CÔNG TY CỔ PHẦN **DRH HOLDINGS** **DRH HOLDINGS JSC.**	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM** **Độc lập - Tự do - Hạnh phúc** ***THE SOCIALIST REPUBLIC OF VIETNAM*** ***Independence - Freedom - Happiness***
Số/No.:45/2026/DRH-CBTT	*TP. HCM, ngày 29 tháng 10 năm 2026* *Ho Chi Minh City, October 29, 2026*

CÔNG BỐ THÔNG TIN TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC VÀ SGDCK TP.HCM	**DISCLOSURE OF INFORMATION ON THE STATE SECURITIES COMMISION'S PORTAL AND HOCHIMINH STOCK EXCHANGE'S PORTAL**

Kính gửi/ To:

- Ủy ban Chứng khoán Nhà nước/ *The State Securities Commission*
- Sở Giao dịch chứng khoán TP.HCM/ *Hochiminh Stock Exchange*

- Tên tổ chức/ *Organization name*: CÔNG TY CỔ PHẦN DRH HOLDINGS/ *DRH HOLDINGS JOINT STOCK COMPANY*
- Mã chứng khoán/ *Securities Symbol*: DRH
- Địa chỉ trụ sở chính/ *Address*: 67 Hàm Nghi, Phường Sài Gòn,TP.HCM/ 67, *Ham Nghi Street, Sai Gon Ward, Ho Chi Minh City*
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- Người thực hiện công bố thông tin/ *Submitted by:* Ngô Đức Sơn

  Chức vụ/ *Position*: Thành viên Hội đồng quản trị/ *Member of BOD*

Loại thông tin công bố : ☑ định kỳ ☐ bất thường ☐ 24h ☐ theo yêu cầu

Information disclosure type: ☑ *Periodic* ☐ *Irregular* ☐ *24 hours* ☐ *On demand*

Nội dung thông tin công bố (*)/ Content of Information disclosure (*):

Công bố thông tin Báo cáo tài chính hợp nhất Quý 3 năm 2026 / *Disclosure regarding Consolidated financial Statement of Quater 3- 2026.*

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 29/10/2026 tại đường dẫn: http://www.drh.vn

This information was disclosed on Company's Potral on October 29 2026 Available at: http://www.drh.vn

Tôi cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

I declare that all information provided in this paper is true and accurate; I shall be legally responsible for any mispresentation.

Người UQ CBTT

Party authorized to disclose information

M.S.D.N: 0304266964 - C.T.C.P
CÔNG TY CỔ PHẦN DRH HOLDINGS
QUẬN 1 - TP. HỒ CHÍ MINH

NGÔ ĐỨC SƠN

CÔNG TY CỔ PHẦN DRH HOLDINGS

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DRH HOLDINGS JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS FOR QUARTER 3, 2026

October 2026

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CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at September 30, 2026

ASSETS	Code	Note	As at 30/09/2026 VND	At as 01/01/2026 VND
A - CURRENT ASSETS	**100**		**2,608,047,707,885**	**3,166,428,155,900**
I. Cash and cash equivalents	**110**	**6**	**12,246,937,948**	**96,244,653,962**
1. Cash	111		12,246,937,948	96,244,653,962
II. Short-term financial investments	**120**		**240,111,400,000**	**262,108,000,000**
3. Short-term held-to-maturity investments	123		240,111,400,000	262,108,000,000
III. Short-term receivables	**130**		**1,379,968,832,532**	**1,390,200,203,330**
1.Short-term trade receivables	131	**9**	53,914,384,015	52,533,548,992
2. Short-term prepayments to suppliers	132		148,355,828,612	166,262,068,564
5. Other short-term receivables	135	**10**	1,182,626,369,905	1,176,332,335,774
6. Allowance for short-term doubtful debts (*)	136		(4,927,750,000)	(4,927,750,000)
IV. Inventories	**140**		**939,435,009,933**	**1,390,031,322,375**
1. Inventories	141	**8**	939,435,009,933	1,390,031,322,375
VI. Other current assets	**160**		**36,285,527,472**	**27,843,976,233**
1. Short-term prepaid expenses	161	**12**	1,023,498,685	1,010,148,685
2. Deductible value added tax	162		34,651,505,774	26,817,598,496
3. Taxes and other receivables from the State Treasury	163		610,523,013	16,229,052
B- NON - CURRENT ASSETS	**200**		**1,150,271,792,340**	**1,121,302,842,801**
I. Long-term receivables	**210**		**1,869,324,000**	**1,869,324,000**
5. Other long-term receivables	215	**10**	1,869,324,000	1,869,324,000
II. Fixed assets	**220**		**100,796,650**	**191,513,653**
1. Tangible fixed assets	221	**11**	100,796,650	191,513,653
- Cost	*222*		1,886,306,317	1,886,306,317
- Accumulated depreciation (*)	*223*		(1,785,509,667)	(1,694,792,664)
- Cost	*228*		2,217,956,190	2,217,956,190
- Accumulated amortisation (*)	*229*		(2,217,956,190)	(2,217,956,190)
IV. Investment property	**240**		**82,968,235,588**	**84,511,247,042**
- Cost	241		94,797,990,060	94,797,990,060
- Accumulated depreciation (*)	242		(11,829,754,473)	(10,286,743,018)
VI. Long-term financial investments	**260**	**7**	**868,471,661,308**	**837,752,454,664**
2. Investments in joint ventures and associates	262		865,624,661,308	837,553,054,664
5. Long-term held-to-maturity investments	265		2,847,000,000	199,400,000
VII. Other long-term assets	**270**		**196,861,774,795**	**196,978,303,442**
1. Long-term prepaid expenses	271	**12**	184,925,095,044	185,041,623,691
2. Deferred tax assets	272		11,936,679,751	11,936,679,751
TOTAL ASSETS (280=100+200)	**280**		**3,758,319,500,225**	**4,287,730,998,701**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at September 30, 2026

