190,861,696,642
11. Short-term Borrowings and Finance Lease Liabilities	321	V.15	624,342,950,943	495,894,850,912
12. Short-term Provisions	322			
13. Bonus and Welfare Funds	323		9,368,539,629	9,747,539,629
14. Price Stabilization Fund	324			
15. Government Bond Repurchase Transactions	325			
II. Long-term Liabilities	330	V.20	325,163,335,313	266,834,500
1. Long-term Payables to Suppliers	331			
2. Long-term Advances from Customers	332		141,474,978,117	
3. Long-term Taxes and Payables to the State	333			
4. Long-term Accrued Expenses	334		52,217,619,599	
5. Intra-company Payables for Business Capital	335			
6. Long-term Intra-company Payables	336			
7. Long-term Unearned Revenue	337			
8. Other Long-term Payables	338		131,277,003,097	
9. Long-term Borrowings and Finance Lease Liabilities	339			
10. Convertible Bonds	340			
11. Preferred Shares	341			
12. Deferred Income Tax Liabilities	342			
13. Long-term Provisions	343		193,734,500	266,834,500
14. Science and Technology Development Fund	344			
D. Owners' Equity	400		1,098,155,785,127	1,124,105,386,501
1. Owners' Contributed Capital	411		953,578,000,000	953,578,000,000
- Ordinary Shares with Voting Rights	411A		953,578,000,000	953,578,000,000

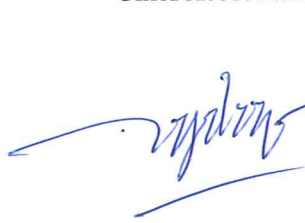
Items	Code	Notes	End of Quarter	Beginning of Year
- Preferred Shares	411B			
2. Share Premium	412		1,002,264,126	1,002,264,126
3. Bond Conversion Options	413			
4. Other Owners' Capital	414			
5. Treasury Shares (*)	415			
6. Asset Revaluation Differences	416			
7. Foreign Exchange Differences	417			
8. Development Investment Fund	418			
9. Other Funds Belonging to Owners' Equity	419			
10. Undistributed Profit After Tax	420		143,575,521,001	169,525,122,375
- Undistributed Profit After Tax Accumulated to the	420A		169,525,122,375	177,402,736,116
- Undistributed Profit After Tax of the Current Period	420B		(25,949,601,374)	(7,877,613,741)
TOTAL LIABILITIES AND OWNERS' EQUITY	440		2,065,988,169,432	2,018,272,098,278

Preparer



Nguyen Thi My Hoa

Chief Accountant



Nguyen Viet Doan

October 29, 2026

General Director




LE MINH TRIEU

INCOME STATEMENT (SEPARATE)

Quarter 3/2026

(Unit: Vietnam Dong)

Items	Code	Notes	Quarter III		Cumulative from the Beginning of the Year to the End of This Quarter	
			This Year	Previous Year	This Year	Previous Year
1. Sales and Service Revenue	01	VI.24	8,330,150,192	36,547,322,549	54,316,895,797	75,259,735,198
2. Revenue Deductions	02					
3. Net Revenue from Sales and Services (10 = 01 - 02)	10		8,330,150,192	36,547,322,549	54,316,895,797	75,259,735,198
4. Cost of Goods Sold	11	VI.25	8,297,858,490	36,705,219,709	54,955,843,050	67,422,239,353
5. Gross Profit from Sales and Services (20 = 10 - 11)	20		32,291,702	(157,897,160)	(638,947,253)	7,837,495,845
6. Gain/(loss) on Sale and Disposal of Investment Properties	21					
7. Financial Income	22	VI.26	6,643,551,365	4,763,242,622	19,308,530,974	16,137,769,982
8. Financial Expenses	23	VI.27	12,064,254,434	6,923,346,828	31,362,937,810	18,143,784,433
- Including: Interest Expenses	24		12,064,254,434	6,923,346,828	31,943,046,987	17,525,512,377
9. Selling Expenses	25	VI.30				130,000,000
10. General and Administrative Expenses	26	VI.30	4,408,289,161	5,207,496,985	13,124,707,368	17,303,424,629
11. Net Operating Profit [30 = 20 + 21 + 22 - (23 + 25 + 26)]	30		(9,796,700,528)	(7,525,498,351)	(25,818,061,457)	(11,601,943,235)
12. Other Income	31		527,525,000	858,600,074	1,112,524,999	2,668,024,402
13. Other Expenses	32		855,907,102		1,244,064,916	32,329,360
14. Other Profit (40 = 31 - 32)	40		(328,382,102)	858,600,074	(131,539,917)	2,635,695,042
15. Total Accounting Profit before Tax (50 = 30 + 40)	50		(10,125,082,630)	(6,666,898,277)	(25,949,601,374)	(8,966,248,193)
16. Current Corporate Income Tax Expense	51	VI.28				
17. Deferred Corporate Income Tax Expense	52	VI.29				
18. Net Profit After Corporate Income Tax (60 = 50 - 51 - 52)	60		(10,125,082,630)	(6,666,898,277)	(25,949,601,374)	(8,966,248,193)

