

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

**CONSOLIDATED
FINANCIAL STATEMENT
Q1, 2026**



MID-YEAR CONSOLIDATED STATEMENT REPORT
As of March 31, 2026

Unit of measurement: VND

Indicators	Code number	Notes	31/03/2026 VND	01/01/2026 VND
ASSETS				
A SHORT-TERM ASSETS	100		413,127,365,238	435,466,039,894
I Cash and cash equivalents	110		23,993,787,432	60,840,632,594
1 Cash	111		21,457,682,127	49,029,918,225
2 Cash equivalents	112		2,536,105,305	11,810,714,369
II Short-term financial investments	120		8,500,000,000	500,000,000
3 Held-to-maturity investments – short-term	123		10,518,636,260	2,518,636,260
4 Provision for short-term investments held to maturity (*)	124		(2,018,636,260)	(2,018,636,260)
III Short-term receivables	130		351,330,314,469	355,867,699,186
1 Trade receivables	131		117,621,585,055	115,481,151,355
2 Short-term advances to suppliers	132		48,008,266,299	52,856,686,375
5 Other short-term receivables	135		194,318,643,708	196,148,042,049
6 Provision for doubtful short-term receivables (*)	136		(8,618,180,593)	(8,618,180,593)
IV Inventory	140		18,253,560,161	9,785,098,767
1 Inventory	141		18,253,560,161	9,785,098,767
VI Other current assets	160		11,049,703,176	8,472,609,347
2 Deductible VAT	162		9,736,575,059	7,245,845,078
3 Taxes and other amounts due to the State	163		1,313,128,117	1,226,764,269
B LONG-TERM ASSETS	200		416,327,612,119	414,892,560,943
II Fixed assets	220		75,561,702,914	76,181,585,987
1 Tangible fixed assets	221		75,561,702,914	76,181,585,987
- Original price	222		112,065,311,063	112,065,311,063
- Accumulated depreciation value (*)	223		(36,503,608,149)	(35,883,725,076)
IV Investment properties	240		1,622,567,454	1,622,567,454
- Original price	241		8,969,582,205	8,969,582,205
- Accumulated depreciation value (*)	242		(7,347,014,751)	(7,347,014,751)
V Long-term work-in-progress assets	250		332,318,120,144	330,263,185,895
2 Construction in progress costs	252		332,318,120,144	330,263,185,895
VI Long-term financial investments	260		1,479,288,794	1,479,288,794
2 Investing in affiliated companies and joint ventures.	262		1,479,288,794	1,479,288,794
VII Other long-term assets	270		5,345,932,813	5,345,932,813
1 Long-term deferred costs	271		1,187,757,216	1,187,757,216
4 Deferred income tax assets			4,158,175,597	4,158,175,597
TOTAL ASSETS (280 = 100 + 200)	280		829,454,977,357	850,358,600,837

Indicators	Code number	Notes	31/03/2026 VND	01/01/2026 VND
SOURCES OF CAPITAL				
C LIABILITIES	300		423,717,835,914	443,765,804,544
I Current liabilities	310		202,447,338,886	222,495,307,516
1 Short-term trade payables	311		37,347,434,292	30,925,346,165
2 Short-term advances from customers	312		3,873,253,650	12,059,553,847
3 Dividends and profit payable	313		7,378,259,068	7,378,259,068
4 Taxes and other payables to the State	314		2,332,635,833	1,366,026,691
5 Payables to employees	315		1,073,149,899	903,257,299
6 Short-term accrued expenses	316		4,358,762,978	5,606,204,107
9 Short-term deferred revenue	319		1,259,185,794	1,403,680,339
10 Other short-term payables	320		90,501,084,212	97,283,261,974
11 Short-term loans and financial leases	322		45,047,395,136	55,815,340,000
13 Bonus and welfare fund	324		9,276,178,024	9,754,378,026
II Non-current liabilities	330		221,270,497,028	221,270,497,028
8 Other long-term payables	338		76,045,739,413	76,045,739,413
9 Long-term loans and financial leases	339		120,402,493,323	120,402,493,323
13 Long-term provisions	343		24,822,264,292	24,822,264,292
D EQUITY	400		405,737,141,443	406,592,796,293
1 Owner's equity contribution	411		151,200,000,000	151,200,000,000
2 Capital surplus	412		1,273,275,917	1,273,275,917
8 Development Investment Fund	418		21,053,779,248	21,053,779,249
9 Other funds belonging to equity capital	419		635,302,307	1,535,326,407
10 Undistributed after-tax profit	420		99,667,172,426	99,632,661,413
11 Minority interest	421		131,907,611,545	131,897,753,307
TOTAL CAPITAL (440 = 300 + 400)	440		829,454,977,357	850,358,600,837

