

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

**FINANCIAL STATEMENT**  
**Q1, 2026**



**MID-YEAR FINANCIAL STATEMENT REPORT**  
 As of March 31, 2026

Unit of measurement: VND

Indicators	Code	Notes	31/03/2026 VND	01/01/2026 VND
<b>ASSETS</b>				
<b>A SHORT-TERM ASSETS</b>	<b>100</b>		<b>195,739,720,443</b>	<b>189,944,486,727</b>
<b>I Cash and cash equivalents</b>	<b>110</b>		<b>7,269,282,180</b>	<b>34,740,738,595</b>
1 Cash	111		7,269,282,180	34,740,738,595
<b>III Short-term receivables</b>	<b>130</b>		<b>172,217,798,596</b>	<b>146,001,803,435</b>
1 Trade receivables	131		64,200,989,735	45,726,603,110
2 Short-term advances to suppliers	132		12,295,958,492	9,565,922,541
3 Other short-term receivables	135		104,339,030,962	99,327,458,377
4 Provision for doubtful short-term receivables (*)	136		(8,618,180,593)	(8,618,180,593)
<b>IV Inventory</b>	<b>140</b>		<b>15,215,495,836</b>	<b>8,155,576,527</b>
1 Inventory	141		15,215,495,836	8,155,576,527
<b>VI Other current assets</b>	<b>160</b>		<b>1,037,143,831</b>	<b>1,046,368,170</b>
3 Taxes and other amounts due to the State	163		1,037,143,831	1,046,368,170
<b>B LONG-TERM ASSETS</b>	<b>200</b>		<b>298,069,894,997</b>	<b>329,942,537,225</b>
<b>II Fixed assets</b>	<b>220</b>		<b>46,633,931,406</b>	<b>47,253,814,479</b>
1 Tangible fixed assets	221		46,633,931,406	47,253,814,479
- Original price	222		75,280,102,754	75,280,102,754
- Accumulated depreciation value (*)	223		(28,646,171,348)	(28,026,288,275)
<b>IV Investment properties</b>	<b>240</b>		<b>1,622,567,454</b>	<b>1,622,567,454</b>
- Original price	241		8,969,582,205	8,969,582,205
- Accumulated depreciation value (*)	242		(7,347,014,751)	(7,347,014,751)
<b>V Long-term work-in-progress assets</b>	<b>250</b>		<b>77,120,966,552</b>	<b>108,373,725,707</b>
2 Construction in progress costs	252		77,120,966,552	108,373,725,707
<b>VI Long-term financial investments</b>	<b>260</b>		<b>171,599,223,600</b>	<b>171,599,223,600</b>
1 Investing in subsidiaries	261		170,999,223,600	170,999,223,600
2 Investing in affiliated companies and joint ventures.	262		600,000,000	600,000,000
<b>VII Other long-term assets</b>	<b>270</b>		<b>1,093,205,985</b>	<b>1,093,205,985</b>
1 Long-term deferred costs	271		1,093,205,985	1,093,205,985
<b>TOTAL ASSETS (280 = 100 + 200)</b>	<b>280</b>		<b>493,809,615,440</b>	<b>519,887,023,952</b>

Indicators	Code	Notes	31/03/2026 VND	01/01/2026 VND
<b>SOURCES OF CAPITAL</b>				
<b>C LIABILITIES</b>	<b>300</b>		<b>228,671,930,801</b>	<b>254,754,736,670</b>
<b>I Current liabilities</b>	<b>310</b>		<b>142,526,822,907</b>	<b>168,609,628,776</b>
1 Short-term trade payables	311		33,469,795,181	25,769,555,865
2 Short-term advances from customers	312		374,581,512	9,113,937,616
3 Dividends and profit payable	313		7,378,259,068	7,378,259,068
4 Taxes and other payables to the State	314		1,771,133,213	488,732,472
5 Payables to employees	315		0	27,027,826
10 Other short-term payables	320		27,286,060,822	47,499,892,914
11 Short-term loans and financial leases	322		68,614,770,096	74,700,000,000
13 Bonus and welfare fund	324		3,632,223,015	3,632,223,015
<b>II Non-current liabilities</b>	<b>330</b>		<b>86,145,107,894</b>	<b>86,145,107,894</b>
8 Other long-term payables	338		76,045,739,413	76,045,739,413
13 Long-term provisions	343		10,099,368,481	10,099,368,481
<b>D EQUITY</b>	<b>400</b>		<b>265,137,684,639</b>	<b>265,132,287,282</b>
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		19,286,957,090	19,286,957,090
10 Undistributed after-tax profit	420		93,377,451,632	93,372,054,275
- Undistributed net profit accumulated up to the end of	420a		93,372,054,275	
- Undistributed profits for this period	420b		5,397,357	
<b>TOTAL CAPITAL (440 = 300 + 400)</b>	<b>440</b>		<b>493,809,615,440</b>	<b>519,887,023,952</b>

