

CÔNG TY CP ĐẦU TƯ VÀ PHÁT TRIỂN NHÀ SỐ 6 HÀ NỘI

**CONSOLIDATED  
FINANCIAL STATEMENT  
Q3, 2025**

**INTERIM CONSOLIDATED BALANCE SHEET**  
On September 30, 2025

			Unit: VNĐ
			01/01/2025
Items	Code	Description 30/09/2025 VNĐ	VNĐ
<b>ASSETS</b>			
<b>A Current assets (100=110+120+130+140+150)</b>	<b>100</b>	<b>396,697,778,555</b>	<b>608,525,674,488</b>
<b>I Cash and cash equivalents</b>	<b>110</b>	<b>V.01 29,738,361,789</b>	<b>67,845,230,186</b>
1 Cash	111	24,436,481,165	38,635,308,388
2 Cash equivalents	112	5,301,880,624	29,209,921,798
<b>II Short-term financial investment</b>	<b>120</b>		<b>33,187,200,000</b>
1 Held to maturity investments	121	2,018,636,260	35,205,836,260
2 Allowances for decline in value of trading securities		(2,018,636,260)	(2,018,636,260)
<b>III Short-term receivables</b>	<b>130</b>	<b>349,894,557,203</b>	<b>496,847,807,742</b>
1 Short-term trade receivables customers	131	V.02 116,413,667,401	193,889,806,713
2 Prepayments to suppliers	132	V.03 46,863,542,959	91,942,723,966
3 Short-term loans receivables	135	V.04 62,050,139,954	78,750,139,954
4 Other current account receivables	136	V.05 133,185,387,482	142,604,732,022
5 Provision for short-term doubtful receivables (*)	137	(8,618,180,593)	(10,339,594,913)
<b>IV Inventories</b>	<b>140</b>	<b>10,462,838,647</b>	<b>9,116,938,871</b>
1 Inventories	141	V.06 10,462,838,647	9,116,938,871
<b>V Other current assets</b>	<b>150</b>	<b>6,602,020,916</b>	<b>1,528,497,689</b>
1 Deductible value added tax	152	V.07 3,076,876,044	482,129,519
2 Tax and other receivables from the State	153	3,525,144,872	1,046,368,170
<b>B Non-current assets (200=210+220+230+240+250+260)</b>	<b>200</b>	<b>358,683,858,485</b>	<b>201,456,071,541</b>
<b>II Fixed assets</b>	<b>220</b>	<b>V.08 71,110,125,920</b>	<b>74,375,396,057</b>
1 Tangible fixed assets	221	71,110,125,920	74,375,396,057
- Historical cost	222	102,933,160,417	102,933,160,417
- Accumulated depreciation (*)	223	(31,823,034,497)	(28,557,764,360)
<b>III Investment properties</b>	<b>230</b>	<b>8,648,293,005</b>	<b>8,607,932,217</b>
- Historical cost	231	8,969,582,205	8,929,221,417
- Accumulated depreciation (*)	232	(321,289,200)	(321,289,200)
<b>IV Long-term fixed assets in progress</b>	<b>240</b>	<b>271,254,848,571</b>	<b>112,246,213,980</b>
1 Long-term unfinished construction costs	242	V.09 271,254,848,571	112,246,213,980
<b>V Long-term financial investments</b>	<b>250</b>	<b>1,494,957,361</b>	<b>600,000,000</b>
1 Investments in associated companies, joint ventures	252	V.11 1,494,957,361	600,000,000
<b>VI Other non-current assets</b>	<b>260</b>	<b>6,175,633,628</b>	<b>5,626,529,287</b>
1 Long-term prepaid expenses	261	V.13 1,667,458,031	68,353,690
2 Deferred income tax assets	262	4,508,175,597	5,558,175,597
<b>Total assets (270=100+200)</b>	<b>270</b>	<b>755,381,637,040</b>	<b>809,981,746,029</b>

