# INTERIM SEPARATE FINANCIAL STATEMENTS

**HOANG HUY INVESTMENT FINANCIAL SERVICES JOINT STOCK COMPANY**

For the accounting period of the second quarter of the fiscal year 2026
Accumulated from April 1, 2026 to September 30, 2026.

Auto or manual

**CONTENTS**


| | Page |
|---|---|
| Reports of the Management | 02 - 03 |
| Interim Separate Financial Statements | 04 - 36 |
| Interim Separate Statement of Financial Position | 04 - 05 |
| Interim Separate Statement of Income | 06 - 07 |
| Interim Separate Statement of Cash flows | 08 |
| Notes to the Interim Separate Financial Statements | 09 - 36 |

# REPORT OF THE MANAGEMENT

The Management of Hoang Huy Investment Financial Services Joint Stock Company ("the Company") presents its report and the Company's Interim Separate Financial Statements for the period from 01/01/2026 to 30/09/2026.

## THE COMPANY

Hoang Huy Investment Financial Services Joint Stock Company was established and operates under the Business Registration Certificate for Joint Stock Company No. 0200117929, first issued by the Hai Phong Department of Planning and Investment (now the Hai Phong Department of Finance) on 25 December 2007, and amended for the twenty-second time on 16 September 2026.

The Company's head office is located at: No. 116 Nguyen Duc Canh Street, Le Chan Ward, Hai Phong City.

## BOARD OF DIRECTORS, MANAGEMENT AND BOARD OF SUPERVISION

Members of the Board of Directors, the Board of Management and the Board of Supervision during the period and up to the date of this report are as follows:

**Board of Directors:**

| | |
|---|---|
| Mr. Do Huu Ha | Chairman |
| Mr. Do Huu Hung | Member |
| Mrs. Nguyen Thi Ha | Member |
| Mrs. Pham Hong Dung | Member |
| Mrs. Phan Thi Phuong Thuy | Independent Member |

**Board of Management and Chief Accountant:**

| | |
|---|---|
| Mrs. Hoang Thi Huyen | General Director |
| Mr. Do Huu Hau | Deputy General Director |
| Mr. Do Huu Hung | Deputy General Director |
| Mrs. Ho Thi Xuan Hoa | Deputy General Director |
| Mr. Nguyen The Hung | Deputy General Director |
| Mrs. Phung Thi Thu Huong | Chief Accountant |

**Board of Supervision:**

| | |
|---|---|
| Mrs. Vu Thi Huyen | Head of the Board of Supervision |
| Mrs. Phan Thi Thu Huong | Member |
| Mr. Nguyen Hoang Tung | Member |

## LEGAL REPRESENTATIVE

The legal representative of the Company during the period and up to the date of these Interim Separate Financial Statements is Mrs. Hoang Thi Huyen - General Director.

## STATEMENT OF THE MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

We, the Management, are responsible for the Interim Separate Financial Statements which give a true and fair view of the financial position of the Company, its operating results and its cash flows for the period. In preparing those Interim Separate Financial Statements, the Management is required to:

- Establish and maintain an internal control system which is determined necessary by Board of Directors and the Board of Management to ensure the preparation and presentation of Interim Separate Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Interim Separate Financial Statements;
- Prepare the Interim Separate Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the Interim Separate Financial Statements;
- Prepare the Interim Separate Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Management is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Interim Separate Financial Statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Management confirms that Interim Separate Financial Statements give a true and fair view of the financial position at 30 September 2026, its operation results and cash flows for the period from 01/04/2026 to 30/09/2026 of the Company in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Interim Separate Financial Statements.

## OTHER COMMITMENTS

We confirm that our Company has fully complied with all disclosure obligations in accordance with the current laws of Vietnam.

**On behalf of the Management**

**Hoang Thi Huyen**
**Legal Representative**

*Hai Phong, 29 October 2026*

# INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

*As at 30 September 2026*

| Code | ASSETS | Note | Ending balance VND | Beginning balance VND |
|---|---|---|---|---|
| **100** | **A. CURRENT ASSETS** | | **8,319,498,317,127** | **7,715,296,034,488** |
| **110** | **I. Cash and cash equivalents** | **03** | **852,204,400,363** | **1,352,293,167,076** |
| 111 | 1. Cash | | 157,861,626,743 | 158,092,268,821 |
| 112 | 2. Cash equivalents | | 694,342,773,620 | 1,194,200,898,255 |
| **120** | **II. Short-term investments** | **04** | **1,391,981,485,677** | **2,079,991,814,226** |
| 123 | 1. Short-term held-to-maturity investments | | 1,391,981,485,677 | 2,079,991,814,226 |
| **130** | **III. Short-term receivables** | | **297,138,614,743** | **559,591,773,619** |
| 131 | 1. Short-term trade receivables | 05 | 44,528,264,111 | 86,229,034,670 |
| 132 | 2. Short-term prepayments to suppliers | 06 | 267,441,770,831 | 127,374,886,997 |
| 136 | 3. Other short-term receivables | 07 | 1,509,835,213 | 362,329,107,364 |
| 137 | 4. Allowance for short-term doubtful debts (*) | | (16,341,255,412) | (16,341,255,412) |
| **140** | **IV. Inventories** | **09** | **5,569,107,846,092** | **3,538,023,954,431** |
| 141 | 1. Inventories | | 5,571,246,115,504 | 3,540,162,223,843 |
| 149 | 2. Allowance for decline of inventories (*) | | (2,138,269,412) | (2,138,269,412) |
| **160** | **V. Other short-term assets** | | **209,065,970,252** | **185,395,325,136** |
| 161 | 1. Short-term prepaid expenses | 13 | 202,548,190,743 | 183,836,447,524 |
| 162 | 2. Deductible VAT | | 6,517,779,509 | 1,558,877,612 |
| **200** | **B. NON-CURRENT ASSETS** | | **4,996,552,482,596** | **5,169,343,309,746** |
| **220** | **I. Fixed assets** | | **67,313,486,813** | **68,997,039,846** |
| 221 | 1. Tangible fixed assets | 10 | 15,567,281,477 | 17,176,465,728 |
| *222* | *- Historical cost* | | *66,181,159,124* | *66,181,159,124* |
| *223* | *- Accumulated depreciation* | | *(50,613,877,647)* | *(49,004,693,396)* |
| 227 | 2. Intangible fixed assets | 11 | 51,746,205,336 | 51,820,574,118 |
| *228* | *- Historical cost* | | *56,429,385,890* | *56,429,385,890* |
| *229* | *- Accumulated amortization* | | *(4,683,180,554)* | *(4,608,811,772)* |
| **240** | **II. Investment properties** | **12** | **331,550,140,141** | **335,298,758,262** |
| 241 | - Historical cost | | 387,881,509,649 | 387,881,509,649 |
| 242 | - Accumulated depreciation | | (56,331,369,508) | (52,582,751,387) |
| **260** | **III. Long-term investments** | **04** | **4,571,570,832,714** | **4,741,790,545,061** |
| 261 | 1. Investments in subsidiaries | | 4,854,015,370,570 | 4,854,015,370,570 |
| 264 | 2. Allowance for long-term impairment of other investments (*) | | (282,444,537,856) | (282,837,814,603) |
| 265 | 3. Long-term held-to-maturity investments | | - | 170,612,989,094 |
| **270** | **IV. Other long-term assets** | | **26,118,022,928** | **23,256,966,577** |
| 272 | 1. Deferred income tax assets | 30 | 26,118,022,928 | 23,256,966,577 |
| **280** | **TOTAL ASSETS** | | **13,316,050,799,723** | **12,884,639,344,234** |

# INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

*As at 30 September 2026*
*(Continued)*

| Code | CAPITAL | Note | Ending balance VND | Beginning balance VND |
|---|---|---|---|---|
| **300** | **C. LIABILITIES** | | **2,785,811,763,652** | **2,496,353,132,568** |
| **310** | **I. Current Liabilities** | | **2,783,772,154,852** | **2,437,118,741,151** |
| 311 | 1. Short-term trade payables | 14 | 145,518,756,251 | 148,621,690,792 |
| 312 | 2. Short-term prepayments from customers | 15 | 2,456,983,590,568 | 2,158,346,179,190 |
| 314 | 3. Short-term taxes and other payables to State budget | 16 | 26,758,569,871 | 35,323,238,236 |
| 316 | 4. Short-term accrued expenses | 17 | 14,278,495,807 | 5,991,133,054 |
| 319 | 5. Short-term deferred revenue | 19 | 9,549,864,276 | 11,577,264,052 |
| 320 | 6. Other short-term payables | 18 | 130,545,282,016 | 77,121,639,764 |
| 323 | 7. Bonus and welfare fund | | 137,596,063 | 137,596,063 |
| **330** | **II. Non-current liabilities** | | **2,039,608,800** | **59,234,391,417** |
| 337 | 1. Long-term deferred revenue | 19 | - | 797,927,315 |
| 338 | 2. Other long-term payables | 18 | 2,039,608,800 | 58,436,464,102 |
| **400** | **D. OWNER'S EQUITY** | | **10,530,239,036,071** | **10,388,286,211,666** |
| 411 | 1. Contributed capital | | 10,033,128,080,000 | 9,121,092,240,000 |
| *411a* | *Ordinary shares with voting rights* | | *10,033,128,080,000* | *9,121,092,240,000* |
| 412 | 2. Share Premium | | - | 843,570,507,864 |
| 420 | 3. Retained earnings | | 497,110,956,071 | 423,623,463,802 |
| *420a* | *Retained earnings accumulated to the previous* | | *355,158,131,666* | *158,621,375,319* |
| *420b* | *Retained earnings of the current period* | | *141,952,824,405* | *265,002,088,483* |
| **440** | **TOTAL CAPITAL** | | **13,316,050,799,723** | **12,884,639,344,234** |

*Hai Phong, 13 October 2026*

| Preparer | Chief Accountant | Legal Representative |
|---|---|---|
| Bui Thi Tra | Phung Thi Thu Huong | Hoang Thi Huyen |