Preparer

Nguyen Thi My Hoa

Chief Accountant

Nguyen Viet Doan

October 29, 2026

General Director

LE MINH TRIEU



INTERIM CASH FLOW STATEMENT (SEPARATE) - Indirect Method

Quarter 3/2026

(Unit: Vietnam Dong)

Items	Code	Notes	Cumulative from the Beginning of the Year to the End of This Quarter	
			This Year	Previous Year
I. Cash Flow from Operating Activities				
1. Profit before Tax	01		(25,949,601,374)	(8,966,248,193)
2. Adjustments for:				
- Depreciation of Fixed Assets	02		965,597,273	1,141,458,051
- Provisions	03		(580,109,177)	578,272,056
- Unrealized Foreign Exchange Gains/losses	04			
- Gains/losses from Investing Activities	05		(18,920,373,160)	(16,106,710,132)
- Interest Expenses	06		31,943,046,987	17,525,512,377
- Other Adjustments	07			
3. Operating Profit Before Changes in Working Capital	08		(12,541,439,451)	(5,827,715,841)
- (Increase)/decrease in Receivables	09		(1,676,106,394)	(64,057,050,428)
- (Increase)/decrease in Inventories	10		3,112,506,722	8,496,497,131
- Increase/(decrease) in Payables (excluding Interest Payable and Corporate Income Tax Payable)	11		5,920,888,635	(14,868,309,945)
- (Increase)/decrease in Prepaid Expenses	12		497,839,845	382,256,279
- (Increase)/decrease in Trading Securities	13			
- Interest Paid	14		(31,696,295,425)	(17,336,779,329)
- Corporate Income Tax Paid	15		(280,749,855)	(27,794,717,262)
- Other Cash Inflows from Operating Activities	16			
- Other Cash Outflows from Operating Activities	17		(379,000,000)	(804,666,000)
Net Cash Flow from Operating Activities	20		(37,042,355,923)	(121,810,485,395)
II. Cash Flow from Investing Activities				
1. Purchases and Construction of Fixed Assets and Other Long-	21		(1,132,811,104)	(3,595,204,890)
2. Proceeds from Disposal and Sale of Fixed Assets and Other	22			
3. Loans Granted and Purchases of Debt Instruments of Other	23		(24,700,271,025)	(48,528,812,500)
4. Collection of Loans and Resale of Debt Instruments of Other	24		11,000,000,000	136,252,035,009
5. Investments in Other Entities	25			(306,900,000,000)
6. Proceeds from Divestment in Other Entities	26			160,000,000,000
7. Interest, Dividends and Profits Received	27		4,071,612,050	9,590,222,471
Net Cash Flow from Investing Activities	30		(10,761,470,079)	(53,181,759,910)
III. Cash Flow from Financing Activities				
1. Proceeds from Issuance of Shares and Capital Contributions	31			
2. Capital Repayments to Owners and Repurchase of Issued Shares	32			
3. Proceeds from Borrowings	33		366,187,854,548	354,589,650,912
4. Repayments of Loan Principal	34		(290,641,250,912)	(285,330,247,897)
5. Repayments of Finance Lease Liabilities	35			
6. Dividends and Profits Paid to Owners	36		(45,388,821,450)	
Net Cash Flow from Financing Activities	40		30,157,782,186	69,259,403,015
Net Cash Flows During the Period (50 = 20+30+40)	50		(17,646,043,816)	(105,732,842,290)
Cash and Cash Equivalents at the Beginning of the Period	60		32,766,053,460	131,409,893,265
Effect of Foreign Exchange Rate Changes	61			
Cash and Cash Equivalents at the End of the Period (70 =	70	31	15,120,009,644	25,677,050,975

Preparer

Chief Accountant

October 29, 2026

General Director

Nguyen Thi My Hoa

Nguyen Viet Doan

LE MINH TRIEU



NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Quarter III/2026

I- Operating characteristics of the enterprise:

1- Form of capital ownership: Joint stock company

2- Business fields: Construction - Trade - Real estate

3- Business lines: Civil construction. Site leveling. Buying and selling construction materials and interior decoration products. Housing business. Drainage installation. Road construction. Production of reinforced concrete pipes. Land surveying. Electrical installation under 35 KV. Real estate brokerage. Real estate services - real estate consulting. Warehouse and parking lot rental. House rental for business purposes. Real estate management services (high-rise buildings, apartments). Construction of industrial works, wharves. Project management consulting. Installation of fire prevention and fighting systems, electromechanical refrigeration systems. Manufacturing, assembling, buying and selling machinery and equipment for waste treatment and environmental treatment. Interior decoration Production of concrete - precast concrete panels - pipes - concrete columns - reinforced concrete piles - ceramics - refractory materials - bricks - mastic powder (not produced at the headquarters). Mixing dry and wet concrete. Afforestation,.. Forest fire prevention services. Forest seedling supply services (not operating in Ho Chi Minh City). Exploitation, preliminary processing of wood - collection of forest products (not operating in Ho Chi Minh City). Production of wooden furniture - lacquerware - decorative inlays (except for waste recycling, production of glass ceramics - electroplating). Installation, purchase and sale of fire alarm systems - burglar alarms. Job introduction services. Cleaning and landscape decoration services. Cleaning outside swimming pools, sewers. Construction of residential infrastructure. Real estate trading floor services. Landscape care and maintenance services. Preschool education. Primary education. Secondary and high school education. Vocational education. College training (not operating at the headquarters). Undergraduate and postgraduate training (not operating at the headquarters). Sports and entertainment education. Cultural and artistic education, Other education not elsewhere classified: public speaking skills training; computer training; preparatory education; foreign language teaching and conversation skills teaching. Education support services./.

4- Normal operating cycle:

5- Characteristics of the Company's business activities during the period affecting the financial statements:

6- Corporate structure:

- List of subsidiaries:

- + Dinh An Investment Joint Stock Company
- + Casa Bonita Joint Stock Company
- + Hoa Binh Urban Environmental Services Joint Stock Company

- List of associates and joint ventures:

- + An Hung Trading and Services Investment Joint Stock Company

7- Average number of employees at the end of the period: 26

8- Statement on the comparability of information in the financial statements:

9- Other disclosures:

II- Accounting period and accounting currency:

- 1- Annual accounting period: starting from January 1, 2026 and ending on December 31, 2026
- 2- Accounting currency: Vietnam Dong (VND)

III- Applicable accounting standards and accounting regime:

1- Applicable accounting regime: Vietnamese Enterprise Accounting Regime (issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance).

2- Statement of compliance with Accounting Standards and Accounting Regime: The financial statements are prepared and presented in accordance with Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime.

3- Applicable bookkeeping form: Voucher-based journal (Chung tu ghi so)

IV- Applicable accounting policies:

1- Principles for recognising cash and cash equivalents: economic transactions are recorded and reported in Vietnam Dong (VND).

Method of converting other currencies into the accounting currency: actual exchange rate.

Transactions in foreign currencies are converted at the exchange rate on the transaction date.

Balances of monetary items denominated in foreign currencies are translated at the exchange rate at the end of the period.

2- Principles for recognising inventories:

- Inventory recognition: at cost
- Inventory costing method: weighted average
- Inventory accounting method: perpetual inventory method
- Method of making provision for decline in value of inventories: in accordance with Circular No. 228/2009/TT-BTC dated December 7, 2009 of the Ministry of Finance guiding the making and use of provisions.

3- Principles for recognising and depreciating fixed assets and investment properties:

- Fixed assets (tangible, intangible, finance-leased) are recognised at cost and presented in the statement of financial position by three indicators: cost, accumulated depreciation and net book value.
- Depreciation method for fixed assets (tangible, intangible, finance-leased): straight-line

4- Principles for recognising and depreciating investment properties:

- Investment properties are recognised at cost
- Depreciation method for investment properties: straight-line

5- Principles for recognising financial investments:

- Investments in subsidiaries, associates and capital contributions to jointly controlled entities:
 - + An investment is classified as an investment in a subsidiary when the Company holds more than 50% of its equity (more than 50% of voting rights); such investments are carried at cost.
 - + An investment is classified as an investment in an associate when the Company holds from 20% to 50% of its charter capital (20% to 50% of voting rights); such investments are carried at cost.
- Short-term investments in securities represent securities bought and sold with a recovery period of not more than one year.

- Other short-term and long-term investments represent investments in other entities in which the Company holds less than 20% of equity, and other investments with a term of more than 2 years.
- Method of making provisions for diminution in value of short-term and long-term investments: in accordance with Circular No. 228/2009/TT-BTC dated December 7, 2009 of the Ministry of Finance guiding the making and use of

6- Principles for recognising and capitalising borrowing costs:

- Borrowing costs are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs".

7- Principles for recognising and capitalising other expenses:

8- Principles for recognising accrued expenses:

- Accrued expenses are recognised based on reasonable estimates of the amounts payable for goods and services used during the period and according to the plan to be implemented.