RESOURCES	Code	Note	As at 30/09/2026 VND	At as 01/01/2026 VND
C - LIABILITIES	**300**		**2,431,615,227,445**	**2,964,241,992,973**
I. Current liabilities	**310**		**2,424,285,523,812**	**2,956,912,289,340**
1. Short-term trade payables	311	**13**	127,959,179,883	83,140,463,730
2. Short-term advances from customers	312		244,381,409,214	666,324,580,417
4. Short-term taxes and other payables to the State Treasury	314	**14**	72,605,336,702	71,308,832,492
5. Payables to employees	315		12,901,907,384	13,217,566,965
6. Short-term accrued expenses	316	**15**	609,243,210,274	587,577,996,963
10. Other short-term payables	320	**16**	777,747,387,831	784,788,527,821
11. Short-term loans and obligations under financial leases	321	**17**	567,211,582,946	738,247,811,374
13. Bonus and welfare funds	323		12,235,509,578	12,306,509,578
II. Non-current liabilities	**330**		**7,329,703,633**	**7,329,703,633**
12. Deferred income tax liability	342		3,742,333,143	3,742,333,143
13. Provisions for long-term payables	343		3,587,370,490	3,587,370,490
D - EQUITY	**400**	**18**	**1,326,704,272,780**	**1,323,489,005,728**
1. Share capital	411		1,243,538,660,000	1,243,538,660,000
- Ordinary shares carrying voting rights	*411a*		*1,243,538,660,000*	*1,243,538,660,000*
2. Share premium	412		120,132,866,000	120,132,866,000
5. Treasury stocks (*)	415		(6,460,000,000)	(6,460,000,000)
8. Investment and development funds	418		19,564,185,852	19,564,185,852
10. Retained profits	420		(62,249,796,012)	(65,058,706,130)
- Accumulated retained earnings by the end of the previous period	*420a*		(65,058,706,130)	(80,703,855,706)
- Retained profits for the current period	*420b*		2,808,910,118	15,645,149,576
11. Non-controlling interests	429		12,178,356,940	11,772,000,006
TOTAL RESOURCES (440=300+400)	**440**		**3,758,319,500,225**	**4,287,730,998,701**

Approved, October 29 , 2026

Preparer	Chief Accountant	General Director
Pham Thi Mai Nuong	Le Thi Thuan	Ngo Duc Son

CONSOLIDATED STATEMENT OF INCOME

Quarter 3, 2026

Items	Code	Code	Note	Quarter 3 Current year VND	Quarter 3 Previous year VND	Accumulated from the beginning of the year to the end of this quarter Current year VND	Accumulated from the beginning of the year to the end of this quarter Previous year VND
Revenue from sales of goods and provision of services	**10**	**01**	**19**	**572,510,864,719**	**1,151,248,954**	**574,323,571,011**	**2,962,919,204**
Revenue deductions	20	**02**					
Net revenue from sales of goods and provision of services (10=01-02)	**100**	**10**		**572,510,864,719**	**1,151,248,954**	**574,323,571,011**	**2,962,919,204**
Cost of sales	110	**11**	20	510,238,333,384	1,812,202,856	513,790,355,236	5,265,839,524
Gross profit (20=10-11)	**200**	**20**		**62,272,531,335**	**(660,953,902)**	**60,533,215,775**	**(2,302,920,320)**
Gain (loss) on disposal of investment properties	210	**21**					
Financial income	220	**22**	21	7,540,116,373	8,662,702,052	23,615,373,869	24,167,819,629
Financial expenses	230	**23**	22	25,271,798,048	33,265,617,897	91,245,520,025	100,428,086,611
In which: Interest expense	*240*	*24*		*8,051,176,989*	31,168,271,390	73,251,783,183	96,543,078,387
Selling expenses	250	**25**		-	-	-	-
General and administration expenses	260	**26**	23	4,314,768,690	4,418,642,403	12,034,542,436	12,829,293,330
Share in profits of associates	270	**27**		5,276,207,811	5,739,633,139	28,071,606,644	19,988,079,919
Net operating profit (30=20+21+(22-23)-(25+26)+27)	**300**	**30**	**24**	**45,502,288,781**	**(23,942,879,011)**	**8,940,133,827**	**(71,404,400,713)**
Other income	310	**31**	24	196,520,948	-	215,995,508	40,852,399
Other expenses	320	**32**		512,558,343	809,149,016	1,055,116,110	855,285,462
Other profit (40=31-32)	**400**	**40**		**(316,037,395)**	**(809,149,016)**	**(839,120,602)**	**(814,433,063)**
Accounting profit before tax (50=30+40)	**500**	**50**		**45,186,251,386**	**(24,752,028,027)**	**8,101,013,225**	**(72,218,833,776)**
Income tax expense - current	510	**51**		3,438,394,376	732,897,693	4,885,746,171	1,956,819,164
Income tax expense - deferred	520	**52**		-	-		1,696,666,406
Net profit after tax	**600**	**60**	**25**	**41,747,857,010**	**(25,484,925,720)**	**3,215,267,054**	**(75,872,319,346)**
Net profit after tax attributable to shareholders of the parent	610	61	25	41,325,079,368	(25,475,698,061)	2,808,910,118	(75,838,926,636)
Net profit after tax attributable to non-controlling interests	620	62		422,777,642	(9,227,659)	406,356,936	(33,392,710)
Basic earnings per share (*)	**700**	**70**		334	(206)	23	(613)
Diluted earnings per share (*)	**710**	**71**		334	(206)	23	(613)