Ha Noi, March 31, 2026

Prepared by



Bui Thu Hang

Chief Accountant



Duong Thi Thai Huong

General Director



Be Ngoc Long

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

CONSOLIDATED INTER-YEAR REPORT ON BUSINESS PERFORMANCE
First quarter of 2026

Items	Code	NOTES	Quarter 1		Accumulated from the beginning of the year to this quarter	
			This year	Last year	This year	Last year
1 Revenue from sales and services	01		11,443,590,941	10,621,923,795	11,443,590,941	10,621,923,795
2 Revenue deductions	02					
3 Net revenue from sales and services (10=01-02)	10		11,443,590,941	10,621,923,795	11,443,590,941	10,621,923,795
4 Cost of goods sold	11		9,272,901,002	7,971,773,364	9,272,901,002	7,971,773,364
5 Gross profit from sales and services (20=10-11)	20		2,170,689,939	2,650,150,431	2,170,689,939	2,650,150,431
6 Profit/loss from the sale and liquidation of investment properties.			4,725,633	-	4,725,633	-
7 Financial operating revenue	21		50,882,716	823,132,576	50,882,716	823,132,576
8 Financial costs	22		88,767,123	1,017,778,083	88,767,123	1,017,778,083
10 Cost of goods sold	24		-	-	-	-
11 Business management costs	25		2,098,841,020	2,973,222,785	2,098,841,020	2,973,222,785
12 Net profit from business operations {30=20+(21-22)-(24+25)}	30		38,690,145	(517,717,861)	38,690,145	(517,717,861)
13 Other income	31		104,735,053	889,368,550	104,735,053	889,368,550
14 Other expenses	32		80,664,956	244,885,508	80,664,956	244,885,508
15 Other profit (40=31-32)	40		24,070,097	644,483,042	24,070,097	644,483,042
16 Current corporate income tax expense	50		62,760,242	126,765,181	62,760,242	126,765,181
17 Deferred corporate income tax expense	51		18,390,991	38,727,130	18,390,991	38,727,130
18 Profit after corporate income tax (60 = 50 - 51)	52					
19 Profit after corporate income tax (60=50-51-52)	60		44,369,251	88,038,051	44,369,251	88,038,051
Net profit after tax attributable to KKS shareholders			9,858,238	38,800,282	9,858,238	38,800,282
Net profit after tax of the parent company			34,511,013	49,237,769	34,511,013	49,237,769

Ha Noi, March 31, 2026

Prepared by



Bui Thu Hang

Chief Accountant



Duong Thi Thai Huong

General Director



Be Ngoc Long

INTER-YEARLY CONSOLIDATED CASH FLOW STATEMENT

(According to the direct method)