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

MID-YEAR BUSINESS PERFORMANCE REPORT  
Q1, 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		29,227,030,878	16,002,889,092	29,227,030,878	16,002,889,092
2 Revenue deductions	02					
3 Net revenue from sales and services (10=01-02)	10		29,227,030,878	16,002,889,092	29,227,030,878	16,002,889,092
4 Cost of goods sold	11		27,649,187,843	14,083,815,014	27,649,187,843	14,083,815,014
5 <b>Gross profit from sales and services (20=10-11)</b>	20		<b>1,577,843,035</b>	<b>1,919,074,078</b>	<b>1,577,843,035</b>	<b>1,919,074,078</b>
6 Profit/loss from the sale and liquidation of investment properties.			4,725,633	-	4,725,633	-
7 Financial operating revenue	21		3,554,672	942,416	3,554,672	942,416
8 Financial costs	22		88,767,123	963,641,097	88,767,123	963,641,097
- Including: interest expense	23		88,767,123	963,641,097	88,767,123	963,641,097
9 Cost of goods sold	24		-	-	-	-
10 Business management costs	25		1,483,234,521	1,479,586,910	1,483,234,521	1,479,586,910
11 <b>Net profit from business operations {30=20+(21-22)-(24+25)}</b>	30		<b>14,121,696</b>	<b>(523,211,513)</b>	<b>14,121,696</b>	<b>(523,211,513)</b>
12 Other income	31		500,000	871,358,550	500,000	871,358,550
13 Other expenses	32		0	65,017,508	0	65,017,508
14 <b>Other profit (40=31-32)</b>	40		<b>500,000</b>	<b>806,341,042</b>	<b>500,000</b>	<b>806,341,042</b>
15 <b>Total accounting profit before tax (50=30+40)</b>	50		<b>14,621,696</b>	<b>283,129,529</b>	<b>14,621,696</b>	<b>283,129,529</b>
16 Current corporate income tax expense	51		9,224,339	-	9,224,339	-
17 Deferred corporate income tax expense	52					
18 <b>Profit after corporate income tax (60 = 50 - 51 - 52)</b>	60		<b>5,397,357</b>	<b>283,129,529</b>	<b>5,397,357</b>	<b>283,129,529</b>
19 Earnings per share (*)			0.36	18.73	0.36	18.73
20 Declining earnings per share (*)						