# INTERIM SEPARATE STATEMENT OF INCOME

*For the period from 01/04/2026 to 30/09/2026*

| Code | ITEMS | Note | Second Quarter | | Cumulative from the beginning of the year to the end of the period | |
|---|---|---|---|---|---|---|
| | | | From 01/07/2026 to 30/09/2026 | From 01/07/2025 to 30/09/2025 | From 01/04/2026 to 30/09/2026 | From 01/04/2025 to 30/09/2025 |
| | | | VND | VND | VND | VND |
| **01** | **1. Revenue from sales of goods and provision of services** | **22** | **57,607,323,731** | **23,010,856,907** | **249,021,320,993** | **91,922,682,850** |
| 02 | 2. Revenue deductions | 23 | - | - | 1,064,814,815 | - |
| **10** | **3. Net revenue from sales of goods and provision of services** | | **57,607,323,731** | **23,010,856,907** | **247,956,506,178** | **91,922,682,850** |
| **11** | **4. Cost of goods sold and provision of services** | **24** | **30,658,215,601** | **11,910,374,900** | **132,389,287,884** | **64,045,426,509** |
| **20** | **5. Gross profit from sales of goods and provision of services** | | **26,949,108,130** | **11,100,482,007** | **115,567,218,294** | **27,877,256,341** |
| 21 | 6. Gain/(loss) on liquidation or disposal of investment properties | 25 | - | | - | - |
| 22 | 7. Financial income | 25 | 56,853,384,172 | 168,972,764,253 | 122,572,217,705 | 186,868,684,955 |
| 23 | 8. Financial expense | 26 | (393,064,581) | (280,270,644) | (393,064,581) | (238,118,937) |
| *24* | *In which: Interest expense* | | - | - | - | - |
| 25 | 9. Selling expense | 27 | 22,286,072,518 | 6,383,620,145 | 41,959,090,518 | 13,680,860,044 |
| 26 | 10. General and administrative expenses | 28 | 10,982,409,971 | 15,214,255,131 | 18,231,003,166 | 25,014,389,271 |
| **30** | **11. Net profit from operating activities** | | **50,927,074,394** | **158,755,641,628** | **178,342,406,896** | **176,288,810,918** |
| 31 | 12. Other income | | 381,041,225 | 115,974,849 | 793,527,411 | 287,621,319 |
| 32 | 13. Other expenses | | 1,052,528,668 | 300,811,753 | 1,502,156,572 | 3,607,654,482 |
| **40** | **14. Other profit** | | **(671,487,443)** | **(184,836,904)** | **(708,629,161)** | **(3,320,033,163)** |

# INTERIM SEPARATE STATEMENT OF INCOME

*For the period from 01/04/2026 to 30/09/2026*

| Code | ITEMS | Note | Second Quarter | | Cumulative from the beginning of the year to the end of the period | |
|---|---|---|---|---|---|---|
| | | | From 01/07/2026 to 30/09/2026 | From 01/07/2025 to 30/09/2025 | From 01/04/2026 to 30/09/2026 | From 01/04/2025 to 30/09/2025 |
| | | | VND | VND | VND | VND |
| **50** | **15. Total net profit before tax** | | **50,255,586,951** | **158,570,804,724** | **177,633,777,735** | **172,968,777,755** |
| 51 | 16. Current corporate income tax expense | 29 | 11,581,098,994 | 9,482,328,292 | 38,542,009,681 | 15,279,079,119 |
| 52 | 17. Deferred corporate income tax expense | 30 | (1,465,709,402) | (8,841,489,999) | (2,861 056,351) | (11,429,755,547) |
| **60** | **18 Profit after corporate income tax** | | **40,140,197,359** | **157,929,966,431** | **141,952,824,405** | **169,119,454,183** |

*Hai Phong, 29 October 2026*

| Preparer | Chief Accountant | Legal Representative |
|---|---|---|
| Bui Thi Tra | Phung Thi Thu Huong | Hoang Thi Huyen |

# INTERIM SEPARATE STATEMENT OF CASH FLOWS

*For the period from 01/04/2026 to 30/09/2026*

*(Indirect method)*

| Code | ITEMS | Note | This period | Previous period |
|---|---|---|---|---|
| | | | VND | VND |
| | **I. CASH FLOWS FROM OPERATING ACTIVITIES** | | | |
| *01* | *1. Profit before tax* | | *177,633,777,735* | *172,968,777,755* |
| | *2. Adjustment for* | | *(117,533,111,132)* | *(187,899,687,296)* |
| 02 | - Depreciation and amortization of fixed assets and | | 5,432,171,154 | 5,213,334,801 |
| 03 | - Allowances and provisions | | (393,276,747) | (6,253,883,717) |
| 04 | - Exchange gains / losses from retranslation of monetary items denominated in foreign currency | | 212,166 | (931,957) |
| 05 | - Gains / losses from investment activities | | (122,572,217,705) | (186,858,206,423) |
| *08* | *3. Operating profit before changes in working capital* | | *60,100,666,603* | *(14,930,909,541)* |
| 09 | - Increase/ decrease in receivables | | 257,494,256,979 | (114,424,738,255) |
| 10 | - Increase/ decrease in inventories | | (2,031,083,891,661) | (431,070,851,262) |
| 11 | - Increase/ decrease in payables (excluding interest payable/ corporate income tax payable) | | 291,507,749,482 | 1,110,784,810,380 |
| 12 | - Increase or decrease in deferred expenses | | (18,711,743,219) | (36,102,024,824) |
| 15 | - Corporate income tax paid | | (40,591,128,079) | (33,331,619,834) |
| 16 | - Other receipts from operating activities | | 190,030,114 | - |
| *20* | *Net cash flow from operating activities* | | *(1,481,094,059,781)* | *480,924,666,664* |
| | **II. CASH FLOWS FROM INVESTING ACTIVITIES** | | - | - |
| 21 | 1. Purchase or construction of fixed assets and other long-term assets | | - | (3,942,567,407) |
| 23 | 2. Loans and purchase of debt instruments from other entities | | (1,492,195,448,645) | (1,633,012,521,332) |
| 24 | 3. Collection of loans and resale of debt instrument of other entities | | 2,355,744,292,209 | 1,110,147,586,301 |
| 25 | 4. Equity investments in other entities | | - | (800,000,000,000) |
| 27 | 5. Interest and dividend received | | 115,389,134,036 | 199,417,549,703 |
| *30* | *Net cash flow from investing activities* | | *978,937,977,600* | *(1,127,389,952,735)* |
| | **III. CASH FLOWS FROM FINANCING ACTIVITIES** | | - | - |
| 31 | 1. Proceeds from issuance of shares and receipt of contributed capital | | - | 2,004,291,220,000 |
| 34 | 2. Repayment of principal | | - | (8,258,903,645) |
| *40* | *Net cash flow from financing activities* | | - | *1,996,032,316,355* |
| **50** | ***Net cash flows in the period*** | | **(502,156,082,181)** | **1,349,567,030,284** |
| **60** | **Cash and cash equivalents at the beginning of the period** | | **1,352,293,167,076** | **587,068,546,373** |
| 61 | Effect of exchange rate fluctuations | | (212,166) | 931,957 |
| **70** | **Cash and cash equivalents at the end of the period** | | **850,136,872,729** | **1,936,636,508,614** |

*Hai Phong, 29 October 2026*

| Preparer | Chief Accountant | Legal Representative |
|---|---|---|
| Bui Thi Tra | Phung Thi Thu Huong | Hoang Thi Huyen |

# NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

*For the period from 01/04/2026 to 30/09/2026*

## 1. GENERAL INFORMATION

### 1.1. Form of ownership

Hoang Huy Investment Financial Services Joint Stock Company was established and operates under the Business Registration Certificate for Joint Stock Company No. 0200117929, first issued by the Hai Phong Department of Planning and Investment (now the Hai Phong Department of Finance) on 25 December 2007, and amended for the twenty-second time on 16 September 2026.

The Company's head office is located at: No. 116 Nguyen Duc Canh Street, Le Chan Ward, Hai Phong City.

Charter capital of the Company is: VND 10033128080000.; equivalent 1003312808. shares, par value of one share is VND 10.000.

### 1.2. Business sector

- Trading and real estate business.

### 1.3. Business activities

Main business activities of the Company include:

- Wholesale of automobiles and other motor vehicles (excluding auction activities);
- Agency services for automobiles and other motor vehicles (excluding auction activities);
- Sale of parts and accessories for automobiles and other motor vehicles (excluding auction activities);
- Maintenance and repair of automobiles and other motor vehicles;
- Manufacture of parts and accessories for automobiles and other motor vehicles;
- Construction of residential buildings;
- Construction of non-residential buildings;
- Building completion and finishing;
- Real estate business, land use rights owned, used or leased. Details: Leasing houses and construction works for sub-leasing; for land leased by the State, investing in the construction of houses for lease; investing in the construction of non-residential houses and construction works for sale, lease or lease-purchase; receiving the transfer of all or part of real estate projects from investors to construct houses and construction works for sale, lease or lease-purchase; for land allocated by the State, investing in the construction of houses for sale, lease or lease-purchase.

### 1.4. Normal business and production cycle

- The average operating cycle of the Company's real estate transfer activities starts from the time of approval as the investor and site clearance, through construction, until completion and handover to customers. Therefore, the operating cycle of the Company's real estate transfer activities may exceed 12 months.
- The normal operating cycle of the Company's other activities is within 12 months.

**1.5. Corporate structure**

| The Company's member entities | Address | Main business activities |
|---|---|---|
| Branch of Hoang Huy Investment Financial Services Joint Stock Company in Hanoi | No. 275 Nguyen Trai Street, Khuong Dinh Ward, Hanoi City | Real estate business |
| Business location No. 1 | Km 9, New National Highway 5, An Duong Ward, Hai Phong City | Manufacture of truck bodies |
| Business location No. 2 | No. 183 Ba Trieu Street, Hai Ba Trung Ward, Hanoi City | Real estate and trading business |

Information about the Company's subsidiaries: see details in Note 04.