Items	Code	Description	30/09/2025 VND	01/01/2025 VND
<b>RESOURCES</b>				
<b>A Liabilities (300=310+330)</b>	<b>300</b>		<b>365,479,843,889</b>	<b>405,105,751,058</b>
<b>I Current liabilities</b>	<b>310</b>		<b>271,140,119,876</b>	<b>300,657,948,975</b>
1 Short-term trade accounts payables	311	V.14	18,457,165,094	52,621,722,704
2 Advances from customers	312		9,795,515,567	6,555,289,482
3 Tax and other payables to the State	313	V.16	760,085,482	41,258,849,800
4 Payables to employees	314		1,202,061,585	4,968,063,789
5 Accrued expenses	315	V.17	13,768,627,490	31,706,899,201
6 Short-term unearned revenue	318		3,967,809,304	-
7 Other short-term payables	318	V.18	102,341,460,161	73,028,043,806
8 Short-term borrowings and capital lease debts	319	V.15	109,890,350,000	78,815,340,000
9 Bonus and welfare funds	322		10,957,045,193	11,703,740,193
<b>II Non-current liabilities</b>	<b>330</b>		<b>94,339,724,013</b>	<b>104,447,802,083</b>
1 Long-term unearned revenue	336		6,153,393,789	12,838,729,668
2 Other long-term payables	337	V.19	60,329,815,932	63,752,558,123
3 Long-term borrowings and capital lease debts	338	V.20	3,034,250,000	3,034,250,000
4 Provision for long-term payables	342		24,822,264,292	24,822,264,292
<b>B Owner's equity (400=410+430)</b>	<b>400</b>		<b>389,901,793,151</b>	<b>404,875,994,971</b>
<b>I Owner's equity</b>	<b>410</b>		<b>389,901,793,151</b>	<b>404,875,994,971</b>
1 Contributed capital (400=410+430)	411		151,200,000,000	151,200,000,000
2 Share surplus	412		1,273,275,917	1,273,275,917
3 Development investment fund	418		20,914,206,369	20,914,206,369
4 Other equity funds	420		1,535,326,407	1,535,326,407
5 Undistributed after-tax profits	421		83,699,457,495	97,427,260,449
5 Construction investment fund	422			1,423,176,288
6 Minority interest	429		131,279,526,963	131,102,749,541
<b>Total resources (440=300+400)</b>	<b>440</b>		<b>755,381,637,040</b>	<b>809,981,746,029</b>

Prepared by



Bui Thu Hang

Chief Accountant



Duong Thi Thai Huong

Ha Noi, September 30, 2025

General Director



Be Ngoc Long



HANOI HOUSING DEVELOPMENT AND INVESTMENT JOINT-STOCK COMPANY NO.6

INTERIM CONSOLIDATED INCOME STATEMENT  
Quý 3, 2025

Items	Code	Description	Quarter 3		Accumulated from the beginning of the year to this quarter	
			Current year	Previous year	Current year	Previous year
1 Revenues from sales of goods and rendering o	01	VI.25	23,546,780,326	121,013,386,697	55,893,397,116	311,943,746,219
2 Revenue deductions	02					
3 Net revenue from sales of goods and rendering of services (10=01-02)	10		23,546,780,326	121,013,386,697	55,893,397,116	311,943,746,219
4 Cost of goods sold and services rendered	11	VI.27	19,965,719,571	107,600,638,872	45,918,509,584	276,906,830,009
5 Gross profit from sales of goods and rendering of services (20=10-11)	20		3,581,060,755	13,412,747,825	9,974,887,532	35,036,916,210
6 Financial income	21	VI.26	1,308,404,933	1,036,123,581	5,440,480,224	6,645,321,861
7 Financial expenses	22	VI.28	0	12,465,753	2,832,114,946	46,515,683
8 Selling expenses	24		0	4,158,469,961	0	13,211,767,392
9 General and administrative expenses	25		4,494,247,120	7,698,231,954	12,592,081,963	20,335,757,829
10 Net operating profit {30=20+(21-22)-(24+25)}	30		395,218,568	2,579,703,738	(8,829,153)	8,088,197,167
11 Other income	31		817,129,563	2,961,830,907	2,170,560,336	10,714,683,027
12 Other expenses	32		1,057,171,804	2,048,528,130	1,322,066,362	8,119,295,203
13 Other profits (40=31-32)	40		(240,042,241)	913,302,777	848,493,974	2,595,387,824
15 Profit before tax (50=30+40)	50		155,176,327	3,493,006,515	839,664,821	10,683,584,991
16 Current corporate income tax expenses	51	VI30	6,109,103	736,488,527	312,612,113	3,059,703,211
17 Deferred corporate income tax expenses	52	VI30				
18 Profit after corporate income tax (60=50-51-52)	60		149,067,224	2,756,517,988	527,052,708	7,623,881,780
- Minority interest			6,229,786	787,687,210	176,777,424	3,192,139,979
- Profit after tax of the parent company			142,837,438	1,968,830,778	350,275,284	4,431,741,801

Ha Noi, September 30, 2025

Prepared by

Chief Accountant

General Director







Bui Thu Hang

Duong Thi Thai Huong

Bê Ngọc Long



# INTERIM CONSOLIDATED CASH FLOW STATEMENT

(According to the direct method)