9- Principles and methods for recognising provisions:

10- Principles for recognising owners' equity:

- Owners' contributed capital, share premium and other owners' capital: owners' equity is recognised at the capital actually contributed by owners; share premium is recognised as the positive (or negative) difference between the actual issue price and the par value of shares upon initial issuance, additional issuance or reissuance of treasury shares.

- Principles for recognising asset revaluation differences:

- Principles for recognising foreign exchange differences:

Exchange differences arising during the period and those arising from the revaluation of foreign-currency monetary items at the end of the period are recognised in income or expenses of the period.

- Principles for recognising undistributed profit.

11- Principles and methods for recognising revenue:

- Revenue from sales of goods: revenue is recognised when all five conditions set out in Vietnamese Accounting Standard No. 14 "Revenue and Other Income" are satisfied.

Revenue is recognised when the significant risks and rewards of ownership of the goods have been transferred to the buyer and there is no significant uncertainty regarding the collection of payment, associated costs or the possible return of goods.

For real estate revenue from residential areas, the Company signs investment cooperation contracts with customers in two phases:

+ Phase 1: The customer is handed over the rights specified in the contract to use the land plot for house construction at the agreed price. The Company allows customers to transfer these rights, as specified in the transfer appendix, to other parties together with the benefits and risks associated with the land plot. Revenue in this phase is recognised when the land plot is handed over to the customer under the "Land Handover Minutes".

+ Phase 2: Construction of the house for the customer: the customer may choose the subcontractor and supervise the construction, and the construction value is agreed in a separate contract. Revenue in this phase is recognised by reference to the percentage of completion.

12- Principles and methods for recognising financial expenses:

13- Principles and methods for recognising current and deferred corporate income tax (CIT) expenses:

- Current CIT expense is determined based on taxable income and the applicable CIT rate.

- The CIT rate is 20%.

- Deferred CIT expense is the CIT payable or recoverable in future periods arising from temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences can be utilised.

- The carrying amount of deferred tax assets is reviewed at the end of each reporting period 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.

- Deferred tax assets and deferred tax liabilities are measured at the tax rates expected to apply in the year when the asset is realised or the liability is settled, based on tax rates enacted at the end of the reporting period. Deferred tax is recognised in the income statement, except when it relates to items recognised directly in equity, in which case it is also recognised in equity.

14- Foreign exchange risk hedging activities: none

15- Provision for severance allowance:

Pursuant to the Law on Social Insurance, from 1 January 2009, the Company and its employees are required to contribute to the unemployment insurance fund. The contribution rate for each party is calculated at 1% of the lower of the employee's basic salary and 20 times the general minimum wage prescribed by the Government from time to time. With the application of the unemployment insurance regime, the Company is not required to make provisions for severance allowance for the period of service of employees after 1 January 2009. However, the severance allowance payable to existing eligible employees as at 31 December 2008 will be determined based on the employees' years of service as at 31 December 2008 and their average salary for the six months prior to the date of termination.

16- Related parties:

Parties are considered to be related if one party has the ability to control, or exercise significant influence over, the other party in making financial and operating policy decisions.

V- Additional information for items presented in the Statement of Financial Position

01- Cash and cash equivalents	End of Quarter	Beginning of Year
- Cash on hand	1,734,979,145	3,314,146,119
- Demand deposits at banks	13,385,030,499	4,451,907,341
- Term deposits at banks		25,000,000,000
Total	15,120,009,644	32,766,053,460

02- Short-term financial investments	End of Quarter	Beginning of Year
- Held-to-maturity investments	188,591,745,173	142,331,474,148
Total	188,591,745,173	142,331,474,148

03- Trade receivables	End of Quarter	Beginning of Year
- Short-term receivables	11,161,225,000	25,936,376,364
- Long-term receivables		
Total	11,161,225,000	25,936,376,364

04- Other short-term receivables	End of Quarter	Beginning of Year
- Receivables from employees	11,232,387,577	161,174,691,282
- Payments on behalf	520,293,726	12,394,929,976
- Other receivables	143,595,437,411	248,159,481,891
Total	155,348,118,714	421,729,103,149

05- Inventories	End of Quarter	Beginning of Year
- Work in progress of projects	5,924,709,833	187,323,551,047
- Tools and supplies		
Total cost of inventories	5,924,709,833	187,323,551,047

06- Taxes and other receivables from the State	End of Quarter	Beginning of Year
- Overpaid corporate income tax		
Total		

07- Long-term Receivables	End of Quarter	Beginning of Year
- Long-term loan receivables	97,399,638,411	97,399,638,411
+ Associates	97,399,638,411	97,399,638,411
- Other long-term receivables	507,309,931,903	207,211,462,888
+ Corporate income tax receivable	2,098,480,658	2,098,480,658
+ Investment cooperation and compensation receivables	453,521,638,097	164,736,581,000
+ Pledges, deposits and collateral	6,585,032,104	145,032,104
+ Accrued interest on long-term loans	45,104,781,044	40,231,369,126
Total	604,709,570,314	304,611,101,299