## 2. ACCOUNTING REGIME AND ACCOUNTING POLICIES APPLIED BY THE COMPANY

### 2.1. Accounting period and accounting currency

The Company's annual accounting period begins on 01 April and ends on 31 March of the following year.
The Company maintains its accounting records in Vietnam Dong (VND).

### 2.2. Standards and Applicable Accounting Policies

*Applicable Accounting Regime*

The Company applies the Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

*Statement of compliance with Accounting Standards and Accounting Regime*

The Company has applied Vietnamese Accounting Standards and the guidance documents on Accounting Standards issued by the State. The Financial Statements have been prepared and presented in accordance with all regulations of each standard, the circulars guiding the implementation of Accounting Standards and the prevailing Corporate Accounting Regime.

### 2.3. Changes in accounting policies and disclosures

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Corporate Accounting Regime, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing certain articles of Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 1 January 2026.

The Company has applied the requirements of Circular No. 99/2025/TT-BTC prospectively from 01 April 2026. The Circular also introduces changes in the presentation of certain items in the financial statements. Comparative figures have been reclassified to conform to the presentation of the current period. Details of the reclassification of comparative figures are presented in Note 38 of these Interim Separate Financial Statements.

### 2.4. Basis for the preparation of Interim Separate Financial Statements

The Separate Financial Statements are prepared on the historical cost basis.

The Company's Separate Financial Statements are prepared by combining the financial statements of its dependent accounting units and the Company's Head Office.

In the Company's Separate Financial Statements, internal transactions and internal balances relating to assets, capital, internal receivables and payables have been fully eliminated.

Users of these Separate Financial Statements should read them together with the Consolidated Financial Statements of the Company and its subsidiaries for the accounting period from 01/04/2026 to 30/09/2026 in order to obtain sufficient information on the financial position, results of operations and cash flows of the Company as a whole.

**2.5. Accounting estimates**

The preparation of Interim Separate Financial Statements in conformity with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Regime and legal regulations relating to financial reporting requires the Management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the Interim Separate Financial Statements and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact on the Interim Separate Financial Statements include:
- Allowance for doubtful debts;
- Allowance for inventory devaluation;
- Estimated allocation of deferred expenses;
- Estimated useful life of fixed assets;
- Classification of, and allowance for, financial investments;
- Estimated fair value of investment properties;
- Estimated corporate income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on Interim Separate Financial Statements of the Company and that are assessed by the Management of the Company to be reasonable under the circumstances.

**2.6. Financial Instruments**

*Initial recognition*

Financial assets

Financial assets of the Company include cash and cash equivalents, trade and other receivables, and short-term and long-term investments. At initial recognition, financial assets are measured at purchase price/issuance cost plus other costs directly attributable to the purchase or issuance of such financial assets.

Financial liabilities

Financial liabilities of the Company include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

*Subsequent measurement after initial recognition*

Financial assets and financial liabilities are not revalued according to fair value at the end of the accounting period because the prevailing statutory regulations require the presentation of financial statements and disclosures on financial instruments but do not provide guidance on assessment and recognition of fair value of financial assets and financial liabilities.

**2.7. Foreign currency transactions**

Foreign currency transactions during the accounting period are translated into Vietnam Dong at the actual exchange rate at the transaction date (being the average buying and selling transfer rate of the commercial bank where the Company regularly conducts transactions).

Actual exchange rate when revaluing monetary items denominated in foreign currencies at the reporting date of the Interim Separate Financial Statements is determined under the following principles:
- For monetary items denominated in foreign currencies: applying the average buying and selling transfer rate of the commercial bank where the Company regularly conducts transactions:

- For demand deposits in foreign currencies: applying the average buying and selling transfer rate of the bank where the Company opens its deposit account;
- Part or all of the receivables denominated in foreign currencies for which allowances for doubtful debts have been made are not revalued.

All actual exchange differences arising during the period and differences arising from the revaluation of monetary items denominated in foreign currencies at the reporting date are recognised in the operating results of the accounting period.

**2.8. Cash and cash equivalents**

Cash comprises cash on hand and demand deposits at banks.

Cash equivalents are short-term investments with an original maturity of not more than 3 months from the date of investment, that are highly liquid and readily convertible into known amounts of cash and that are subject to an insignificant risk of conversion into cash.

**2.9. Financial investments**

Held-to-maturity investments include term bank deposits, certificates of deposit, loans, etc. held to maturity for the purpose of earning periodic interest.

Investments in subsidiaries are initially recognised at cost. After initial recognition, these investments are measured at cost less allowance for impairment of investments.

Allowance for impairment of investments is made at the end of the period as follows:
- Investments in subsidiaries: allowance for impairment is made when the investee incurs losses, based on the separate financial statements of the subsidiary at the time of making the allowance.
- Held-to-maturity investments: allowance for impairment is made based on recoverability in accordance with statutory

**2.10. Receivables**

Receivables are tracked in detail by maturity, debtor, types of currency and other factors according to the management requirements of the Company. Receivables are classified into short-term receivables or long-term receivables in the Interim Separate Financial Statements according to their remaining terms at the reporting date.

The allowance for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but doubtful of recovery. Accordingly, allowances for overdue debts are based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing or absconding, for which allowances are made based on estimated losses.

**2.11. Inventories**

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, if the net realizable value of inventories is lower than the original cost, inventories must be valued according to the net realizable value at the reporting date.

Net realizable value is estimated based on the selling price of the inventory less the estimated costs for completing the products and the estimated costs necessary to make the sale.

Cost of inventories issued:
- Real estate inventory is determined using the specific identification method;
- Other inventories are determined using the moving weighted average method.

Method for valuation of work in progress at the end of the period:
- The value of work in progress is recorded for each construction project that is incomplete or for which revenue has not been recognized, corresponding to the amount of work in progress at the end of the period.

Allowance for inventory devaluation is made at the end of the period for the excess of the original cost of inventories over their net realizable value.

### 2.12. Fixed assets, Finance lease fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During their useful lives, fixed assets are stated at historical cost, accumulated depreciation/amortization and net carrying amount.

*Subsequent measurement after initial recognition*
If subsequent expenditures increase future economic benefits obtained from the use of tangible fixed assets beyond their originally assessed standard of performance, they are capitalized as an increase in the historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Separate Statement of Income in the accounting period in which the costs are incurred.

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

| | |
|---|---|
| - Buildings, structures | 10 - 26 years |
| - Machinery and equipment | 03 - 07 years |
| - Means of transportation | 06 - 10 years |
| - Management equipment | 03 - 05 years |
| - Other fixed assets | 02 - 05 years |
| - Land use rights | 30 years |
| - Indefinite-term land use rights | Not depreciated |
| - Management software | 08 years |

### 2.13. Investment properties

Investment properties are initially recognized at historical cost.
Investment properties held for operating lease are stated at historical cost, accumulated depreciation and net carrying amount.
Investment properties are depreciated using the straight-line method over their estimated useful lives as follows:

| | |
|---|---|
| - Buildings, structures | 10 - 26 years |
| - Land use rights | Not depreciated |

### 2.14. Construction in progress

Construction in progress comprises fixed assets being purchased or constructed as at the end of the reporting period and is recognised at historical cost. This includes construction costs, equipment installation costs and other direct costs.

### 2.15. Operating lease

An operating lease is a lease of fixed assets in which a significant portion of the risks and rewards of ownership is retained by the lessor. Payments made under operating leases are charged to the Separate Statement of Income on a straight-line basis over the period of the lease.

### 2.16. Deferred expenses

Expenses incurred that relate to the operating results of multiple accounting periods are recorded as deferred expenses and allocated to the operating results of subsequent accounting periods.

The calculation and allocation of long-term deferred expenses to operating expenses in each period is based on the nature of those expenses using a reasonable allocation method and criteria.

The Company's deferred expenses include:

- Repair and brand promotion costs are recorded at historical cost and allocated using the straight-line method over useful lives of 06 to 12 months.
- Brokerage fees and other selling expenses of real estate projects are recorded at actual cost when incurred. These expenses are recognised in the income statement in proportion to the real estate sold during the period.
- Other prepaid expenses are recorded at historical cost and allocated using the straight-line method over useful lives of 06 to 12 months.

### 2.17. Payables

Payables are tracked in detail by maturity, creditor, types of currency and other factors according to the management requirements of the Company. Payables are classified into short-term payables or long-term payables in the Interim Separate Financial Statements according to their remaining terms at the reporting date.

### 2.18. Dividend and profit payables

Dividend and profit payables (in cash or non-monetary assets) are recognized when the Company has no unconditional right to avoid the obligation to pay dividends and profits to shareholders and capital contributors according to relevant laws.

The timing of recognition is when the entity has no unconditional right to avoid the payment of dividends, in accordance with the Law on Enterprises and the Company's Charter.

### 2.19. Borrowings and finance lease liabilities

Borrowings are tracked by lender, by loan agreement and by repayment term. Borrowings denominated in foreign currencies are tracked in detail by original currency.

### 2.20. Borrowing costs

Borrowing costs are recognised in operating expenses in the period in which they are incurred, except for borrowing costs directly attributable to the construction or production of qualifying assets, which are capitalised as part of the cost of those assets when the conditions set out in Vietnamese Accounting Standard No. 16 "Borrowing costs" are satisfied. In addition, for specific borrowings for the construction of fixed assets and investment properties, interest is capitalised even when the construction period is less than 12 months.

### 2.21. Accrued expenses

The Company's accrued expenses are amounts payable for goods and services received from suppliers or provided to customers during the reporting period but not yet paid. These accrued expenses are recorded in operating expenses of the reporting period.

Accrued expenses are recognised in operating expenses for the period in accordance with the principle of matching revenue and expenses incurred during the period. Accrued expenses are settled against the actual costs incurred. Any difference between the accrued amount and the actual cost is reversed.

### 2.22. Deferred revenues

Deferred revenues include revenue received in advance, such as amounts prepaid by customers for one or more accounting periods for asset leasing.

Deferred revenues are transferred to revenue from sales of goods and rendering of services in amounts corresponding to each accounting period.

### 2.23. Owners' equity

Owners' contributed capital is recorded at the amount actually contributed by the owners.