Q3, 2025

Items	Code	Description	Accumulated from the beginning of the year to the end this quarter	
			Current year	Previous year
<b>1</b>	<b>2</b>			
<b>I. Cash flow from operation activities.</b>				
1. Revenues from sales of goods, rendering of services and other revenues	01		95,595,741,616	88,983,668,367
2. Payment to suppliers	02		(228,167,347,679)	(71,887,456,265)
3. Payment to employees	03		(19,172,919,468)	(19,507,453,747)
4. Interest paid	04		(1,227,232,877)	(46,515,683)
5. Corporate income tax paid	05		(26,054,667,975)	(11,257,498,239)
6. Other receipt from operating activities	06		102,409,916,749	37,284,213,358
7. Other payments for operating activities	07		(48,972,019,170)	(43,882,227,684)
<b>Net cash flows from operating activities (20=01+02+03+04+05+06+07)</b>	<b>20</b>		<b>(125,588,528,804)</b>	<b>(20,313,269,893)</b>
<b>II. Cash flow from investment activities.</b>				
1. Payments for acquisitions, constructions of fixed assets and long-term assets	21		(1,524,070,844)	(27,565,000)
2. Proceeds from disposal and liquidation of fixed assets and other long-term assets	22		70,267,896	1,366,199,622
3. Payment for loans and purchases of debt instruments of other entities	23		(72,216,565,216)	(101,035,163,949)
4. Proceeds from loans given and disposal of debt instruments of other entities	24		85,603,262,350	104,410,327,949
5. Payments for equity investment in other entities	25		-	-
6. Proceed from equity investments in other entities	26		-	-
7. Proceed from interest, dividends and profit distribution received	27		1,000,079,656	9,502,390,462
<b>Net Cash flow from investment activities (30=21+22+23+24+25+26+27)</b>	<b>30</b>		<b>12,932,973,842</b>	<b>14,216,189,084</b>
<b>III. Cash flow from financial activities.</b>				
1. Proceeds from issuance of shares, capital contribution from shareholders	31			-
2. Repayments of capital contribution to owners, repurchases of shares issued	32			-
3. Proceeds from short-term and long-term loans	33			13,000,000,000
4. Repayments of loans principal	34			(821,128,989)
5. Repayments for of financial leasehold assets	35			-
6. Dividends paid, profits shared to shareholders	36			-
<b>Net Cash flow from financial activities. (40=31+32+33+34+35+36)</b>	<b>40</b>		<b>74,548,686,565</b>	<b>12,178,871,011</b>
<b>Net cash flows during the period (50=20+30+40)</b>	<b>50</b>		<b>(38,106,868,397)</b>	<b>6,081,790,202</b>
Cash and cash equivalents at the beginning of the period	60		67,845,230,186	74,850,830,057
Foreign exchange differences on cash and cash equivalents				
<b>Cash and cash equivalents at the end of period. (70=50+60+61)</b>	<b>70</b>		<b>29,738,361,789</b>	<b>80,932,620,259</b>

Ha Noi, September 30, 2025

Prepared by

Chief Accountant

General Director

Bui Thu Hang

Duong Thi Thai Huong

Be Ngoc Long



Hanoi housing development and investment corporation  
Hanoi housing development and investmet joint stock company No 6  
2A Floor, My Son Building, 62 Nguyen Huy Tuong

## NOTES OF INTERIM CONSOLIDATED FINANCIAL STATEMENT

For the financial year ended on 30/09/2025

### 1. General information of the enterprise

#### 1.1 Form of capital owership.

Hanoi housing development and investment joint stock company No 6 (referred to as "the company"), formerly known as Hanoi Housing Investment and Development Company No. 6 (belonging to Hanoi Housing Investment and Development Corporation) converted to operate under the Joint Stock Company model according to the Decision No. 8847/QD-UB dated December 2, 2014 of Hanoi City People's Committee on approving the enterprise value and equitization plan of Hanoi Housing Investment and Development Company No. 6 under Hanoi Housing Investment and Development Corporation . The company operates under the Business Registration Certificate No. 0100383878, registered for the first time on March 31, 2005, and registered for the 12th change on July 29, 2025.

Charter capital: The company's charter capital is 151,200,000,000 VND, in which:

- |                                     |        |
|-------------------------------------|--------|
| - State shareholder ownership ratio | 16.27% |
| - Other shareholder ownership ratio | 83.73% |

Headquarters: 6A Floor, Diamond Flower Building, 48 Le Van Luong Road, Nhan Chinh province, Thanh Xuan Dictrict, Hanoi City.