8- Movements in tangible fixed assets:

Items	Buildings and structures	Machinery and equipment	Motor vehicles and transmission equipment	Office equipment and tools	Other fixed assets	Total
Cost of tangible fixed assets						
Balance at the beginning of the year	1,313,317,956	22,244,606,977	12,400,906,151	1,658,153,527	1,637,165,190	39,254,149,801
- Purchases during the period						
- Transfers from completed construction						
- Other increases						
- Transfers to investment properties						
- Disposals and sales						
- Other decreases						
Balance at the end of the quarter	1,313,317,956	22,244,606,977	12,400,906,151	1,658,153,527	1,637,165,190	39,254,149,801
Accumulated depreciation						
Balance at the beginning of the year	1,313,317,956	22,244,606,977	11,143,461,745	1,459,106,359	1,637,165,193	37,797,658,230
- Depreciation for the period			159,072,489	30,347,175		189,419,664
- Other increases						
- Transfers to investment properties						
- Disposals and sales						
- Other decreases						
Balance at the end of the quarter	1,313,317,956	22,244,606,977	11,302,534,234	1,489,453,534	1,637,165,193	37,987,077,894
Net book value of tangible fixed assets						
- At the beginning of the year						1,456,491,574
- At the end of the quarter						1,267,071,910
* Net book value at the end of the quarter of tangible fixed assets pledged or mortgaged as collateral						
* Cost of fixed assets fully depreciated but still in use at the end of the quarter:						
* Cost of fixed assets awaiting disposal at the end of the quarter:	1,313,317,956	22,244,606,977	6,677,250,498	1,267,740,161	1,637,165,190	33,140,080,782
* Commitments to purchase or sell tangible fixed assets of significant value in the future:						

9- Movements in finance-leased fixed assets: none

10- Movements in intangible fixed assets

Items	Land use rights	Copyrights and patents	Trademarks	Computer software	Licenses and franchises	Other intangible assets	Total
Cost of intangible fixed assets							
Balance at the beginning of the year				30,499,300			30,499,300
- Purchases during the period							
- Internally generated							
- Increase from business combinations							
- Other increases							
- Disposals and sales							
- Other decreases							
Balance at the end of the quarter				30,499,300			30,499,300
Accumulated amortization							
Balance at the beginning of the year				30,499,300			30,499,300
- Amortization for the period							
- Other increases							
- Disposals and sales							
- Other decreases							
Balance at the end of the quarter				30,499,300			30,499,300
Net book value of intangible fixed assets							
- At the beginning of the year							
- At the end of the quarter							
* Explanation of figures and other explanations:							
Cost of intangible fixed assets fully amortized but still in use at the end of the quarter				30,499,300			30,499,300

11- Movements in investment properties:

Items	Opening balance	Increase	Decrease	Closing balance
Cost of investment properties	19,282,898,979			19,282,898,979
- Land use rights	8,356,782,998			8,356,782,998
- Buildings	5,527,500,000			5,527,500,000
- Buildings and land use rights				
- Infrastructure	5,398,615,981			5,398,615,981
Accumulated depreciation	10,468,864,072	107,933,838		10,576,797,910
- Land use rights	7,174,284,586			7,174,284,586
- Buildings				
- Buildings and land use rights				
- Infrastructure	3,294,579,486	107,933,838		3,402,513,324
Net book value of investment properties	8,814,034,907	(107,933,838)		8,706,101,069
- Land use rights	1,182,498,412			1,182,498,412
- Buildings	5,527,500,000			5,527,500,000
- Buildings and land use rights				
- Infrastructure	2,104,036,495	(107,933,838)		1,996,102,657

12- Long-term assets in progress	End of Quarter	Beginning of Year
Long-term work in progress	309,648,268,799	131,361,934,307
Phu Thuan Medical Area Project	24,164,159,998	
Nhon Duc Primary School Project	10,888,664,134	
Phu My Residential Area Project	66,050,204,102	
Phu Xuan Residential Area Project	6,219,258,605	
Phu Xuan 2 Residential Area Project	70,603,667,779	
District 2 Residential Area Project	122,597,782,094	122,597,782,094
Nhon Duc Social Housing Project	1,293,077,844	1,293,077,844
Phu Xuan School Area Project	145,174,264	145,174,264
District 9 Project	7,686,279,979	7,325,900,105
Construction in progress	133,209,302	5,317,491,849
Phu Xuan Office Project	133,209,302	5,317,491,849
Total	309,781,478,101	136,679,426,156