Share premium is recorded as the difference between the issue price and the par value of shares, net of costs directly attributable to the share issuance (including the reissuance of treasury shares). Share premium may be positive (if the issue price exceeds the par value plus directly attributable issuance costs) or negative (if the issue price is lower than the par value plus directly attributable issuance costs).

Retained earnings reflect the Company's operating results (profit, loss) after corporate income tax and the appropriation of profits or handling of losses of the Company.

### 2.24. Revenue

Revenue is recognised when it is probable that the Company will receive economic benefits that can be reliably determined. Revenue is measured at the fair value of the consideration received excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

*Revenue from sale of goods:*
- The significant risks and rewards of ownership of the products or goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor

*Revenue from rendering of services:*
- The portion of work completed at the date of the Statement of Financial Position can be determined

*Financial income*
Revenue from interest, dividends and other financial income is recognised when both of the following two (2) conditions are satisfied:
- It is probable that economic benefits will be derived from the transaction;
- The amount of the revenue can be measured reliably.

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

### 2.25. Revenue deductions

Revenue deductions from sales of goods and rendering of services arising during the period include: sales returns.

Sales returns incurred in the same period as the sale of products, goods and services are recorded as a reduction of revenue in that period. For products, goods and services sold in previous periods but with revenue deductions arising in a subsequent period, revenue is reduced according to the following principles: if incurred before the issuance of the Financial Statements, the reduction is recorded in the Interim Separate Financial Statements of the reporting period (the previous period); if incurred after the issuance of the Interim Separate Financial Statements, the reduction is recorded in the period in which it arises (the subsequent period).

**2.26. Cost of goods sold and services rendered**

Cost of goods sold and services rendered comprise the cost of finished goods, merchandise, materials sold or services rendered during the period, and are recorded on the basis of matching with revenue and on a prudence basis. Losses of materials and goods in excess of norms, labour cost and fixed manufacturing overheads not allocated to the value of inventory, allowance for inventory devaluation, abnormal expenses and losses of inventories after deducting compensation from responsible organizations and individuals, etc are recognized fully and promptly into cost of goods sold in the period even when products and goods have not been determined as sold.

The accrual of costs to provisionally determine the cost of real estate sold, if any, complies with the following principles:
- Accruals are made only for costs included in the approved budget which have actually been incurred but for which there are not yet sufficient documents for acceptance of the work volume;
- Accruals for the provisional cost of goods sold are made only for the real estate completed and sold during the period and eligible for revenue recognition;
- The accrued costs and actual costs recognised in cost of goods sold must correspond to the cost norm calculated based on the total estimated costs of the real estate sold (determined by area).

**2.27. Financial expenses**

Items recorded as financial expenses comprise:
- Provision for losses on investments in other entities, foreign exchange losses, etc.;

The above items are recorded by the total amount arising in the period without offsetting against financial income.

**2.28. Selling expenses, General and administration expenses**

Selling expenses reflect actual costs incurred in the process of supplying goods and services.
General and administrative expenses comprise actual costs incurred for the general administration of the Company.

**2.29. Corporate income tax**

***a) Deferred income tax assets***

Deferred income tax assets are determined based on total deductible temporary differences and the carry-forward of unused tax losses and unused tax incentives.

Deferred income tax assets are recognised only to the extent that it is probable that sufficient future taxable profit will be available against which the temporary differences can be utilised. Deferred income tax assets are reduced to the extent that it is no longer probable that the related tax benefits will be utilised.

***b) Current corporate income tax expenses and deferred corporate income tax expenses***

Current corporate income tax expense is determined based on taxable income during the period and the current corporate income tax rate.

Deferred corporate income tax expense is determined based on deductible temporary differences, taxable temporary differences and the corporate income tax rate.

Current corporate income tax expense and deferred corporate income tax expense are not offset against each other.

***c) Current corporate income tax rate***

For the accounting period from 01/04/2026 to 30/09/2026, the Company is subject to a corporate income tax rate of 20% on business activities generating taxable income.

### 2.30. Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals directly or indirectly holding voting power in the Company that gives them significant influence over the Company, key management personnel of the Company, and close family members of these individuals;
- Organisations in which the above individuals directly or indirectly hold a significant portion of the voting power or over which they have significant influence;
- Other organizations and individuals identified as related parties in accordance with current legal regulations.

In considering each related party relationship for the purpose of preparing and presenting the Interim Separate Financial Statements, the Company pays attention to the substance of the relationship rather than its legal form.

### 2.31. Segment information

As the Company operates mainly in the real estate business and mainly within the territory of Vietnam, the Company does not prepare segment reports by business segment or geographical area.

## 3. CASH AND CASH EQUIVALENTS

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| Cash on hand | 502,537,386 | 542,885,167 |
| Demand deposits | 157,359,089,357 | 157,549,383,654 |
| Cash equivalents | 694,342,773,620 | 1,194,200,898,255 |
| | **852,204,400,363** | **1,352,293,167,076** |

Details of demand deposits and cash equivalents as at 30/09/2026 are as follows:

| | Currency | Value |
|---|---|---|
| | | VND |
| ***Demand deposits*** | | |
| - Tien Phong Commercial Joint Stock | VND | 53,800,433,996 |
| - Sai Gon Tai Loc Commercial Joint | VND | 79,710,680,233 |
| - Other banks | VND | 23,847,975,128 |
| | | **157,359,089,357** |

| | Currency | Term | Annual interest rate | Value |
|---|---|---|---|---|
| ***Cash equivalents*** | | | | VND |
| - An Binh Commercial Joint Stock | VND | 3 months | 7.20% | 272,647,305,424 |
| - Vietnam Joint Stock Commercial Bank for Industry and Trade | VND | 1 month | 4.75% | 220,695,468,197 |
| - Other banks | VND | 1 month | 4.75% | 200,999,999,999 |
| | | | | **694,342,773,620** |

## 4. FINANCIAL INVESTMENTS

### a) Held to maturity investments

| | Ending balance | | | Beginning balance | | |
|---|---|---|---|---|---|---|
| | Value | Recoverable value | Allowance | Value | Recoverable value | Allowance |
| | VND | VND | VND | VND | VND | VND |
| ***a1) Short-term*** | | | | | | |
| **- Term deposits** | **1,362,107,933,487** | **1,362,107,933,487** | **-** | **2,055,043,787,957** | **2,055,043,787,957** | **-** |
| *+ An Binh Commercial Joint Stock Bank* | *126,963,374,904* | *126,963,374,904* | *-* | *295,685,647,148* | *295,685,647,148* | *-* |
| *+ Saigon Fortune Joint Stock Commercial Bank* | *564,135,520,548* | *564,135,520,548* | *-* | *475,818,000,000* | *475,818,000,000* | *-* |
| *+ Vietnam Technological and Commercial Joint Stock Bank* | *128,000,000,000* | *128,000,000,000* | *-* | *198,130,000,000* | *198,130,000,000* | *-* |
| *+ Vietnam Joint Stock Commercial Bank for Industry and Trade* | - | - | - | *253,297,000,000* | *253,297,000,000* | - |
| *+ Ho Chi Minh City Development Joint Stock* | *77,500,000,000* | *77,500,000,000* | *-* | *376,586,000,000* | *376,586,000,000* | *-* |
| *+ Tien Phong Joint Stock Commercial Bank* | *228,815,180,514* | *228,815,180,514* | *-* | *213,847,283,288* | *213,847,283,288* | *-* |
| *+ Loc Phat Vietnam Joint Stock Commercial Bank* | *183,014,000,000* | *183,014,000,000* | *-* | *52,000,000,000* | *52,000,000,000* | *-* |
| *+ Others* | *53,679,857,521* | *53,679,857,521* | *-* | *189,679,857,521* | *189,679,857,521* | *-* |
| **- Accrued interest on term deposits** | **29,873,552,190** | **29,873,552,190** | **-** | **24,948,026,269** | **24,948,026,269** | **-** |
| *+ An Binh Commercial Joint Stock Bank* | *3,202,448,471* | *3,202,448,471* | *-* | *4,502,243,133* | *4,502,243,133* | *-* |
| *+ Saigon Fortune Joint Stock Commercial Bank* | *15,677,116,471* | *15,677,116,471* | *-* | *8,387,877,261* | *8,387,877,261* | *-* |
| *+ Vietnam Technological and Commercial Joint Stock* | *3,170,367,124* | *3,170,367,124* | *-* | *1,382,149,892* | *1,382,149,892* | *-* |
| *+ Vietnam Joint Stock Commercial Bank for Industry* | - | - | - | *2,165,753,836* | *2,165,753,836* | - |
| *+ Ho Chi Minh City Development Joint Stock* | *563,605,479* | *563,605,479* | *-* | *2,372,996,163* | *2,372,996,163* | *-* |
| *+ Tien Phong Joint Stock Commercial Bank* | 3,262,912,485 | 3,262,912,485 | - | 121,820,692 | 121,820,692 | - |
| *+ Loc Phat Vietnam Joint Stock Commercial Bank* | *2,688,001,869* | *2,688,001,869* | *-* | *1,512,986,301* | *1,512,986,301* | *-* |
| *+ Others* | *1,309,100,291* | *1,309,100,291* | *-* | *4,502,198,991* | *4,502,198,991* | *-* |
| | **1,391,98[illegible],485,677** | **1,391,981,485,677** | **-** | **2,079,991,814,226** | **2,079,991,814,226** | **-** |
| ***a2) Long-term*** | | | | | | |
| + Certificate of deposits | - | - | - | 170,612,989,094 | 170,612,989,094 | |
| *Vietnam Technological and Commercial Joint Stock Bank* | - | - | - | *170,612,989,094* | *170,612,989,094* | |
| | **-** | **-** | **-** | **170,612,989,094** | **170,612,989,094** | **-** |