#### 1.2 Business lines.

The Company's bussiness lines according to the Business Registration Certificate are as follows:

- Invest in construction, housing development business
- Construct and install civil works, industrial works, traffic works, irrigation works, sports works;
- Construct technical infrastructure, industrial areas and urbans.
- Construct and install wirelines and 35KVA transformer stations; Construct and install electrical equipment systems, common water supply and drainage systems;
- Excavate and fill soil and rock, masonry work and carpentry work, concrete and steel in construction;
- Install equipment, civil electricity and water, construction mechanical products, elevators, woodworks, steelworks;
- Construct, renovate houses for sale and rent.
- Producing and trading of construction materials, specialized construction machineries and equipments;
- Consulting on investment and construciton, consulting on construction and erection supervisor, consulting on projects management, Consulting on drafting bidding documents and evaluating bid documents, Consulting on equipments in construction and erection for
- Consulting on architectural design, interior and exterior, general layout for civil construction works and industrial works.
- Restaurants and hotels business.
- Travel and tourism business.
- Organize service for operations management and exploit new urban areas and apartment complex areas.
- The Company's main activities are construction investment, houses development business, construction and installation/erection of civils works, traffic works, irrigation works, and sports works.

### 2. Basis for preparing financial statements and accounting period.

#### Basis for preparing financial statements

The attached financial statements are presented in Vietnamese dong (VND), according to the principle of original cost and in accordance with Vietnamese Accouting Standards, Vietnamese Accounting Regime and other relevant current regulations in Vietnam.

#### Fiscal year

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

### 3. Applicable Accounting Standards and Regime

#### Applicable Accounting

The Company applies the relevant Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Regime issued together with Circular No. 200/2014/TT-BTC dated December 22, 2014, documents guiding, supplementing, and amending the accounting regime issued by the Ministry of Finance.



#### **Form of applicable accounting book application**

The company applies the form of accounting book, Book-entry documents

#### **4. Applicable Accounting policies**

The following are main accounting policies applied by the Company in preparing Financial Statements.

##### ***Accounting estimates***

Preparation of Financial Statements in accordance with Vietnamese Accounting Standards requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the reporting date.

##### ***Cash and cash equivalents***

Cash and cash equivalents include cash in the fund, bank deposits, transferring money, demand deposits and other short-term investments with high payment ability and an initial maturity period not exceeding 3 months or less.

##### ***Receivables and provision for doubtful debts.***

Provision for doubtful debts are appropriated for receivables that are overdue for payment for 6 months or more or for receivables that the debtors have not ability to pay due to liquidation, bankruptcy or same difficulties.

Provision for doubtful debts is appropriated on the basis of evaluating the company's ability to collect debts and in accordance with the instructions in the Circular No 228/2009/TT-BTC dated 07/12/2009 in term of guidance on provisioning regime and usage of provisions for inventory devaluation, loss of financial investments, bad debts and warranty for products, goods, and construction works at the

##### ***Inventories***

Inventories is determined on historical costs. In case the historical costs of inventories are higher than the net realizable values, they must be calculated according to the net realizable values. The historical costs of inventories include direct raw materials expenses, direct labor cost and general production costs, if any, to bring the inventories to their present locations and conditions. The net realizable values can be determined by the estimated selling prices minus costs/expenses of completion and costs to be incurred in marketing, selling and distribution. The inventories are accounted according to the regular declaration method and are priced according to the weighted average method.

The company's Provision for devaluation of inventories is appropriated according to current accounting regulations. Accordingly, the company is allowed to make a provision for devaluation of obsolete, damaged and poor quality inventories in case the actual value of inventories is higher than the net realizable value at the time of closing the accounting year.

##### ***Fixed assets and depreciation.***

Tangible fixed assets are reflected on historical costs and presented by historical costs minus accumulated depreciation values.

Tangible fixed assets are depreciated by straight line method based on the estimated effective time. The specific depreciation period is as follows:

- Houses, architecture objects	06 - 25 years
- Machines, equipments	05 - 08 years
- Means of transport	06 - 10 years
- Office equipments	03 - 05 years

##### ***Intangible fixed assets and amortization***

Intangible fixed assets are business advantages recognized at the time of transfer from a State Company to a Joint Stock Company and are presented at historical costs minus accumulated depreciation values with amortization period of 5 years.