Q1, 2026

Indicators	Code number	Explanation	Cumulative figures from the beginning of the year to the end of this quarter.	
			This year	Last year
1	2			
I. Cash flow from operation activities.				
1. Revenues from sales of goods, rendering of services and other revenues	01		40,017,917,896	26,252,161,633
2. Payment to suppliers	02		(53,254,976,234)	(65,776,504,123)
3. Payment to employees	03		(4,738,756,380)	(7,077,604,029)
4. Interest paid	04		(731,479,453)	-
5. Corporate income tax paid	05		(238,360,287)	(3,009,277,271)
6. Other receipt from operating activities	06		12,782,552,628	28,709,675,936
7. Other payments for operating activities	07		(13,809,200,258)	(6,678,154,452)
Net cash flows from operating activities (20=01+02+03+04+05+06+07)	20		(19,972,302,088)	(27,579,702,306)
II. Cash flow from investment activities.				
1. Payments for acquisitions, constructions of fixed assets and long-term assets	21			(22,435,000)
2. Proceeds from disposal and liquidation of fixed assets and other long-term assets	22			23,028,930
3. Payment for loans and purchases of debt instruments of other entities	23		(14,585,000,000)	(4,696,615,466)
4. Proceeds from loans given and disposal of debt instruments of other entities	24		6,585,000,000	13,296,112,600
5. Payments for equity investment in other entities	25		(5,460,000,000)	
6. Proceed from equity investments in other entities	26			
7. Proceed from interest, dividends and profit distribution received	27		50,882,716	582,847,694
Net Cash flow from investment activities (30=21+22+23+24+25+26+27)	30		(13,409,117,284)	9,182,938,758
III. Cash flow from financial activities.				
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		6,534,574,210	
4. Repayments of loans principal	34		(10,000,000,000)	(8,426,323,435)
5. Repayments for of financial leasehold assets	35			
6. Dividends paid, profits shared to shareholders	36			
Net Cash flow from financial activities. (40=31+32+33+34+35+36)	40		(3,465,425,790)	(8,426,323,435)
Net cash flows during the period (50=20+30+40)	50		(36,846,845,162)	(26,823,086,983)
Cash and cash equivalents at the beginning of the period	60		60,840,632,594	67,845,230,186
Foreign exchange differences on cash and cash equivalents				
Cash and cash equivalents at the end of period. (70=50+60+61)	70		23,993,787,432	41,022,143,203

Ha Noi, March 31, 2026

Prepared by



Bui Thu Hang

Chief Accountant



Duong Thi Thai Huong

General Director



Be Ngoc Long

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS For the fiscal year ending March 31, 2026

1. General information of the enterprise

1.1 Form of capital ownership.

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 District, Hanoi City.

1.2 Business lines.

The Company's business 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 construction, 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 Accounting 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

	31/03/2026	01/01/2026
	VND	VND
1. Money		
Money	21,457,682,127	49,029,918,225
Cash equivalents	2,536,105,305	11,810,714,369
	-	-
Total	23,993,787,432	60,840,632,594
2. Accounts receivable from customers		
	31/03/2026	01/01/2026
	VND	VND
	117,621,585,055	115,481,151,355
Total	117,621,585,055	115,481,151,355
3. Prepayment to short-term suppliers		
Prepayment to short-term suppliers	48,008,266,299	52,856,686,375
Total	48,008,266,299	52,856,686,375
4. Investment held until maturity.		
	31/03/2026	01/01/2026
	VND	VND
	10,518,636,260	2,518,636,260
Total	10,518,636,260	2,518,636,260

	31/03/2026 VND	01/01/2026 VND
5. Other receivables		
- Advances	16,007,164,286	15,814,503,820
- Other receivables	178,311,479,422	180,333,538,229
Total	194,318,643,708	196,148,042,049

	31/03/2026 VND	01/01/2026 VND
6. Inventory		
Production and Business Costs	18,253,560,161	9,785,098,767
Total	18,253,560,161	9,785,098,767

	31/03/2026 VND	01/01/2026 VND
7. Taxes and Receivables from the State		
- VAT that is still deductible	9,736,575,059	7,245,845,078
- Overpaid taxes to the State:	1,313,128,117	1,226,764,269
Total	11,049,703,176	8,472,609,347