**Detailed information on held-to-maturity investments as at 30/09/2026 is as follows:**

***Term deposits:***

| | Currency | Term | Interest Rate | Value |
|---|---|---|---|---|
| | | | | VND |
| - An Binh Commercial Joint Stock Bank | VND | 6 months | 8,0% - 9,4% | 130,165,823,375 |
| - Saigon Fortune Joint Stock Commercial Bank | VND | 6 months | 7,5% - 9,4% | 579,812,637,019 |
| - Vietnam Technological and Commercial Joint Stock Bank | VND | 6 months | 8,4% - 9,3% | 131,170,367,124 |
| - Ho Chi Minh City Development Joint Stock Commercial Bank | VND | 6 months | 9,3% | 78,063,605,479 |
| - Tien Phong Joint Stock Commercial Bank | VND | 6 months | 4,8% - 9,2% | 232,078,092,999 |
| - Loc Phat Vietnam Joint Stock Commercial Bank | VND | 6 months | 9,4% - 9,8% | 185,702,001,869 |
| - Others | VND | 12 months | 5,2% | 54,988,957,812 |
| | | | | **1,391,981,485,677** |

**b) Equity investments in other entities**

| | Stock Code | Ending balance | | | Beginning balance | | |
|---|---|---|---|---|---|---|---|
| | | Original cost | Recoverable value | Allowance | Original cost | Recoverable value | Allowance |
| | | VND | VND | VND | VND | VND | VND |
| **Investments in subsidiaries** | | **4,854,015,370,570** | **4,571,570,832,714** | **-** | **4,854,015,370,570** | **4,571,177,555,967** | **-** |
| - Hoang Huy Investment Services Joint Stock Company | HHS | 1,809,478,034,570 | 1,809,478,034,570 | - | 1,809,478,034,570 | 1,809,478,034,570 | - |
| - CRV Real Estate Group Joint Stock Company | CRV | 2,736,960,776,000 | 2,736,960,776,000 | - | 2,736,960,776,000 | 2,736,960,776,000 | - |
| - Thinh Hiep Construction Joint Stock | | 57,504,000,000 | 1,953,889,728 | (55,550,110,272) | 57,504,000,000 | 2,014,320,188 | (55,489,679,812) |
| - Thinh Phat Real Estate Construction Joint Stock Company | | 33,714,240,000 | 8,044,577,627 | (25,669,662,373) | 33,714,240,000 | 7,788,951,117 | (25,925,288,883) |
| - To Hieu Investment Joint Stock Company | | 216,358,320,000 | 15,133,554,789 | (201,224,765,211) | 216,358,320,000 | 14,935,474,092 | (201,422,845,908) |
| | | **4,854,015,370,570** | **4,571,570,832,714** | **(282,444,537,856)** | **4,854,015,370,570** | **4,571,177,555,967** | **(282,837,814,603)** |

**Detailed information about financial investments during the period:**

| Name of financial investments | Place of establishment and operation | Rate of interest | Rate of voting rights | Principal activities |
|---|---|---|---|---|
| Hoang Huy Investment Services Joint Stock Company | Hai Phong | 58.31% | 58.31% | Automobile trading; manufacturing and trading of spare parts |
| CRV Real Estate Group Joint Stock Company [(1)] | Ha Noi | 68.02% | 96.72% | Real estate investment |
| Thinh Hiep Construction Joint Stock Company | Hai Phong | 95.84% | 95.84% | Construction investment |
| Thinh Phat Real Estate Construction Joint Stock | Hai Phong | 96.33% | 96.33% | Construction investment |
| To Hieu Investment Joint Stock Company | Hai Phong | 99.98% | 99.98% | Construction investment |

[(3)] The Company's voting rights in CRV Real Estate Group Joint Stock Company ("CRV") include a direct voting right of 38.19% and an indirect voting right of 58.53%. The indirect voting rights consist of:
(i) Voting rights held by the Company through its sub-subsidiary, Hoang Huy Investment Services Joint Stock Company ("HHS"), amounting to 42.63%, which includes HHS's direct voting right in CRV of 35.26% and the voting rights of another shareholder group authorizing HHS to exercise voting rights at CRV of 7.37%;
(ii) Voting rights held by the Company through two subsidiaries of HHS: Hoang Giang Service Development Joint Stock Company with 8.44%, and HHS Capital Joint Stock Company with 7.47%.

## 5. SHORT - TERM TRADE RECEIVABLES

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Book value | Allowance | Book value | Allowance |
| | VND | VND | VND | VND |
| ***Related parties*** | - | - | - | - |
| ***Others*** | ***44,528,264,111*** | ***(16,341,255,412)*** | ***86,229,034,670*** | ***(16,341,255,412)*** |
| - HA Transport Joint Stock Company | 16,341,255,412 | (16,341,255,412) | 16,341,255,412 | (16,341,255,412) |
| - Receivables from customers of real estate projects | 27,072,249,062 | - | 63,013,454,145 | - |
| *+ Hoang Huy New City Project* | *7,067,553,528* | - | *55,177,172,085* | - |
| *+ Hoang Huy Green River Project* | *19,433,319,941* | - | *7,134,636,019* | - |
| *+ Other projects* | *571,375,593* | - | *701,646,041* | - |
| - Other customers | 1,114,759,637 | - | 6,874,325,113 | - |
| | **44,528,264,111** | **(16,341,255,412)** | **86,229,034,670** | **(16,341,255,412)** |

## 6. SHORT - TERM PREPAYMENTS TO SUPPLIERS

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Book value | Allowance | Book value | Allowance |
| | VND | VND | VND | VND |
| ***Related parties*** | - | - | - | - |
| ***Others*** | ***267,441,770,831*** | - | ***127,374,886,997*** | - |
| - Trang Tung Construction Company Limited | - | - | 21,266,473,048 | - |
| - Hoa Binh Construction Group Joint Stock Company | 162,482,862,228 | - | 72,385,718,819 | - |
| - Kim Tan Port Joint Stock Company | 73,700,000,000 | - | - | - |
| - Other prepayments to suppliers | 31,258,908,603 | - | 33,722,695,130 | - |
| | **267,441,770,831** | - | **127,374,886,997** | - |

## 7. OTHER SHORT - TERM RECEIVABLES

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Book value | Allowance | Book value | Allowance |
| | VND | VND | VND | VND |
| - Advances for obtaining Land Use Right Certificates | 8,054,799 | - | 115,437,550 | - |
| - Le Chan Ward Construction Investment Project Management Board | 92,444,112 | - | 360,808,485,434 | - |
| - Other receivables | 1,409,336,302 | - | 1,405,184,380 | - |
| | **1,509,835,213** | - | **362,329,107,364** | - |

## 8. DOUBTFUL DEBTS

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Principal amount | Recoverable value | Principal amount | Recoverable value |
| | VND | VND | VND | VND |
| Total value of receivables and loans that are overdue, or not yet overdue but unlikely to be recovered | | | | |
| + ***Trade receivables*** | ***16,341,255,412*** | | ***16,341,255,412*** | |
| + HA Transport Joint Stock Company | *16,341,255,412* | - | *16,341,255,412* | - |
| | **16,341,255,412** | **-** | **16,341,255,412** | **-** |

## 9. INVENTORIES

| | Ending balance | | Beginning balance | |
|---|---|---|---|---|
| | Cost | Allowance | Cost | Allowance |
| | VND | VND | VND | VND |
| **Inventories of automobiles and automobile spare parts** | **19,423,880,393** | **(2,138,269,412)** | **21,854,395,669** | **(2,138,269,412)** |
| - Merchandise | 15,543,173,546 | - | 17,973,688,822 | - |
| - Goods on consignment | 3,880,706,847 | (2,138,269,412) | 3,880,706,847 | (2,138,269,412) |
| **Real estate inventories** | **5,551,822,235,111** | **-** | **3,518,307,828,174** | **-** |
| - Finished real estate | ***759,567,799,011*** | **-** | ***636,798,933,607*** | **-** |
| + *Hoang Huy New City Project* | - | - | 4,639,003,954 | - |
| + *Hoang Huy Green River Project* | 759,567,799,011 | - | 632,159,929,653 | - |
| | ***4,792,254,436,100*** | **-** | ***2,881,508,894,567*** | **-** |
| + *Hoang Huy Commerce Project - Tower H2 (1)* | 555,534,096,952 | - | 512,778,184,169 | - |
| + *Hoang Huy Green River Project (2)* | 2,557,502,752,927 | - | 2,363,427,361,786 | - |
| + *150 To Hieu Project (3)* | 1,677,508,766,136 | | 4,402,738,476 | |
| + *Other projects* | 1,708,820,085 | - | 900,610,136 | - |
| | **5,571,246,115,504** | **(2,138,269,412)** | **3,540,162,223,843** | **(2,138,269,412)** |

(1) As of September 30, 2026, the Hoang Huy Commerce Project – Tower H2, located in Le Chan Ward, Hai Phong City, was under construction. Construction-in-progress costs included land use fees, piling costs, construction costs, and other related expenses. The project had completed the basement structural works and was in the process of completing the apartment floors and the building's exterior.

(2) As of September 30, 2026, the Hoang Huy Green River New Urban Area Project, located in Thuy Nguyen Ward, Hai Phong City, was under construction. Construction-in-progress costs included land use fees, pile-driving costs, site leveling costs, construction costs, and system installation costs, among others.
Certain components of the project had been completed, and the relevant products had been handed over to customers.

(3) As of September 30, 2026, the 150 To Hieu Project, located in Le Chan Ward, Hai Phong City, was under construction. Construction-in-progress costs included land use fees and other related expenses. Site preparation had been completed, and construction was commencing.