##### ***Investment properties.***

Investment properties include land use rights, houses held by the company for the purpose of earning rental income or awaiting prices increase, are presented at historical costs minus accumulated depreciation values. The historical costs of purchased investment properties include purchase prices and direct related costs such as related legal consulting service fees, registration tax and other related transaction costs. The historical costs of self-constructed investment properties are the settlement values of the construction project or direct related costs of the investment properties.

Investment properties are depreciated according to the straight line method over the estimated effective period of from 12 to 27 years.

##### ***Basic construction.***

Assets under construction for production, rental, administrative purposes or for any other purpose are recorded at historical costs. These costs include service costs and related interest costs in accordance with the Company's accounting policies. Depreciation of these assets is applied the same other assets, starting from the time the assets are in a ready-to-use state.



**Long-term prepayments.**

Long-term prepaid expenses related to tools and supplies and scaffolding formwork are initially stated at historical costs and distributed according to the straight-line method over a period of 2 to 3 years.

**Expenses payables**

Actual costs that have not yet incurred but are deducted in advance into production and business costs in the period to ensure that when actual costs arise do not cause fluctuations in production and business costs on the basis of ensuring the principle of compatibility between revenue and costs. When those costs arise, if there is a difference with the deducted amount, the accountant will record additional costs or reduced costs corresponding to the difference amounts.

**Owner's equity**

Owner's equity is recorded according to the owner's actual contributed capital.

Share capital surplus is recorded according to the larger/or smaller difference between the actual issuing price and the face value of shares when issuing shares for the first time, issuing additional shares or re-issuing treasury shares.

Dividends payable to shareholders are recorded as payables in the Company's Balance Sheet after the dividend announcement is issued by the Board of Directors of the Company.

Undistributed after-tax profit is the amount of profit from the enterprise's activities after deducting (-) adjustments due to retroactive application of changes in accounting policies and retroactive adjustment of major errors of the last years.

**Revenue recognition**

Sales revenue is recognized when the five (5) following conditions are simultaneously satisfied:

- (a) The Company has transferred substantially all the risks and rewards associated with ownership of the products or goods to the buyer;
- (b) The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- (c) Revenue is determined relatively reliably;
- (d) The company will collect the costs associated with the sales transaction;

Revenue from a service provision transaction is recognized when the outcome of that transaction can be reliably determined. In case that a service provision transaction involves multiple periods, revenue is recognized in the year according to the result of work completed at the Balance Sheet date of that period. The result of a service provision transaction is determined when all four (4) following conditions are satisfied:

- (a) Revenue is determined relatively reliably;
  - (b) It is possible to obtain economic benefits from the transaction of providing that service.;
  - (c) Determine the work completed at the Balance Sheet date;
  - (d) Determine the costs incurred for the transaction and the costs to complete the provision transaction of that service.
- Deposit interest is recognized on an accrual basis, determined on the balance of deposit accounts and the applicable interest rate.

**Construction contract**

In case the construction contract stipulates that the Company is paid according to the planned progress, when the results of construction contract performance are reliably estimated, revenue and costs related to the contract are recorded corresponding to the completed work as determined by the Company itself on the date of preparing the Financial Statement, regardless of whether the payment invoice according to the planned schedule is made or not and regardless of what is the amount stated on the invoice.

In case the construction contract stipulates that the Company is paid according to the value of the volume performed, when the results of construction contract performance are reliably determined and confirmed by the customer, then revenue and expenses related to the contract will be recorded corresponding to the completed work confirmed by the customer during the year reflected on the invoice prepared.

When the results of contract performance cannot be reliably estimated, in case the Company can recover the contract costs spent, reasonable revenue is recognized only to the extent of the spent costs recoverable. At that time, no profit will be recorded, even when the total cost of implementing the contract may exceed the total revenue of the contract.

**Loan interest expenses**

Borrowing costs directly relating to the purchase, construction investment or production of assets that take a relatively long time to complete and put into use or sale are added to the historical costs of the assets until those assets are put into use or sale. Incomes arising from the temporary investment of loans are recorded as a decrease in the historical costs of the relevant assets. All other loan interest expenses are recorded in the Income Statement when incurred.

**Tax**

Corporate income tax represents the total value of current payable taxes and deferred taxes.

The current payable tax amount is calculated based on taxable income for the year. Taxable income other than net profit as reported in the Business Performance Statement does not include items of income or expenses that are taxable or deductible in other years (including loss carried forward, if any) and also does not include non-taxable or non-deductible items.



The determination of the Company's income tax is based on current regulations on tax. However, these regulations change from time to time and the final determination of corporate income tax depends on the inspection results of the competent tax authority.