13- Long-term financial investments:	End of Quarter	Beginning of Year
- Investments in subsidiaries	616,240,000,000	616,240,000,000
<i>Hoa Binh Urban Environmental Services Joint Stock Company (99% of charter capital)</i>	<i>144,640,000,000</i>	<i>144,640,000,000</i>
<i>Casa Bonita Joint Stock Company (99% of charter capital)</i>	<i>306,900,000,000</i>	<i>306,900,000,000</i>
<i>Dinh An Investment Joint Stock Company (99% of charter capital)</i>	<i>164,700,000,000</i>	<i>164,700,000,000</i>
- Investments in associates	127,600,000,000	127,600,000,000
<i>An Hung Investment Joint Stock Company (44% of charter capital)</i>	<i>127,600,000,000</i>	<i>127,600,000,000</i>
- Held-to-maturity investments	12,000,000,000	8,000,000,000
- Provision for impairment of investments in other entities	(6,493,037,406)	(7,073,146,583)
<i>Hoa Binh Urban Environmental Services Joint Stock Company (99% of charter capital)</i>	<i>(5,368,385,442)</i>	<i>(5,126,251,985)</i>
<i>An Hung Investment Joint Stock Company (44% of charter capital)</i>	<i>(1,124,651,964)</i>	<i>(1,946,894,598)</i>
Total	749,346,962,594	744,766,853,417

14- Long-term deferred expenses	End of Quarter	Beginning of Year
- Long-term deferred expenses - Others	5,355,367,801	13,706,994
Total	5,355,367,801	13,706,994

15- Short-term borrowings and finance lease liabilities	End of Quarter	Beginning of Year
- Short-term Borrowings	624,342,950,943	495,894,850,912
+ Bank loans	76,289,350,943	8,709,650,912
<i>Vietnam Bank for Agriculture and Rural Development - North Ho Chi Minh City</i>	<i>29,986,690,912</i>	
<i>Vietnam Bank for Agriculture and Rural Development - Tan Binh Branch</i>	<i>38,000,000,000</i>	
<i>Vietcombank - Nam Sai Gon Branch</i>	<i>8,302,660,031</i>	<i>8,709,650,912</i>
+ Loans from individuals and other companies	548,053,600,000	487,185,200,000
Total	624,342,950,943	495,894,850,912

16- Taxes and other payables to the State	End of Quarter	Beginning of Year
- Value added tax	50,770,262	
- Corporate income tax		280,749,854
- Personal income tax	77,904,059	100,895,374
- Fees, charges and other payables	2,803,481,439	2,803,481,439
Total	2,932,155,760	3,185,126,667

17- Accrued expenses	End of Quarter	Beginning of Year
- Accrued project costs		52,217,619,599

- Other accrued expenses	256,200,000	648,004,000
- Accrued interest expenses	195,087,718	98,750,000
Total	451,287,718	52,964,373,599

18- Other Short-term Payables	End of Quarter	Beginning of Year
- Trade union fees	10,628,000	
- Short-term deposits received	1,200,500,000	140,223,338,097
- Other payables	1,529,615,995	50,638,358,545
+ Dividends payable to shareholders	270,579,600	47,923,710,100
+ Maintenance fees payable	481,205,780	481,205,780
+ Other payables	777,830,615	2,233,442,665
Total	2,740,743,995	190,861,696,642

19- Short-term advances from customers	End of Quarter	Beginning of Year
- Customers of Nhon Duc project		4,754,805,181
- Customers of Phu My project		7,183,533,670
- Customers of Phu Thuan project		6,454,545,461
- Customers of Phu Xuan project		109,500,000,107
- Customers of Phu Xuan 2 project		10,636,363,647
- Other customers		
Total		138,529,248,066

20- Long-term Liabilities	End of Quarter	Beginning of Year
a- Long-term advances from customers	141,474,978,117	
- Customers of Nhon Duc project	6,893,337,959	
- Customers of Phu My project	6,899,821,851	
- Customers of Phu Thuan project	6,454,545,461	
- Customers of Phu Xuan project	110,590,909,199	
- Customers of Phu Xuan 2 project	10,636,363,647	
b - Other Long-term Payables	131,277,003,097	
- Long-term deposits received	131,277,003,097	
c- Long-term accrued expenses	52,217,619,599	
- Accrued project costs	52,217,619,599	
d - Long-term Provisions	193,734,500	266,834,500
Total	325,163,335,313	266,834,500

21- Deferred income tax assets	End of Quarter	Beginning of Year
- Deferred income tax assets relating to unused tax losses	8,424,969,415	8,424,969,415
Total	8,424,969,415	8,424,969,415