## 10. TANGIBLE FIXED ASSETS

| | Buildings, structures | Machinery, equipment | Vehicles, transportation equipment | Fixed assets used in management | Other tangible fixed assets | **Total** |
|---|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND | **VND** |
| **Historical cost** | | | | | | |
| Beginning balance | 40,536,160,077 | 2,210,114,096 | 22,294,089,680 | 1,064,885,771 | 75,909,500 | 66,181,159,124 |
| **Ending balance** | **40,536,160,077** | **2,210,114,096** | **22,294,089,680** | **1,064,885,771** | **75,909,500** | **66,181,159,124** |
| **Accumulated depreciation** | | | | | | |
| Beginning balance | 31,680,516,868 | 2,210,114,096 | 13,973,267,161 | 1,064,885,771 | 75,909,500 | 49,004,693,396 |
| - Depreciation in the period | 522,294,631 | - | 1,086,889,620 | - | - | 1,609,184,251 |
| **Ending balance** | **32,202,811,499** | **2,210,114,096** | **15,060,156,781** | **1,064,885,771** | **75,909,500** | **50,613,877,647** |
| **Net carrying amount** | | | | | | |
| Benginning balance | 8,855,643,209 | - | 8,320,822,519 | - | - | 17,176,465,728 |
| **Ending balance** | **8,333,348,578** | **-** | **7,233,932,899** | **-** | **-** | **15,567,281,477** |

## 11. INTANGIBLE FIXED ASSETS

| | Land use rights | Computer software | Total |
|---|---|---|---|
| | VND | VND | VND |
| **Historical cost** | | | |
| Beginning balance of the period | 56,217,489,700 | 211,896,190 | 56,429,385,890 |
| **Ending balance of the period** | **56,217,489,700** | **211,896,190** | **56,429,385,890** |
| **Accumulated amortization** | | | |
| Beginning balance of the period | 4,396,915,582 | 211,896,190 | 4,608,811,772 |
| - Amortization in the period | 74,368,782 | - | 74,368,782 |
| **Ending balance of the period** | **4,471,284,364** | **211,896,190** | **4,683,180,554** |
| **Net carrying amount** | | | |
| Beginning balance | 51,820,574,118 | - | 51,820,574,118 |
| **Ending balance** | **51,746,205,336** | **-** | **51,746,205,336** |

## 12. INVESTMENT PROPERTIES

**Investment properties held for lease**

| | Land use rights | Building and infrastructure | Total |
|---|---|---|---|
| | VND | VND | VND |
| **Historical cost** | | | |
| Beginning balance of the period | 195,000,000,000 | 192,881,509,649 | 387,881,509,649 |
| **Ending balance of the period** | **195,000,000,000** | **192,881,509,649** | **387,881,509,649** |
| **Accumulated depreciation** | | | |
| Beginning balance of the period | - | 52,582,751,387 | 52,582,751,387 |
| - Depreciation in the period | - | 3,748,618,121 | 3,748,618,121 |
| **Ending balance of the period** | **-** | **56,331,369,508** | **56,331,369,508** |
| **Net carrying amount** | | | |
| Beginning balance | 195,000,000,000 | 140,298,758,262 | 335,298,758,262 |
| **Ending balance** | **195,000,000,000** | **136,550,140,141** | **331,550,140,141** |

- Cost of investment properties fully depreciated but still leased or held for capital appreciation: VND 4,828,547,919.

The fair value of investment properties has not been formally appraised and determined as at 31/03/2026 and 30/09/2026. However, based on the leasing status and market prices of these assets, the Management believes that the fair value of the investment properties is higher than their carrying amount at the end of the accounting period.

## 13. DEFERRED EXPENSES

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| - Office and factory repair costs | 345,781,100 | 698,076,697 |
| - Selling expenses related to real estate not yet handed over | 201,606,945,148 | 182,190,524,920 |
| + *Hoang Huy Green River Project* | *124,874,453,841* | *111,342,318,765* |
| + *Hoang Huy Commerce Project - Tower H2* | *76,732,491,307* | *70,848,206,155* |
| - Others | 595,464,495 | 947,845,907 |
| | **202,548,190,743** | **183,836,447,524** |

## 14. SHORT - TERM TRADE PAYABLES

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| *Related parties* | - | - |
| ***Others*** | ***145,518,756,251*** | ***148,621,690,792*** |
| - Hung Nguyen Trading and Industry Joint Stock Company | 23,101,035,122 | 6,917,428,860 |
| - An Gia Construction Trading Services and Environmental Technology Company Limited | 27,262,966,531 | 39,060,771,661 |
| - Bach Dang 7 Joint Stock Company | 22,924,469,440 | 35,211,102,039 |
| - Truong Hung Thinh Construction Joint Stock Company | 29,440,763,200 | 41,629,751,270 |
| - Hung Phat Construction and Trading Joint Stock Company | 13,196,477,859 | 2,274,277,077 |
| - Other suppliers | 29,593,044,099 | 23,528,359,885 |
| | **145,518,756,251** | **148,621,690,792** |

## 15. SHORT - TERM PREPAYMENTS FROM CUSTOMERS

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| *Related parties* | - | - |
| ***Others*** | ***2,456,983,590,568*** | ***2,158,346,179,190*** |
| - Customers' advances for real estate purchases according to payment schedule | 2,455,584,501,133 | 2,156,956,989,890 |
| + *Hoang Huy New City Project* | - | *4,995,483,529* |
| + *Hoang Huy Green River Project* | *1,837,752,250,315* | *1,693,265,479,778* |
| + *Hoang Huy Commerce Project - Tower H2* | *617,832,250,818* | *458,696,026,583* |
| - Dai Phat Hai Duong Trading Company Limited | 1,200,000,000 | 1,200,000,000 |
| - Hai Duong Tractor Truck Company Limited | 158,985,300 | 158,985,300 |
| - Other customers | 40,104,135 | 30,204,000 |
| | **2,456,983,590,568** | **2,158,346,179,190** |

## 16. TAX AND OTHER PAYABLES TO THE STATE BUDGET

| | Opening receivable | Opening payables | Payables in the period | Actual payment in the period | Closing receivables | Closing payables |
|---|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND | VND |
| - Value-added tax | - | - | 1,942,932,070 | 1,942,932,070 | - | - |
| - Corporate income tax | - | 28,697,523,985 | 38,542,009,681 | 40,591,128,079 | - | 26,648,405,587 |
| - Personal income tax | - | 71,921,758 | 486,731,855 | 448,489,329 | - | 110,164,284 |
| - Land tax and land rental | - | - | 1,666,012,655,495 | 1,666,012,655,495 | - | - |
| - Fees, charges and other payables | - | 6,553,792,493 | - | 6,553,792,493 | - | - |
| | **-** | **35,323,238,236** | **1,706,984,329,101** | **1,715,548,997,466** | **-** | **26,758,569,871** |

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Interim Separate Financial Statements could be changed at a later date upon final determination by the tax authorities.

## 17. ACCRUED EXPENSES

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| - Accrued construction costs of Hoang Huy New City Project | 492,860,285 | 1,018,619,544 |
| - Accrued construction costs of Hoang Huy Green River Project | 6,933,420,011 | 3,700,122,600 |
| - Accrued interest rate support costs for real estate business | 4,876,644,601 | - |
| - Other accrued expenses | 1,975,570,910 | 1,272,390,910 |
| | **14,278,495,807** | **5,991,133,054** |

## 18. OTHER PAYABLES

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| **a) Short-term payables** | | |
| - Short-term deposits and collateral received | 3,239,068,931 | 3,960,841,496 |
| - Management fees for apartment buildings and apartments of the Projects | 752,595,156 | 752,595,156 |
| - Maintenance funds of Hoang Huy New City Project | 2,532,115,331 | 2,530,082,829 |
| - Amounts received from customers under deposit contracts and other related agreements | 66,307,306,135 | 67,566,795,467 |
| - Deposits for apartment leases at the Social Housing Project in An Hai Ward | 57,196,688,552 | - |
| - Other payables | 517,507,911 | 2,311,324,816 |
| | **130,545,282,016** | **77,121,639,764** |
| **b) Long-term payables** | | |
| - Long-term deposits and collateral received | 2,039,608,800 | 1,239,775,550 |
| - Deposits for apartment leases at the Social Housing Project in An Hai Ward | - | 57,196,688,552 |
| | **2,039,608,800** | **58,436,464,102** |

## 19. DEFERRED REVENUES

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| **a) Short-term** | | |
| - Revenue received in advance from asset leasing | 3,414,150,772 | 2,519,026,863 |
| - Revenue received in advance from leasing social housing in An Hai Ward | 4,785,692,909 | 7,947,246,284 |
| - Other unearned revenue | 1,350,020,595 | 1,110,990,905 |
| | **9,549,864,276** | **11,577,264,052** |
| **b) Long-term** | | |
| - Revenue received in advance from leasing social housing in An Hai Ward | - | 797,927,315 |
| | **-** | **797,927,315** |

## 20. OWNERS' EQUITY

### a) Reconciliation of changes in owner's equity

| | Owner's contributed capital | Share Premium | Retained earnings | Total |
|---|---|---|---|---|
| | VND | VND | VND | VND |
| **Beginning balance of the previous year** | **6,682,158,430,000** | **843,926,807,864** | **592,907,665,319** | **8,118,992,903,183** |
| Capital increase in the previous period | 2,004,647,520,000 | (356,300,000) | - | 2,004,291,220,000 |
| Profit for the previous period | - | - | 169,119,454,183 | 169,119,454,183 |
| **Ending balance of the previous period** | **8,686,805,950,000** | **843,570,507,864** | **762,027,119,502** | **10,292,403,577,366** |
| **Beginning balance of the current year** | **9,121,092,240,000** | **843,570,507,864** | **423,623,463,802** | **10,388,286,211,666** |
| Profit for the current period | - | - | 141,952,824,405 | 141,952,824,405 |
| Issuance of shares (*) | 912,035,840,000 | (843,570,507,864) | (68,465,332,136) | - |
| **Ending balance of the current period** | **10,033,128,080,000** | **-** | **497,110,956,071** | **10,530,239,036,071** |

(*) According to Resolution No. 01/2026/NQ-ĐHĐCĐ dated July 24, 2026, of the Annual General Meeting of Shareholders, the Company approved the plan to issue shares to increase its share capital from owners' equity. The details of the share issuance plan to increase share capital from owners' equity are as follows:

+ Form: In shares;
+ Exercise ratio: 10:1;
+ Expected value of shares to be issued (at par value): VND 912,109,224,000;
+ The sources of funds for the share issuance are as follows: share premium as of March 31, 2026, amounting to VND 843,570,507,864, and undistributed after-tax profits as of March 31, 2026, amounting to VND 423,623,463,802, totaling VND 1,267,193,971,666. The priority order for using funds to increase share capital from owners' equity is as follows: funds from share premium shall be used before funds from undistributed after-tax profits. The Company shall fully utilize the funds with the higher priority before using funds from the next priority level.