Ha Noi, March 31, 2026

Prepared by



Bui Thu Hang

Chief Accountant



Duong Thi Thai Huong

General Director



Be Ngoc Long

**INTER-YEARLY CASH FLOW REPORT**

(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			
<b>I. Cash flow from operating activities</b>				
1. Revenue from the sale of goods, provision of services, and other income.	01		29,269,729,035	11,661,638,542
2. Payments to suppliers of goods and services	02		(34,056,257,408)	(8,781,367,232)
3. Employee compensation	03		(1,422,473,514)	(1,474,937,983)
4. Borrowing costs paid	04		(731,479,453)	-
5. Corporate income tax paid	05		-	-
6. Other revenue from business operations	06		500,000	2,094,032,884
7. Other expenses for business operations	07		(8,292,318,917)	(1,400,213,456)
<b>Net cash flow from operating activities</b>	<b>20</b>		<b>(15,232,300,257)</b>	<b>2,099,152,755</b>
<b>II. Cash flow from investing activities</b>				
1. Expenses for purchasing and constructing fixed assets and other long-term assets.	21			-
2. Proceeds from the liquidation and sale of fixed assets and other assets.	22			-
3. Money spent on loans and purchasing debt instruments from other entities.	23			-
4. Proceeds from loan repayments and resale of debt instruments from other entities.	24			-
5. Funds spent on investment and capital contributions to other entities.	25		(5,460,000,000)	-
6. Recovered investment capital contributed to other entities.	26			-
7. Interest income from loans, dividends, and distributed profits.	27		3,554,672	-
<b>Net cash flow from investing activities</b>	<b>30</b>		<b>(5,456,445,328)</b>	-
<b>III. Cash flow from financing activities</b>				
1. Proceeds from issuing shares, receiving capital from shareholders.	31			-
2. Payment of capital contributions to owners, repurchase of issued shares of the enterprise.	32			-
3. Money received from borrowing	33		11,217,289,170	-
4. Loan principal repayment	34		(18,000,000,000)	-
5. Principal repayment of a financial lease	35			-
6. Dividends and profits paid to owners	36			-
<b>Net cash flow from financing activities 40=31+32+33+34+35+36</b>	<b>40</b>		<b>(6,782,710,830)</b>	-
<b>Net cash flow during the period (50=20+30+40)</b>	<b>50</b>		<b>(27,471,456,415)</b>	<b>2,099,152,755</b>
Cash and cash equivalents at the beginning of the period	60		34,740,738,595	4,746,193,319
The impact of changes in foreign exchange rates				
<b>Cash and cash equivalents at the end of the period (70=50+60+61)</b>	<b>70</b>		<b>7,269,282,180</b>	<b>6,845,346,074</b>

Ha Noi, March 31, 2026

Prepared by



Bui Thu Hang

Chief Accountant



Duong Thi Thai Huong

General Director



Be Ngoc Long

Hanoi Housing Investment and Development Corporation  
Hanoi No. 6 Housing Development and Investment Joint Stock Company  
2nd Floor, My Son Building, 62 Nguyen Huy Tuong Street

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## NOTES TO THE 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/QĐ-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 domestic and foreign investor.
- 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

##### 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 enterprise.

##### ***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
- (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 Business Performance Statement

	<i>Unit: VND</i>	
	31/03/2026	01/01/2026
	VND	VND
<b>1. Money</b>		
Cash	1,027,793,692	298,771,424
Bank deposits	6,241,488,488	34,441,967,171
<b>Total</b>	<b>7,269,282,180</b>	<b>34,740,738,595</b>
<b>2. Accounts receivable from customers</b>		
	31/03/2026	01/01/2026
	VND	VND
	64,200,989,735	45,726,603,110
<b>Total</b>	<b>64,200,989,735</b>	<b>45,726,603,110</b>
<b>3. Prepayment to short-term suppliers</b>		
Prepayment to other short-term sellers	12,295,958,492	9,565,922,541
<b>Total</b>	<b>12,295,958,492</b>	<b>9,565,922,541</b>
<b>4. Other short-term receivables</b>		
	31/03/2026	01/01/2026
	VND	VND
- Advance payment	16,007,164,286	15,814,503,820
- Other receivables	88,331,866,676	83,512,954,557
<b>Total</b>	<b>104,339,030,962</b>	<b>99,327,458,377</b>

	31/03/2026 VND	01/01/2026 VND
<b>5. Inventories.</b>		
- Unfinished production and business costs	15,215,495,836	8,155,576,527
<b>Total</b>	<b>15,215,495,836</b>	<b>8,155,576,527</b>

	31/03/2026 VND	01/01/2026 VND
<b>6. Taxes and other amounts due to the State</b>		
- Taxes overpaid to the State	1,037,143,831	1,046,368,170
<b>Total</b>	<b>1,037,143,831</b>	<b>1,046,368,170</b>

<b>7. Increase and decrease in tangible fixed assets</b>					
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 01/01/2026	12,854,925,270	9,752,260,453	52,672,917,031	8,969,582,205	84,249,684,959
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 31/03/2026	12,854,925,270	9,752,260,453	52,672,917,031	8,969,582,205	84,249,684,959
<b>II. Accumulated depreciation</b>					
1. Balance on 01/01/2026	12,854,925,270	9,752,260,453	5,419,102,552	7,347,014,751	35,373,303,026
2. Increase in the year	-	-	619,883,073	-	619,883,073
- Depreciate			619,883,073		619,883,073
- Transfer					
3. Decrease in the year	-	-	-	-	-
- Liquidation or transfer					
- Other					
4. Balance on 31/03/2026	12,854,925,270	9,752,260,453	6,038,985,625	7,347,014,751	35,993,186,099
<b>III. Remaining value</b>					
1. Balance on 01/01/2026	-	-	47,253,814,479	1,622,567,454	48,876,381,933
2. Balance on 31/03/2026	-	-	46,633,931,406	1,622,567,454	48,256,498,860