VI- Additional information for items presented in the Income Statement

	Quarter III/2026	Quarter III/2025
22- Total revenue from sales and services (Code 01)	8,330,150,192	36,547,322,549
Including:		
- Revenue from transfer of land plots No. 622, 645 and 646, cadastral map sheet No. 25, 1-Nhon Duc, Nha Be	5,911,965,640	
- Revenue from services and others	1,054,754,553	1,342,307,720
- Revenue from construction contracts	1,363,429,999	35,205,014,829
+ Revenue from Phu My construction project		1,151,196,636
+ Revenue from Phu Xuan construction project		1,690,909,092
+ Revenue from Nhon Duc construction project	1,363,429,999	32,362,909,101
23- Revenue deductions (Code 02)		
24- Net revenue from sales and services (Code 10)	8,330,150,192	36,547,322,549
Including:		
- Revenue from transfer of land plots No. 622, 645 and 646, cadastral map sheet No. 25, 1-Nhon Duc, Nha Be	5,911,965,640	
- Revenue from services and others	1,054,754,553	1,342,307,720
- Revenue from construction contracts	1,363,429,999	35,205,014,829
+ Revenue from Phu My construction project		1,151,196,636
+ Revenue from Phu Xuan construction project		1,690,909,092
+ Revenue from Nhon Duc construction project	1,363,429,999	32,362,909,101
<i>c</i>		
25- Cost of goods sold (Code 11)	Quarter III/2026	Quarter III/2025
- Cost of land plots No. 622, 645 and 646, cadastral map sheet No. 25, Nhon Duc Commune, Nha Be District	5,116,525,717	
- Cost of construction contracts	1,363,429,999	35,205,014,827
+ Cost of products of Phu My construction project		1,151,196,636
+ Cost of products of Phu Xuan construction project		1,690,909,092
+ Cost of products of Nhon Duc construction project	1,363,429,999	32,362,909,099
- Other costs of sales	1,817,902,774	1,500,204,882
Total	8,297,858,490	36,705,219,709
26- Financial income (Code 22)	Quarter III/2026	Quarter III/2025
- Interest on deposits	8,207,807	10,172,302
- Interest on loans	6,240,487,856	4,606,668,129
- Interest on bonds	394,855,702	146,402,191
Total	6,643,551,365	4,763,242,622

27- Financial expenses (Code 23)	Quarter III/2026	Quarter III/2025
- Interest expenses	12,064,254,434	6,923,346,828
- Other financial expenses		
Total	12,064,254,434	6,923,346,828

28- Current corporate income tax expense (Code 51)	Quarter III/2026	Quarter III/2025
Total		
29- Deferred corporate income tax expense (Code 52)	Quarter III/2026	Quarter III/2025

Total		
30- Selling expenses and general and administrative expenses	Quarter III/2026	Quarter III/2025
- Selling expenses		
- General and administrative expenses	4,408,289,161	5,207,496,985
Total	4,408,289,161	5,207,496,985

VII- Additional information for items presented in the Cash Flow Statement:

31- Cash and cash equivalents at the end of the period	End of Quarter	Beginning of Year
- Cash on hand	1,734,979,145	3,314,146,119
- Cash at banks	13,385,030,499	4,451,907,341
- Savings deposits		25,000,000,000
Total	15,120,009,644	32,766,053,460

VIII- Other information:

32- Related party transactions:

a. Balances with related parties:

Description	Quarter III/2026	Quarter III/2025
Trade receivables		
An Hung Trading and Services Investment Joint Stock Company - Associate	6,026,400,000	4,714,200,000
Other receivables		
Sai Gon Moi Real Estate Joint Stock Company - Related company		19,636,250
Thuan Hung Construction Joint Stock Company - Related company		51,041,096

Hoa Binh Urban Environmental Services Joint Stock Company - Subsidiary	163,555,555	414,209,111
An Hung Trading and Services Investment Joint Stock Company - Associate	48,719,289,343	38,234,797,597
Tan Luc Joint Stock Company - Related company	171,326,581,000	157,200,000,000
Short-term loans receivable		
An Hung Trading and Services Investment Joint Stock Company - Associate	7,298,812,500	7,298,812,500
Thuan Hung Construction Joint Stock Company - Related company	4,850,000,000	6,900,000,000
Hoa Binh Urban Environmental Services Joint Stock Company - Subsidiary	8,000,000,000	8,400,000,000
Long-term loans receivable		
An Hung Trading and Services Investment Joint Stock Company - Associate	97,399,638,411	97,399,638,411
Trade payables		
Sai Gon Moi Real Estate Joint Stock Company - Related company		17,938,000
Prepayments to suppliers		
Casa Bonita Joint Stock Company - Subsidiary	38,000,000,000	
Investments in associates		
An Hung Trading and Services Investment Joint Stock Company	127,600,000,000	127,600,000,000
Investments in subsidiaries		
Hoa Binh Urban Environmental Services Joint Stock Company	144,640,000,000	144,640,000,000
Dinh An Investment Joint Stock Company	164,700,000,000	164,700,000,000
Casa Bonita Joint Stock Company	306,900,000,000	306,900,000,000
Borrowings		
Casa Bonita Joint Stock Company - Subsidiary	5,000,000,000	5,000,000,000
Dinh An Investment Joint Stock Company - Subsidiary	19,150,000,000	
Tan Luc Joint Stock Company - Related company	70,564,000,000	
Sai Gon Moi Real Estate Joint Stock Company - Related company	56,600,000,000	54,000,000,000
CTC Trading, Services and Tourism Joint Stock Company - Related company	144,893,000,000	85,520,000,000
Other payables		
Dinh An Investment Joint Stock Company - Subsidiary		8,045,835,000

b. Related party transactions during the period:

Related party	Nature of transaction	Quarter III/2026	Quarter III/2025
Thuan Hung Construction Joint Stock Company - Related company	Loan granted by the Company		200,000,000
	Loan interest receivable by the Company	221,153,423	154,602,740
	Loan interest collected by the Company	221,153,423	135,764,384
	Construction fees payable by the Company	228,995,100	233,820,000
	Construction fees paid by the Company	228,995,100	233,820,000
	Payments on behalf receivable by the Company		15,566,000
	Office rent payable by the Company	495,000,000	455,400,000
	Office rent paid by the Company	495,000,000	455,400,000
CTC Trading, Services and Tourism Joint Stock Company - Related company	Loan received by the Company	10,450,000,000	
	Loan repaid by the Company	1,400,000,000	
	Consulting service fees payable by the Company	388,800,000	
	Consulting service fees paid by the Company	388,800,000	
	Payments on behalf		8,185,000
	Loan interest payable by the Company	2,303,507,506	1,083,766,576
	Loan interest paid by the Company	2,303,507,506	1,083,766,576
Hoa Binh Urban Environmental Services Joint Stock Company - Subsidiary	Loan interest receivable by the Company	327,911,110	171,733,334
	Loan interest collected by the Company	164,355,555	364,444,445
Casa Bonita Joint Stock Company - Subsidiary	Loan interest payable by the Company	128,082,191	154,027,397
	Loan interest paid by the Company	128,082,191	154,027,397
	Loan received by the Company		500,000,000
	Loan repaid by the Company		500,000,000
	Late construction penalty interest receivable by the Company	974,252,054	
	Late construction penalty interest collected	974,252,054	
	Capital contribution by the Company under the decision on contribution to the charter capital of Casa Bonita		41,000,000,000
An Hung Trading and Services Investment Joint Stock Company - Associate	Consulting service fees receivable by the Company	656,100,000	328,050,000
	Payments on behalf		398,520
	Loan interest receivable by the Company	3,504,405,460	2,643,035,413

Sai Gon Moi Real Estate Joint Stock Company - Related company	Loan repaid by the Company	30,000,000,000	
	Loan interest payable by the Company	1,223,528,766	970,410,958
	Loan interest paid by the Company	1,223,528,766	970,410,958
Tan Luc Joint Stock Company - Related company	Loan interest payable by the Company	1,440,209,797	
	Loan interest paid by the Company	1,440,209,797	
	Transfer of business cooperation funds	400,000,000	1,800,000,000
Dinh An Investment Joint Stock Company - Subsidiary	Loan repaid by the Company	10,800,000,000	
	Partial refund of the deposit received for the sale of land in Nhon Duc	1,639,435,000	
	Offset of the deposit received against land sale proceeds in Nhon Duc	6,406,400,000	
	Loan interest payable by the Company	346,000,000	
	Loan interest paid by the Company	346,000,000	
Board of Directors and Board of Management	Salaries and remuneration	264,600,000	2,766,300,000

33. Explanation of business performance for Quarter III/2026 (separate financial statements):

In the third quarter of 2026, the Company's profit after tax recorded a net loss of VND 10.13 billion, representing an increased loss of VND 3.46 billion compared to the net loss of VND 6.77 billion in the third quarter of 2025. This was primarily driven by the real estate market continuing to experience a challenging cycle characterized by general liquidity constraints and legal bottlenecks in project approval processes. Due to the Company's revenue recognition being directly dependent on the progress of product handovers to customers, the absence of projects meeting the handover criteria in Q3/2026 led to a sharp decline in revenue. Although corporate management expenses were successfully optimized, financial expenses increased year-over-year due to higher loan balances and rising interest rates, which drove up borrowing costs. The aforementioned factors are the primary causes for the increased loss of VND 3.46 billion compared to the same period of the previous year.

Preparer


 Nguyen Thi My Hoa

Chief Accountant


 Nguyen Viet Doan

October 29, 2026

General Director




 LE MINH TRIEU

**CÔNG TY
CỔ PHẦN
VẠN
PHÁT
HƯNG**

Digitally signed by CÔNG TY
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