The Company completed the issuance of shares to increase its share capital from owners' equity on September 10, 2026, in accordance with the Report on the Results of the Share Issuance to Increase Share Capital from Owners' Equity No. 33/2026/TCH-CV, which was disclosed on September 10, 2026. The Company completed the amendment to its Enterprise Registration Certificate on September 16, 2026, revising its charter capital from VND 9,121,092,240,000 to VND 10,033,128,080,000, and completed the depository and additional listing procedures for the newly issued shares. The funds used for the share issuance to pay dividends comprised VND 843,570,507,864 from share premium and VND 68,465,332,136 from undistributed after-tax profits.

### b) Details of owner's contributed capital

| | Ending balance | Ratio | Beginning balance | Ratio |
|---|---|---|---|---|
| | VND | % | VND | % |
| Mr. Do Huu Ha | 3,027,497,390,000 | 30.18 | 2,752,270,360,000 | 30.17 |
| HH Finance Joint Stock Company | 583,221,870,000 | 5.81 | 530,201,700,000 | 5.81 |
| Other shareholders | 6,422,408,820,000 | 64.01 | 5,838,620,180,000 | 64.02 |
| | **10,033,128,080,000** | **100.00** | **9,121,092,240,000** | **100.00** |

**c) Capital transactions with owners and distribution of dividends and profits**

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Owners' contributed capital | | |
| *- Contributed capital at the beginning of the year* | *9,121,092,240,000* | *6,682,158,430,000* |
| *- Increase in contributed capital during the period* | *912,035,840,000* | *2,004,647,520,000* |
| *- Contributed capital at the end of the period* | *10,033,128,080,000* | *8,686,805,950,000* |

**d) Shares**

| | This period | Previous period |
|---|---|---|
| Number of shares registered for issuance | 1,003,312,808 | 912,109,224 |
| Number of shares issued and fully paid | 1,003,312,808 | 912,109,224 |
| *- Common shares* | *1,003,312,808* | *912,109,224* |
| Number of outstanding shares | 1,003,312,808 | 912,109,224 |
| *- Common shares* | *1,003,312,808* | *912,109,224* |
| Par value of outstanding shares (VND): | 10,000 | 10,000 |

## 21. ITEMS OFF THE STATEMENT OF FINANCIAL POSITION AND OPERATING LEASE COMMITMENTS

**a) Assets leased out**

The Company is currently leasing out assets under operating lease contracts.

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| - 1 year or less | 11,216,719,497 | 9,203,741,880 |
| - Over 1 year to 5 years | 16,465,562,361 | 16,925,635,300 |
| - Over 5 years | 655,000,000 | 1,500,000,000 |

**b) Leased assets**

The Company has the following land lease contracts:

| Location of | Lease purpose | Area (m2) | Lease term |
|---|---|---|---|
| Land plot in An Duong Ward, Hai Phong City | Construction of a factory for manufacturing engines, frames and spare parts and assembling two-wheeled motorcycles | 25,828.2 | From 2003 to 2033 |
| Land plot in An Duong Ward, Hai Phong City | Construction of an executive office and product showroom | 19,875.3 | From 2002 to 2032 |
| Land plot in Thuy Nguyen Ward, Hai Phong City | Construction of education and training facilities | 11,839.53 | 50 years, until 29/12/2072 |
| Land plot in Thuy Nguyen Ward, Hai Phong City | Commercial and services | 3,011.78 | 50 years, until 29/12/2072 |

The Company pays annual land rental until the contract expiry date in accordance with current State regulations.

**c) Foreign currencies**

| | Unit | Ending balance | Beginning balance |
|---|---|---|---|
| - US Dollar | USD | 1,065.49 | 1,065.49 |
| - Euro | EUR | 8.95 | 8.95 |

## 22. REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Revenue from sales of tractor trucks and recovered components | 1,123,842,000 | 24,080,104,177 |
| Revenue from leasing and related services | 12,643,516,248 | 8,775,429,408 |
| Revenue from sales of real estate | 235,253,962,745 | 59,067,149,265 |
| | **249,021,320,993** | **91,922,682,850** |
| In which: Revenue from sales of goods and services to related parties *((Detailed in Note 33)* | 1,020,419,616 | 1,020,419,472 |

## 23. REVENUE DEDUCTIONS

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| - Sales returns | 1,064,814,815 | - |
| | **1,064,814,815** | - |

## 24. COST OF GOODS SOLD AND PROVISION OF SERVICES

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Cost of goods sold | 120,472,345 | 29,215,241,270 |
| Cost of leasing and related services | 8,682,450,705 | 4,155,443,101 |
| Cost of real estate sold | 123,586,364,834 | 36,648,355,211 |
| Reversal of allowance for inventory devaluation | - | (5,973,613,073) |
| | **132,389,287,884** | **64,045,426,509** |

## 25. FINANCIAL INCOME

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Interest income from deposits and loans | 122,572,217,705 | 33,195,043,223 |
| Dividends and profits received | - | 153,663,163,200 |
| Foreign exchange gain from revaluation of ending balances | - | 931,957 |
| Other financial income | - | 9,546,575 |
| | **122,572,217,705** | **186,868,684,955** |
| In which: Financial income from related parties *(Detailed in Note 33)* | 443,013,699 | 159,152,313,885 |

## 26. FINANCIAL EXPENSES

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Foreign exchange loss incurred during the period | - | 42,151,707 |
| Foreign exchange loss from revaluation of ending balances | 212,166 | - |
| Reversal of/Allowance for losses on investments in other entities | (393,276,747) | (280,270,644) |
| | **(393,064,581)** | **(238,118,937)** |

## 27. SELLING EXPENSES

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| | - | - |
| Labour costs | 2,013,023,230 | 2,132,243,510 |
| Real estate business expenses | 38,857,777,694 | 10,377,418,980 |
| Outsourced services | 1,080,266,738 | 854,098,506 |
| Other cash expenses | 8,022,856 | 317,099,048 |
| | **41,959,090,518** | **13,680,860,044** |

## 28. GENERAL AND ADMINISTRATIVE EXPENSES

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Labour costs | 6,274,956,550 | 3,565,152,255 |
| Depreciation of fixed assets | 1,024,498,999 | 948,683,586 |
| Outsourced services | 9,895,862,978 | 17,616,335,962 |
| Other cash expenses | 1,035,684,639 | 2,884,217,468 |
| | **18,231,003,166** | **25,014,389,271** |

## 29. CURRENT CORPORATE INCOME TAX EXPENSE

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| Total accounting profit before corporate income tax | 177,633,777,735 | 172,968,777,755 |
| Upward adjustments | 770,988,914 | 543,800,810 |
| *- Non-deductible expenses* | *770,988,914* | *543,800,810* |
| Downward adjustments | - | (154,265,960,702) |
| *- Dividends and profits received* | - | *(153,663,163,200)* |
| *- Losses carried forward from previous years* | - | *(602,797,502)* |
| Taxable income | 178,404,766,649 | 19,246,617,863 |
| **Current corporate income tax expense (tax rate 20%)** | **35,680,953,330** | **3,849,323,572** |
| Provisional tax payable on advances received from real estate business activities | 5,220,403,169 | 12,026,534,383 |
| Provisional tax paid on advances received from real estate business activities in previous periods, recognised as revenue in this period | (2,359,346,818) | (596,778,836) |
| **Total current corporate income tax expense** | **38,542,009,681** | **15,279,079,119** |
| Corporate income tax payable at the beginning of the year | 28,697,523,985 | 18,748,922,089 |
| Corporate income tax paid during the period | (40,591,128,079) | (33,331,619,834) |
| **Corporate income tax payable at the end of the period** | **26,648,405,587** | **696,381,374** |

## 30. DEFERRED INCOME TAX

**a) Deferred income tax assets**

| | Ending balance | Beginning balance |
|---|---|---|
| | VND | VND |
| - Corporate income tax rate used to determine deferred income tax assets | 20% | 20% |
| - Deferred income tax assets related to deductible temporary differences | 26,118,022,928 | 23,256,966,577 |
| **Deferred income tax assets** | **26,118,022,928** | **23,256,966,577** |

**b) Deferred corporate income tax expense**

| | This period | Previous period |
|---|---|---|
| | VND | VND |
| - Provisional corporate income tax on real estate according to progress | (5,220,403,169) | (12,026,534,383) |
| - Deferred corporate income tax expense arising from recognition of real estate revenue | 2,359,346,818 | 596,778,836 |
| | **(2,861,056,351)** | **(11,429,755,547)** |

## 31. FINANCIAL INSTRUMENTS

**Financial risk management**

Financial risks that the Company may face include market risk, credit risk and liquidity risk.

The Company has established a control system to maintain an appropriate balance between the cost of risks incurred and the cost of risk management. The Management of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

*Market risk*

The Company may face market risks such as exchange rate risk and interest rate risk.

Exchange rate risk:

The Company is exposed to foreign exchange risk when transactions are made in currencies other than Vietnam Dong such as loans, revenues, expenses, imports of supplies, goods, machinery and equipment.

Interest rate risk:

The Company is exposed to interest rate risk as the fair value of future cash flows of a financial instrument fluctuates in line with changes in market interest rates when the Company has term or demand deposits and borrowings subject to floating interest rates. The Company manages interest rate risk by analyzing market conditions to obtain interest rates favorable to its operations.