	31/03/2026 VND	01/01/2026 VND
<b>8. Construction in progress costs</b>		
Projects belonging to city budget capital	-	-
Business projects of company	77,120,966,552	108,373,725,707
- In which:		
+ Project C1 Trung Hoa - Nhan Chinh	73,532,138,722	104,784,897,877
+ Other projects	3,588,827,830	3,588,827,830
<b>Total</b>	<b>77,120,966,552</b>	<b>108,373,725,707</b>

	31/03/2026 VND	01/01/2026 VND
<b>9. Investing in Subsidiaries</b>		
- Handico 6 Real Estate Transaction Center and Trading Service Joint Stock Company	6,000,000,000	6,000,000,000
- Diamond Flower Tower Joint Stock Company	499,223,600	499,223,600
- Ha Long No.6 Housing Development and Investment Joint Stock Company	164,500,000,000	164,500,000,000
<b>Total</b>	<b>170,999,223,600</b>	<b>170,999,223,600</b>

	31/03/2026	01/01/2026
	VND	VND
<b>10. Investing in affiliated companies and joint ventures.</b>		
- Handico 6 Mechanical Electrical Construction Installation Joint Stock Company	600,000,000	600,000,000
<b>Total</b>	<b>600,000,000</b>	<b>600,000,000</b>
	31/03/2026	01/01/2026
	VND	VND
<b>11. Long-term prepaid expenses</b>		
- Long-term prepaid expenses	1,093,205,985	1,093,205,985
<b>Total</b>	<b>1,093,205,985</b>	<b>1,093,205,985</b>
	31/03/2026	01/01/2026
	VND	VND
<b>12. Short-term payables to suppliers.</b>		
	33,469,795,181	25,769,555,865
<b>Total</b>	<b>33,469,795,181</b>	<b>25,769,555,865</b>
	31/03/2026	01/01/2026
	VND	VND
<b>13. Short-term loans and financial leases</b>		
<i>Loans from organizations and individuals</i>	68,614,770,096	74,700,000,000
<b>Total</b>	<b>68,614,770,096</b>	<b>74,700,000,000</b>
	31/03/2026	01/01/2026
	VND	VND
<b>14. Taxes and other payments due to the State</b>		
- Value Added Tax	1,653,791,350	215,973,377
- Personal income tax	117,341,863	272,759,095
<b>Total</b>	<b>1,771,133,213</b>	<b>488,732,472</b>
	31/03/2026	01/01/2026
	VND	VND
<b>15. Other short-term payables and liabilities</b>		
- Social, health, unemployment insurance	-	-
- Trade union fees	310,722,786	298,507,986
- Payables to construction units	65,145,600	1,482,120
- Other payables	26,910,192,436	47,199,902,808
<b>Total</b>	<b>27,286,060,822</b>	<b>47,499,892,914</b>
	31/03/2026	01/01/2026
	VND	VND
<b>16. Other long-term liabilities</b>		
- 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 DTT	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
<b>Total</b>	<b>76,045,739,413</b>	<b>76,045,739,413</b>
	31/03/2026	01/01/2026
	VND	VND
<b>17. Long-term provisions for liabilities</b>		
Contingency costs payable	10,099,368,481	10,099,368,481
<b>Total</b>	<b>10,099,368,481</b>	<b>10,099,368,481</b>