Deferred income tax is calculated on the differences between the carrying value of assets or liabilities on the Balance Sheet and the income tax base. Deferred income taxes are accounted for using the Balance Sheet method. Deferred tax liabilities must be recognized for all temporary differences and deferred tax assets are recognized only when it is probable that there will be sufficient future taxable profit to utilize the difference. Temporary deviations are deductible.

Deferred income tax is determined at the tax rate expected to apply in the year the asset is recovered or the liability is settled. Deferred income tax is recognized in profit or loss unless the tax is related to items recorded directly in equity. In that case, deferred tax is also recorded directly in equity.

Deferred income tax assets and deferred income tax liabilities payable are offset when the Company has a legally enforceable right to offset between current income tax assets against current income tax liabilities payable and when the deferred income tax assets and deferred income tax liabilities payable related to the corporate income taxes are managed by the same tax authority and the Company intends to pay current income taxes on a net basis.

Other taxes are applied according to current tax laws of Vietnam.

### Earnings per share

Primary earning per share for common shares is calculated by dividing profits or losses belonging to the common shareholders by weighted average number of common shares deposited during the period. The earning per share is determined by adjusting the profits or losses belonging to the common shareholders and the weighted average number of outstanding common shares due to the effects of common shares with potential to decline including interchangeable bonds and share options

### Related parties

Considered as related parties are businesses including the Parent Company, subsidiaries of the Parent Company, individuals who directly or indirectly or indirectly through one or more intermediaries have the rights to control over the company or subject to common control with the Company. Affiliates and individuals who directly or indirectly hold the voting rights of the Company and have significant influence over the Company. Key management positions such as General Directors, officers of the company, close family members of these individuals or affiliated parties or companies affiliated with these individuals are also considered as related parties.

## 5. Additional information for items presented on Balance Sheet and Income Statement

	30/09/2025 VND	01/01/2025 VND
<b>1. Cash</b>		
Cash, bank deposits	24,436,481,165	38,635,308,388
Cash equivalents	5,301,880,624	29,209,921,798
<b>Total</b>	<b>29,738,361,789</b>	<b>67,845,230,186</b>
<b>2. Receivables from customers</b>		
	116,413,667,401	193,889,806,713
<b>Total</b>	<b>116,413,667,401</b>	<b>193,889,806,713</b>
<b>3. Short-term prepayments to suppliers</b>		
Short-term prepayment to the suppliers	46,863,542,959	91,942,723,966
<b>Total</b>	<b>46,863,542,959</b>	<b>91,942,723,966</b>
<b>4. Short-term loans receivables</b>		
	2,018,636,260	35,205,836,260
<b>Total</b>	<b>2,018,636,260</b>	<b>35,205,836,260</b>

5. Receivables from short-term lending

<b>Total</b>
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30/09/2025 VND	01/01/2025 VND
62,050,139,954	78,750,139,954
<b>62,050,139,954</b>	<b>78,750,139,954</b>

6. Other current account receivables

- Advances
- Other receivables

<b>Total</b>
--------------

30/09/2025 VND	01/01/2025 VND
15,847,941,899	15,846,773,006
117,337,445,583	126,757,959,016
<b>133,185,387,482</b>	<b>142,604,732,022</b>

7. Inventories.

- Unfinished production and business costs

<b>Total</b>
--------------

30/09/2025 VND	01/01/2025 VND
10,462,838,647	9,116,938,871
<b>10,462,838,647</b>	<b>9,116,938,871</b>

8. Tax and other receivables from the State.

- VAT deducted
- Taxes overpaid to the State

<b>Total</b>
--------------

30/09/2025 VND	01/01/2025 VND
3,076,876,044	482,129,519
3,525,144,872	1,046,368,170
<b>6,602,020,916</b>	<b>1,528,497,689</b>

9. Increase or decrease tangible fixed assets.

Targets	Machines, equipment	Transport vehicles and transmission equipment	Management tools and equipment	Investment properties	Total
<b>I. Historical costs of tangibel fixed assets</b>					
1. Balance on 01/01/202	12,991,825,270	11,714,940,453	78,226,394,694	8,929,221,417	111,862,381,834
2. Increase in the year	-	-	-	40,360,788	40,360,788
- Purchase during the fiscal year					
- New constructions and other	-			40,360,788	40,360,788
3. Decrease in the year	0	0	0	0	-
- Liquidation or transfer					
- Other decreases					
4. Balance on 30/09/202	12,991,825,270	11,714,940,453	78,226,394,694	8,969,582,205	111,902,742,622
<b>II. Accumlated depreciation</b>					
1. Balance on 01/01/202	12,991,825,270	10,553,257,926	5,012,681,164	321,289,200	28,879,053,560
2. Increase in the year	-	113,110,092	3,152,160,045	-	3,265,270,137
- Depriate		113,110,092	3,152,160,045		3,265,270,137
- Transfer					
3. Decrease in the year	-	-	-	-	-
- Liquidation or transfer					
- Other					
4. Balance on 30/09/202	12,991,825,270	10,666,368,018	8,164,841,209	321,289,200	32,144,323,697
<b>III. Remaining value</b>					
1. Balance on 01/01/202	-	1,161,682,527	73,213,713,530	8,607,932,217	82,983,328,274
2. Balance on 30/09/202	-	1,048,572,435	70,061,553,485	8,648,293,005	79,758,418,925