8. Increase and decrease in tangible fixed assets

Targets	Machines, equipment	Houses, Buildings	Management tools and equipment, Transport vehicles and transmission equipment	Investment properties	Total
I. Historical costs of tangibel fixed assets					
1. Balance on 01/01/202	12,991,825,270	9,132,150,646	89,941,335,147	8,969,582,205	121,034,893,268
2. Increase in the year	-	-	-	-	-
- Purchase during the fiscal year					
- New constructions and other	-	-	-	-	-
3. Decrease in the year	0	0	0	0	-
- Liquidation or transfer					
- Other decreases					
4. Balance on 31/03/202	12,991,825,270	9,132,150,646	89,941,335,147	8,969,582,205	121,034,893,268
II. Accumulated depreciation					
1. Balance on 01/01/202	12,991,825,270	2,972,267,119	19,919,632,687	7,347,014,751	43,230,739,827
2. Increase in the year	-	-	619,883,073	-	619,883,073
- Depreciate			619,883,073		
- Transfer					
3. Decrease in the year	-	-	-	-	-
- Liquidation or transfer					
- Other					
4. Balance on 31/03/202	12,991,825,270	2,972,267,119	20,539,515,760	7,347,014,751	43,850,622,900
III. Remaining value					
1. Balance on 01/01/202	-	6,159,883,527	70,021,702,460	1,622,567,454	77,804,153,441
2. Balance on 31/03/202	-	6,159,883,527	69,401,819,387	1,622,567,454	77,184,270,368

9. Construction in progress costs

The project is funded by the City Budget.
Company's business project

In there:

- + Project C1 Trung Hoa - Nhan Chinh
- + Investing in projects in Bo Xuyen, Thai Binh
- + Other projects

	31/03/2026 VND	01/01/2026 VND
	-	-
	332,318,120,144	330,263,185,895
	73,532,138,722	104,784,897,877
	255,197,153,592	221,889,460,188
	3,588,827,830	3,588,827,830
Total	332,318,120,144	330,263,185,895

	31/03/2026	01/01/2026
	VND	VND
10. Investing in affiliated companies and joint ventures.		
- Handico 6 Mechanical Electrical Construction Installation Joint Stock Company	1,479,288,794	1,479,288,794
Total	1,479,288,794	1,479,288,794
11. Upfront costs		
- Short-term	-	-
- Long-term	1,187,757,216	1,187,757,216
Total	1,187,757,216	1,187,757,216
12. Short-term payables to suppliers.		
	37,347,434,292	30,925,346,165
Total	37,347,434,292	30,925,346,165
13. Short-term loans and financial leases		
<i>Loans from organizations and individuals</i>	45,047,395,136	55,815,340,000
Total	45,047,395,136	55,815,340,000
14. Taxes and other payments due to the State		
- Value added tax	1,769,006,380	425,332,913
- Profit tax	100,035,081	329,228,716
- Personal income tax	463,594,372	611,465,062
Total	2,332,635,833	1,366,026,691
15. Short-term accrued expenses		
Short-term accrued expenses	4,358,762,978	5,606,204,107
Total	4,358,762,978	5,606,204,107
16. Other short-term payables		
- Social, health, unemployment insurance	88,088,219	-
- Trade union fees	434,496,063	416,818,983
- Payables to construction units	65,145,600	11,651,201
- Other payables	89,913,354,330	96,854,791,790
Total	90,501,084,212	97,283,261,974
17. Other short-term payables and liabilities		
- Received capital contribution for business cooperation from Hanoi Commercial and Investment Joint Stock Company under the construction contract of C1 THNC building	65,095,739,413	65,095,739,413
- 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 D'I'I Commercial and Investment Joint Stock Company	9,200,000,000	9,200,000,000
- Received capital contribution fro business cooperation from individuals of the HT KT	1,250,000,000	1,250,000,000
Total	76,045,739,413	76,045,739,413

	31/03/2026 VND	01/01/2026 VND
19. Long-term loans and financial leases		
Long-term loans and financial leases	120,402,493,323	120,402,493,323
Total	120,402,493,323	120,402,493,323

	31/03/2026 VND	01/01/2026 VND
20. Long-term provisions for liabilities		
	24,822,264,292	24,822,264,292
Total	24,822,264,292	24,822,264,292