## 18. Equity

### a. Table comparing changes in equity

	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	1,423,176,288	92,227,556,669
<b>Increase during the year</b>			139,572,879		1,395,728,787
- Shareholder's capital contribution			-		-
- Profit/Loss					1,395,728,787
- Profit distribution			139,572,879		
- Other increases					
<b>Decrease during the year</b>			-	1,423,176,288	(251,231,181)
- Dividend distribution					
- Profit distribution					(251,231,181)
- Other discounts				1,423,176,288	
<b>Balance as of December 31, 2025</b>	<b>151,200,000,000</b>	<b>1,273,275,917</b>	<b>19,286,957,090</b>	<b>-</b>	<b>93,372,054,275</b>
As of January 1, 2026	151,200,000,000	1,273,275,917	19,286,957,090	-	93,372,054,275
<b>Increase during the year</b>			-		5,397,357
- Shareholder's capital contribution					
- Profit/Loss					5,397,357
- Profit distribution					
- Other increases					
<b>Decrease during the year</b>					0
- Profit distribution					
- Other discounts					
- Dividend payment					
<b>Balance as of March 31, 2026</b>	<b>151,200,000,000</b>	<b>1,273,275,917</b>	<b>19,286,957,090</b>	<b>-</b>	<b>93,377,451,632</b>

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

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

	31/03/2026	01/01/2026
	VND	VND
<b>Owner's investment capital</b>		
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 2025	Year 2024
	Shares	Shares
<b>Number of shares registered for issuance</b>	<b>15,120,000</b>	<b>15,120,000</b>
<i>Par value of outstanding shares (VND/share)</i>	<i>10,000</i>	<i>10,000</i>

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

	31/03/2026 VND	31/03/2025 VND
<b>19. Revenue from the provision of goods and services</b>		
Construction contract revenue	28,662,485,424	16,002,889,092
Other revenue	564,545,454	-
<b>Total</b>	<b>29,227,030,878</b>	<b>16,002,889,092</b>
<b>20. Cost of goods sold</b>		
Cost of construction contracts	26,946,054,770	14,083,815,014
Other cost of goods sold	703,133,073	-
<b>Total</b>	<b>27,649,187,843</b>	<b>14,083,815,014</b>
<b>21. Profit/loss from the sale and liquidation of investment properties.</b>		
	4,725,633	-
<b>Total</b>	<b>4,725,633</b>	<b>-</b>
<b>22. Financial operating revenue</b>		
Interest on deposits and loans	3,554,672	942,416
Dividend earnings	-	-
<b>Total</b>	<b>3,554,672</b>	<b>942,416</b>
<b>23. Financial costs</b>		
- Interest on loans	88,767,123	963,641,097
<b>Total</b>	<b>88,767,123</b>	<b>963,641,097</b>
<b>24. Business management costs</b>		
	1,483,234,521	1,479,586,910
<b>Total</b>	<b>1,483,234,521</b>	<b>1,479,586,910</b>
<b>25. Other income</b>		
	500,000	871,358,550
<b>Total</b>	<b>500,000</b>	<b>871,358,550</b>
<b>26. Other expenses</b>		
	-	65,017,508
<b>Total</b>	<b>-</b>	<b>65,017,508</b>

	31/03/2026	31/03/2025
	VND	VND
<b>27. Current corporate income tax expense</b>		
Pre-tax accounting profit	14,621,696	283,129,529
Adjustments that increase taxable income	31,500,000	-
Adjustments that reduce taxable income	-	-
Tax rate	,20%	,20%
<b>Current income tax expenses</b>	<b>9,224,339</b>	<b>-</b>

	31/03/2026	31/03/2025
	VND	VND
<b>28. Earnings per Share</b>		
Profit after corporate income tax (VND)	5,397,357	283,129,529
Average outstanding common shares in the period	15,120,000	15,120,000
Primary earnings (loss) per share (VND/share)	0.36	18.73

**29. Information about related parties**

**- Income of Board of directors, Control Board, Board of General directors and another managers.**

		Q1/2026	Q1/2025
	Nature of Transaction	VND	VND
<b>Board of directors</b>			
Le Quoc Binh	Salary, reward, remuneration	178,500,000	156,060,000
Be Ngoc Long	Salary, reward, remuneration	160,500,000	134,820,000
Vu Tuan Anh	Remuneration	10,500,000	10,500,000
Pham Ngoc Chien	Remuneration	10,500,000	10,500,000
<b>Control Board</b>			
Nguyen Thi Thu Hien	Remuneration	10,500,000	10,500,000
Pham Anh Tu	Salary, reward, remuneration	8,136,710	64,722,000
Phan Thi Kim Dung	Salary, reward, remuneration	47,100,000	41,923,043
<b>Information publicist</b>			
Pham Ngoc Quynh	Salary, reward, remuneration	87,300,000	62,360,870
<b>Board of general directors</b>			
Ngo Van Dong	Salary, reward	96,000,000	82,836,000
Hoang Que Son	Salary, reward	-	86,697,000
Dang Ba Toan	Salary, reward	126,000,000	-
Dinh Ngoc Linh	Salary, reward	-	107,100,000
<b>Chief accountant</b>			
Duong Thi Thai Huong	Salary, reward	102,000,000	90,480,000
<b>Total</b>		<b>837,036,710</b>	<b>858,498,913</b>