**10. Construction in progress**

Projects belonging to city budget capital

Business projects of company

- In which:

+ Project C1 Trung Hoa - Nhan Chinh

+ Project in Bo Xuyen Thai Binh

+ Other projects

**Total****11. Investment in Affiliated Company, Joint ventures**

- Handico 6 Mechanical Electrical Construction Installation Joint Stock Company

**Total****13. Prepaid expenses**

- Short-term

- Long-term

**Total****14. Short-term payables to the sellers****Total****15. Short-term loans and financial lease debt**

Loans from individuals

**Total****16. Taxes and other payables to the State**

- Value added tax

- Profit tax

- Personal income tax

**Total****17. Expenses payable**

Expenses payable

**Total****18. Other short-term payables**

- Social, health, unemployment insurance

- Trade union fees

- Payables to construction units

- Dividends payable

- Other payables

**Total**

30/09/2025	01/01/2025
VND	VND
-	1,438,848,234
271,254,848,571	110,807,365,746
97,939,996,730	107,218,537,916
169,726,024,011	-
3,588,827,830	3,588,827,830
271,254,848,571	112,246,213,980

30/09/2025	01/01/2025
VND	VND
1,494,957,361	600,000,000
1,494,957,361	600,000,000

30/09/2025	01/01/2025
VND	VND
-	-
1,667,458,031	68,353,690
1,667,458,031	68,353,690

30/09/2025	01/01/2025
VND	VND
18,457,165,094	52,621,722,704
18,457,165,094	52,621,722,704

30/09/2025	01/01/2025
VND	VND
109,890,350,000	78,815,340,000
109,890,350,000	78,815,340,000

30/09/2025	01/01/2025
VND	VND
194,107,192	16,003,809,493
101,249,141	24,009,298,667
464,729,149	1,245,741,640
760,085,482	41,258,849,800

30/09/2025	01/01/2025
VND	VND
13,768,627,490	31,706,899,201
13,768,627,490	31,706,899,201

30/09/2025	01/01/2025
VND	VND
97,941,759	-
426,191,926	582,595,726
3,045,539	40,849,293
22,498,259,068	7,378,259,068
79,316,021,869	65,026,339,719
102,341,460,161	73,028,043,806

	30/09/2025 VND	01/01/2025 VND
<b>19. Other long-term payables</b>		
- Received capital contribution for business cooperation from Hanoi Commercial and Investment Joint Stock Company under the construction contract of C1 THNC building	49,379,815,932	52,802,558,123
- Received capital contribution for business cooperation from Dai Hai Ha Joint Stock Company under the Contract No. 12/2009 (Project C2 Trung Hoa - Nhan Chinh)	500,000,000	500,000,000
- Received capital contribution for business cooperation from Vietnam DIT Commercial and Investment Joint Stock Company	9,200,000,000	9,200,000,000
- Received capital contribution for business cooperation from individuals of the HT KT	1,250,000,000	1,250,000,000
<b>Total</b>	<b>60,329,815,932</b>	<b>63,752,558,123</b>

	30/09/2025 VND	01/01/2025 VND
<b>20. Long-term borrowings and capital lease debts</b>		
Long-term borrowings and capital lease debts	3,034,250,000	3,034,250,000
<b>Total</b>	<b>3,034,250,000</b>	<b>3,034,250,000</b>

	30/09/2025 VND	01/01/2025 VND
<b>21. Provision for long-term payables</b>		
	24,822,264,292	24,822,264,292
<b>Total</b>	<b>24,822,264,292</b>	<b>24,822,264,292</b>