21. Equity

a. Owner's equity Fluctuation Reconciliation Table

	Owner's equity	Share surplus	Development Investment Fund	Construction investment fund	Undistributed after- tax profit
As of January 1, 2025	151,200,000,000	1,273,275,917	19,147,384,211	1,535,326,407	97,427,260,449
Increase during the year			139,572,879	-	2,456,632,146
- Shareholder's capital contribution					2,456,632,146
- Profit/Loss					
- Profit distribution			139,572,879		
- Other increases					
Decrease during the year					(251,231,181)
- Dividend distribution					(251,231,181)
- Profit distribution					
- Other discounts					
Balance as of December 31, 2025	151,200,000,000	1,273,275,917	19,286,957,090	1,535,326,407	99,632,661,413
As of January 1, 2026	151,200,000,000	1,273,275,917	19,286,957,090	1,535,326,407	99,632,661,413
Increase during the year					34,511,013
- Shareholder's capital contribution					34,511,013
- Profit/Loss					
- Profit distribution					
- Other increases					
Decrease during the year					-
- Profit distribution					-
- Other discounts					
- Dividend payment					
Balance as of March 31, 2026	151,200,000,000	1,273,275,917	19,286,957,090	1,535,326,407	99,667,172,426

	31/03/2026 VND	01/01/2026 VND
b. Equity details		
- State capital contribution	24,602,450,000	24,602,450,000
- Capital contributions from other parties	126,597,550,000	126,597,550,000
Total	151,200,000,000	151,200,000,000

c. Capital transactions with owners and dividend distribution, profit sharing.

	31/03/2026 VND	01/01/2026 VND
Owner's capital contribution		
Capital contribution as of January 1st	151,200,000,000	151,200,000,000
Capital contribution as of December 31st	151,200,000,000	151,200,000,000

d. Stocks

	Year 2024 Shares	Year 2023 Shares
Number of shares registered for issuance	15,120,000	15,120,000
<i>Par value of outstanding shares (VND/share)</i>	10,000	10,000

VI. Additional information for items presented in the Statement of Income

	31/03/2026 VND	31/12/2024 VND
22. Revenue from the provision of goods and services		
Revenue from construction contracts	1,769,279,110	1,919,074,078
Other revenues	9,674,311,831	8,702,849,717
Total	11,443,590,941	10,621,923,795
23. Cost of goods sold		
Cost of construction contracts	52,848,456	-
Other cost of goods sold	9,220,052,546	7,971,773,364
Total	9,272,901,002	7,971,773,364
24. Profit/loss from the sale and liquidation of investment properties.		
	4,725,633	-
Total	-	-
25. Financial operating revenue		
Bank deposits interests, loan interests	50,882,716	823,132,576
Total	50,882,716	823,132,576
26. Financial costs		
- Credit interests	88,767,123	1,017,778,083
Total	88,767,123	1,017,778,083
27. Other income		
	104,735,053	889,368,550
Total	104,735,053	889,368,550

	31/03/2026	31/12/2024
	VND	VND
28. Other expenses	80,664,956	244,885,508
Total	80,664,956	244,885,508
29. Business management expenses, selling expenses	2,098,841,020	2,973,222,785
- Business management costs	-	-
- Cost of goods sold	-	-
Total	2,098,841,020	2,973,222,785
30. Current corporate income tax expenses	62,760,242	126,765,181
Pre-tax accounting profit	31,500,000	-
Adjustments that increase taxable income	-	-
Adjustments that reduce taxable income	-	-
Corporate income tax	20%	20%
Tax rate	-	-
Corporate income tax for the current year	-	-
Corporate income tax is exempted or reduced.	-	-
Current income tax expense	18,390,991	38,727,130
31. Earnings per Share	44,369,251	88,038,051
Net profit after corporate income tax (VND)	-	-
Adjustments	-	-
<i>The downward adjustment is due to the allocation of the reward fund.</i>	-	-
Average number of outstanding common shares during the period	15,120,000	15,120,000
Basic Earnings (Loss) per Share (VND/share)	2.93	5.82

Ha Noi, March 31, 2026

Chief accountant



Duong Thi Thai Huong

General director



Be Ngoc Long