**- Transactions with other related parties**

			Q1/2026	Q1/2025
	Relationship	Nature of Transact	VND	VND
<b>Transactions with related parties</b>				
<b>Sales</b>			<b>28,797,485,424</b>	<b>18,085,920,909</b>
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Revenue from services and other amounts	135,000,000	-
Ha Long No6 housing development and investment joint stock company	Subsidiary	Revenue from construction and erection	28,662,485,424	18,085,920,909

			Q1/2026 VND	Q1/2025 VND
<b>Transactions with related parties</b>	<b>Relationship</b>	<b>Nature of Transact</b>		
<b>Purchases</b>			<b>104,235,053</b>	<b>128,300,115</b>
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Value of services	-	128,300,115
Ha Long No6 housing development and investment joint stock company	Subsidiary	Value of services	104,235,053	-
<b>Other transactions</b>			-	<b>2,000,000,000</b>
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Advance dividends	-	2,000,000,000
<b>Balance with related parties</b>				
	<b>Relationship</b>	<b>Nature of Transact</b>	<b>31/03/2026 VND</b>	<b>01/01/2026 VND</b>
<b>Receivable from customers</b>			<b>19,243,788,675</b>	<b>9,617,241,825</b>
Vietnam Utility Management and Exploitation Services Joint Stock Company	Subsidiary	Service receivable	1,026,385,721	877,885,721
Ha Long No6 housing development and investment joint stock company	Subsidiary	Receivables for construction works	18,217,402,954	-
		Advanced payment for construction	-	8,739,356,104
<b>Payables to the sellers</b>			<b>7,797,259,858</b>	<b>7,684,716,159</b>
Ha Long No6 housing development and investment joint stock company	Subsidiary	Payable to the sellers	7,797,259,858	7,684,716,159
<b>Related parties</b>	<b>Relationship</b>	<b>Nature of Transact</b>	<b>31/03/2026 VND</b>	<b>01/01/2026 VND</b>
<b>Other payables</b>			<b>1,158,685,048</b>	<b>1,444,465,870</b>
Handico 6 Electromechanical Construction Joint Stock Company	Affiliated company	Loan interest payable	1,038,980,939	1,038,980,939
Mrs Nguyen Thi Thu Hien	Head of control board	Loan interest payable	70,000,000	70,000,000
Mr Be Ngoc Long	Member of the Board of Directors, General director	Loan interest payable	15,123,287	15,123,287
Mr Le Hoang Nam	Related person	Loan interest payable	-	190,520,548
Mr Le Quoc Binh	Chairman of the Board of directors	Loan interest payable	-	95,260,274
Ha Long No6 housing development and investment joint stock company	Subsidiary	Loan interest payable	34,580,822	34,580,822

			31/03/2026	01/01/2026
			VND	VND
<b>Loan payables</b>			<b>53,600,000,000</b>	<b>79,100,000,000</b>
Ha Long No6 housing development and investment joint stock company	Subsidiary	Loan payable	18,900,000,000	34,400,000,000
Handico 6 Electromechanical Construction Joint Stock Company	Affiliated company	Loan payable	25,100,000,000	25,100,000,000
Mr Be Ngoc Long	Member of the Board of Directors, General director	Loan payable	600,000,000	600,000,000
Mrs Nguyen Thi Thu Hien	Head of control board	Loan payable	1,000,000,000	1,000,000,000
Mr Le Hoang Nam	Related person	Loan payable	-	12,000,000,000
Mr Le Quoc Binh	Chairman of the Board of directors	Loan payable	-	6,000,000,000
Handico 6 Electromechanical Construction Joint Stock Company	Affiliated company	Loan payable	8,000,000,000	

Chief accountant



Duong Thi Thai Huong

Ha Noi, March 31, 2026

General director



Be Ngoc Long