## 22. Owner's equity

### a. Owner's equity Fluctuation Reconciliation Table

	Owner's equity	Share surplus	Development Investment Fund	Construction investment fund	Undistributed after- tax profit
Balance on 01/01/2025	151,200,000,000	1,273,275,917	19,147,384,211	1,535,326,407	97,427,260,449
Increase in capital in previous year			-	-	1,249,359,609
- Shareholders' contributed capital					1,249,359,609
- Profit/Loss					
- Distribute profits					
- Other increment					(15,120,000,000)
Decrease in year					(15,120,000,000)
- Dividends					
- Distribute profits					
- Other decreasing					
Balance on 31/03/2025	151,200,000,000	1,273,275,917	19,147,384,211	1,535,326,407	83,556,620,057
Balance on 01/04/2025	151,200,000,000	1,273,275,917	19,147,384,211	1,535,326,407	83,556,620,057
Increase in capital in previous year			-		142,837,438
- Shareholders' contributed capital					142,837,438
- Profit/Loss					
- Distribute profits					
- Other increment					-
Decrease in year					-
- Dividends					
- Distribute profits					
- Other decreasing					
Balance on 30/09/2025	151,200,000,000	1,273,275,917	19,147,384,211	1,535,326,407	83,699,457,495



**b. Owner's capital details**

- State-owned shareholder's capital contribution
- Other shareholder's capital contribution

**Total**

30/09/2025 VND	01/01/2025 VND
24,602,450,000	24,602,450,000
126,597,550,000	126,597,550,000
<b>151,200,000,000</b>	<b>151,200,000,000</b>

**c. Capital transactions with owners and dividend distribution, profit sharing****Owner's capital contribution**

Capital contribution as of 01/01/2025

Capital contribution as of 30/09/2025

30/09/2025 VND	01/01/2025 VND
151,200,000,000	151,200,000,000
151,200,000,000	151,200,000,000

**d. Shares****Number of shares registered for issuance***Face value of outstanding shares (VND/Share)*

Year 2024 Shares	Year 2023 Shares
15,120,000	15,120,000
10,000	10,000

**VI. Additional information for the items presented in the Business Performance Statement****23. Revenues from sales of goods and rendering of services**

- Revenue from construction contracts
- Revenue from business and real estate rental
- Other revenues

**Total**

30/09/2025 VND	30/09/2024 VND
-	7,085,112,080
3,081,549,580	96,481,021,494
20,465,230,746	17,447,253,123
<b>23,546,780,326</b>	<b>121,013,386,697</b>

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

- Costs of construction contracts
- Costs from operation and real estate rental
- Other costs

**Total**

30/09/2025 VND	30/09/2024 VND
-	5,990,804,082
2,927,472,101	86,131,338,493
17,038,247,470	15,478,496,297
<b>19,965,719,571</b>	<b>107,600,638,872</b>

**25. Financial income**

- Bank deposits interests, loan interests

**Total**

30/09/2025 VND	30/09/2024 VND
1,308,404,933	1,036,123,581
<b>1,308,404,933</b>	<b>1,036,123,581</b>

**26. Financial expenses**

- Credit interests

**Total**

30/09/2025 VND	30/09/2024 VND
-	12,465,753
<b>-</b>	<b>12,465,753</b>

**27. Other income****Total**

30/09/2025 VND	30/09/2024 VND
817,129,563	2,961,830,907
<b>817,129,563</b>	<b>2,961,830,907</b>

**28. Other expenses****Total****29. General and administrative expense and sales costs**

- General and administrative expenses
- Sales costs

**Total****30. Current corporate income tax expenses**

Profit before tax  
Adjustments for increasing taxable income  
Adjustments for decreasing taxable income  
Taxable incomes  
Tax rate  
Current year corporate income tax  
Corporate income tax exemption  
**Current income tax expenses**

**31. Primary earnings per share**

**Profit after corporate income tax (VND)**

**Adjustments**

*Downward adjustment due to deduction of bonus and welfare funds*  
Average outstanding common shares in the period  
**Primary earnings (loss) per share (VND/share)**

**Chief accountant****Duong Thi Thai Huong**

30/09/2025	30/09/2024
VND	VND
1,057,171,804	2,048,528,130

1,057,171,804	2,048,528,130
---------------	---------------

30/09/2025	30/09/2024
VND	VND
4,494,247,120	7,698,231,954
-	4,158,469,961

4,494,247,120	11,856,701,915
---------------	----------------

30/09/2025	30/09/2024
VND	VND
155,176,327	3,493,006,515
40,824,000	157,102,444
515,454,813	

,20%	,20%
-	-
-	-
6,109,103	736,488,527

30/09/2025	30/09/2024
VND	VND
149,067,224	2,756,517,988

15,120,000	15,120,000
10	182

Ha Noi, September 30, 2025  
**General director**

**Be Ngoc Long**