*Credit risk*

Credit risk is the risk that a party to a financial instrument or contract is unable to fulfil its obligations, resulting in a financial loss to the Company. The Company is exposed to credit risk from its operating activities (mainly trade receivables) and financial activities (including bank deposits, loans and other financial instruments).

| | 1 year or less | Over 1 year to 5 years | Over 5 years | Total |
|---|---|---|---|---|
| **As at 30/09/2026** | VND | VND | VND | VND |
| Cash and cash equivalents | 851,701,862,977 | - | - | 851,701,862,977 |
| Trade and other receivables | 29,696,843,912 | - | - | 29,696,843,912 |
| Held-to-maturity investments | 1,391,981,485,677 | - | - | 1,391,981,485,677 |
| | **2,273,380,192,566** | **-** | **-** | **2,273,380,192,566** |
| **As at 01/04/2026** | | | | |
| Cash and cash equivalents | 1,351,750,281,909 | - | - | 1,351,750,281,909 |
| Trade and other receivables | 432,216,886,622 | - | - | 432,216,886,622 |
| Held-to-maturity investments | 2,055,043,787,957 | 170,612,989,094 | - | 2,225,656,777,051 |
| | **3,839,010,956,488** | **170,612,989,094** | **-** | **4,009,623,945,582** |

*Liquidity risk*

Liquidity risk is the risk that the Company encounters difficulty in meeting its financial obligations due to a shortage of funds. Liquidity risk of the Company mainly arises from mismatches in the maturities of its financial assets and liabilities.

Maturity analysis of financial liabilities based on expected contractual payments (undiscounted cash flows) is as follows:

| | 1 year or less | Over 1 year to 5 years | Over 5 years | Total |
|---|---|---|---|---|
| **As at 30/09/2026** | VND | VND | VND | VND |
| Trade and other payables | 276,064,038,267 | 2,039,608,800 | - | 278,103,647,067 |
| Accrued expenses | 14,278,495,807 | - | - | 14,278,495,807 |
| | **290,342,534,074** | **2,039,608,800** | **-** | **292,382,142,874** |
| **As at 01/04/2026** | | | | |
| Trade and other payables | 225,743,330,556 | 58,436,464,102 | - | 284,179,794,658 |
| Accrued expenses | 5,991,133,054 | - | - | 5,991,133,054 |
| | **231,734,463,610** | **58,436,464,102** | **-** | **290,170,927,712** |

The Company considers that the concentration of risk with respect to debt repayment is controllable. The Company is able to settle its debts as they fall due from cash flows from operating activities and proceeds from maturing financial assets.

## 32. EVENTS AFTER THE REPORTING PERIOD

There have been no significant events after the reporting period that would require adjustments or disclosures to be made in the Interim Separate Financial Statements.

## 33. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

The list of related parties and their relationships with the Company is as follows:

| **Related parties** | Relationship |
|---|---|
| CRV Real Estate Group Joint Stock Company | Subsidiary |
| Hoang Huy Services Investment Joint Stock Company | Subsidiary |
| Thinh Hiep Construction Joint Stock Company | Subsidiary |
| Thinh Phat Real Estate Construction Joint Stock Company | Subsidiary |
| To Hieu Investment Joint Stock Company | Subsidiary |
| Dai Thinh Vuong Construction Joint Stock Company | Second-tier subsidiary |
| Dai Loc Housing Development Joint Stock Company | Second-tier subsidiary |
| Hoang Giang Services Development Joint Stock Company | Second-tier subsidiary |
| Pruksa Vietnam Company Limited | Second-tier subsidiary |
| HHS Capital Joint Stock Company | Second-tier subsidiary |
| Members of the Board of Directors, the Board of General Directors and the Board of Supervisors. | |

In addition to the related party information presented in the above notes, during the period the Company had the following transactions with related parties:

| | Transaction details | This period | Previous period |
|---|---|---|---|
| | | VND | VND |
| **Revenue from sales of goods and rendering of services** | | **1,020,419,616** | **1,020,419,472** |
| Dai Thinh Vuong Construction Joint Stock Company | Office rental revenue | 54,000,000 | 54,000,000 |
| Dai Loc Housing Development Joint Stock Company | Office rental revenue | 54,000,000 | 54,000,000 |
| Hoang Giang Services Development Joint Stock Company | Office rental revenue | 30,000,000 | 30,000,000 |
| Thinh Hiep Construction Joint Stock Company | Office rental revenue | 54,545,562 | 54,545,418 |
| Thinh Phat Real Estate Construction Joint Stock Company | Office rental revenue | 54,545,454 | 54,545,454 |
| Pruksa Vietnam Company Limited | Office rental revenue | 108,000,000 | 108,000,000 |
| Hoang Huy Services Investment Joint Stock Company | Office and showroom rental revenue | 315,000,000 | 315,000,000 |
| CRV Real Estate Group Joint Stock Company | Office rental revenue | 350,328,600 | 350,328,600 |
| **Financial income** | | **443,013,699** | **159,152,313,885** |
| CRV Real Estate Group Joint Stock Company | Interest expense | 304,109,589 | 5,489,150,685 |
| CRV Real Estate Group Joint Stock Company | Receive dividends | - | 153,663,163,200 |
| Hoang Huy Services Investment Joint Stock Company | Interest expense | 138,904,110 | - |
| **Transfer of deposit contracts** | | **852,012,862,388** | - |
| CRV Real Estate Group Joint Stock Company | Transfer of deposit contracts | 215,462,282,191 | - |
| Dai Loc Housing Development Joint Stock Company | Transfer of deposit contracts | 636,550,580,197 | - |
| **Loan receivables** | | **69,000,000,000** | - |
| CRV Real Estate Group Joint Stock Company | Loan receivables | 30,000,000,000 | - |
| Hoang Huy Services Investment Joint Stock Company | Loan receivables | 39,000,000,000 | - |
| **Loan repayments** | | **69,000,000,000** | **316,500,000,000** |
| CRV Real Estate Group Joint Stock Company | Loan repayments | 30,000,000,000 | 316,500,000,000 |
| Hoang Huy Services Investment Joint Stock Company | Loan repayments | 39,000,000,000 | - |

Transactions with other related parties are as follows:

| | Position | This period | Previous period |
|---|---|---|---|
| **Income of key management personnel** | | VND | VND |
| **Remuneration of members of the Board of Directors** | | | |
| - Do Huu Ha | Chairman | 60,000,000 | 60,000,000 |
| - Do Huu Hung | Member | 30,000,000 | 30,000,000 |
| - Nguyen Thi Ha | Member | 30,000,000 | 30,000,000 |
| - Pham Hong Dung | Member | 30,000,000 | 30,000,000 |
| - Phan Thi Phuong Thuy | Independent member | 30,000,000 | 30,000,000 |
| | | **180,000,000** | **180,000,000** |
| **Remuneration of members of the Board of Supervisors** | | | |
| - Vu Thi Huyen | Head of the Board | 30,000,000 | 30,000,000 |
| - Phan Thi Thu Huong | Member | 18,000,000 | 18,000,000 |
| - Nguyen Hoang Tung | Member | 18,000,000 | 18,000,000 |
| | | **66,000,000** | **66,000,000** |
| **Salaries and bonuses of the General Director and other managers** | | | |
| - Hoang Thi Huyen | General Director | 225,846,776 | 208,876,358 |
| - Do Huu Hau | Deputy General Director | 494,800,000 | 462,000,000 |
| - Do Huu Hung | Deputy General Director | 535,477,000 | 475,227,405 |
| - Ho Thi Xuan Hoa | Deputy General Director | 75,000,000 | 75,000,000 |
| - Nguyen The Hung | Deputy General Director | 75,000,000 | 75,000,000 |
| - Phung Thi Thu Huong | Chief Accountant | 373,010,042 | 318,741,498 |
| | | **1,779,133,818** | **1,614,845,261** |

## 34. COMPARATIVE INFORMATION

The comparative figures in the Interim Separate Statement of Financial Position and the related notes are derived from the Separate Financial Statements for the fiscal year ended 31 March 2026. The comparative information in the Interim Separate Statement of Income, the Interim Separate Statement of Cash Flows and the related notes is derived from the Interim Separate Financial Statements for the accounting period from 01/04/2025 to 30/09/2025. This information was audited and reviewed by AASC Auditing Firm Company Limited.

As presented in Note 2.3, the Company has applied Circular No. 99/2025/TT-BTC prospectively from 01 April 2026. As a result, the presentation of certain items in the financial statements has changed. Certain figures as at 01 April 2026 and for the accounting period from 01/04/2025 to 30/09/2025 have been reclassified to comply with the financial statement presentation requirements of Circular 99. See details in Appendix 01.

*Hai Phong, 29 October 2026*

| Preparer | Chief Accountant | Legal Representative |
|---|---|---|
| Bui Thi Tra | Phung Thi Thu Huong | Hoang Thi Huyen |

**APPENDIX I: COMPARATIVE FIGURES**

| Figures according to the Financial Statements for the fiscal year ended 31 December 2025 | | | | Figures adjusted in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025 | | | | Change |
|---|---|---|---|---|---|---|---|---|
| Code | | Items | Value | Code | | Items | Value | |
| | | | VND | | | | VND | |
| | | **a) Statement of Financial Position** | | | | **a) Statement of Financial Position** | | |
| **110** | **I.** | **Cash and cash equivalents** | **1,351,449,686,219** | **110** | **I.** | **Cash and cash equivalents** | **1,352,293,167,076** | |
| 112 | 1. | Cash equivalents | 1,193,357,417,398 | 112 | 1. | Cash equivalents | 1,194,200,898,255 | Reformat |
| **120** | **II.** | **Short-term investments** | **2,055,043,787,957** | **120** | **II.** | **Short-term investments** | **2,079,991,814,226** | |
| 123 | 1. | Held-to-maturity investments | 2,055,043,787,957 | 123 | 1. | Short-term held-to-maturity investments | 2,079,991,814,226 | Reformat and rename |
| **130** | **III.** | **Short-term receivables** | **585,383,280,745** | **130** | **III.** | **Các khoản phải thu ngắn hạn** | **559,591,773,619** | |
| 136 | 1. | Other short-term receivables | 388,120,614,490 | 135 | 1. | Other short-term receivables | 362,329,107,364 | Reformat and modify the values |
| **280** | | **TOTAL ASSETS** | **12,884,639,344,234** | **280** | | **TOTAL ASSETS** | **12,884,639,344,234** | |

Items for which only the codes and descriptions have changed are not presented separately in the above table.