Approved, October 29 , 2026

Preparer	Chief Accountant	General Director
Pham Thi Mai Nuong	Le Thi Thuan	Ngo Duc Son

STATEMENT OF CASH FLOWS
(Indirect method)
Quarter 3, 2026

Items	Code	Accumulated from the beginning of the year to the end of this quarter Current year VND	Accumulated from the beginning of the year to the end of this quarter Previous year VND
I. Cash flows from operating activities			
1. Profit before tax	01	**8,101,013,225**	**(72,218,833,776)**
2. Adjustments			
- Depreciation and amortisation of fixed assets and investment properties	02	1,633,728,458	1,633,728,458
- (Gain) loss from investing activities	05	(28,097,454,627)	(23,635,589,406)
- Interest expenses	06	73,251,783,183	96,543,078,387
3. Operating profit before changes in working capital	***08***	**54,889,070,239**	**2,322,383,663**
- Increase, decrease in receivables	09	1,803,169,559	(189,667,322,820)
- Increase, decrease in inventories	10	450,596,312,442	(41,573,381,169)
- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(417,222,016,292)	246,916,570,258
- Increase, decrease in prepaid expenses	12	103,178,647	14,702,060
- Interest paid	14	(17,035,055,337)	-
- Corporate income tax paid	15	(5,400,000,000)	-
- Other payments for operating activities	17	(70,994,827)	(39,994,825)
Net cash flows from operating activities	***20***	***67,663,664,431***	***17,972,957,167***
II. Cash flows from investing activities			
3. Cash outflow for lending, purchase of debt instruments of other entities	23	19,349,000,000	(157,400,000)
7. Interest earned, dividends and profits received	27	25,847,983	-
Net cash flows from investing activities	***30***	***19,374,847,983***	***(157,400,000)***
III. Cash flows from financing activities			
3. Proceeds from borrowings	33	128,806,345,374	187,458,659,013
4. Payments to settle loan principals	34	(299,842,573,802)	(196,722,790,899)
Net cash flows from financing activities	***40***	***(171,036,228,428)***	***(9,264,131,886)***
Net cash flows during the period (50=20+30+40)	**50**	**(83,997,716,014)**	**8,551,425,281**
Cash and cash equivalents at the beginning of the period	**60**	96,244,653,962	93,650,650
Cash and cash equivalents at the end of the period (70=50+60+61)	**70**	**12,246,937,948**	**8,645,075,931**

Approved, October 29 , 2026

Preparer	Chief Accountant	General Director
Pham Thi Mai Nuong	Le Thi Thuan	Ngo Duc Son

1. CHARACTERISTICS OF THE COMPANY'S OPERATIONS

1.1 OWNERSHIP STRUCTURE

DRH Holdings Joint Stock Company, formerly known as Dream House Investment Joint Stock Company (hereinafter referred to as the "Company"), was established and operates under Business Registration Certificate No. 4103004401 issued by the Ho Chi Minh City Department of Planning and Investment on March 6th, 2006, later amended to Business Registration Certificate No. 0304266964 issued on March 6th, 2006, and subsequent amendments to the Enterprise Registration Certificate.

The Company's charter capital: VND 1,243,538,660,000

Business address: 67 Ham Nghi Street, Saigon Ward, Ho Chi Minh City

On July 13th, 2010, the Company was officially listed on the Ho Chi Minh City Stock Exchange with the stock code DRH.

The Company and its subsidiaries' principal activities during the current period are financial investment, real estate trading and brokerage.

1.2 CORPORATE STRUCTURE

The Company has 03 direct subsidiaries, 01 indirect subsidiary, and 01 associate.

2. ACCOUNTING PERIOD, ACCOUNTING CURRENCY

2.1 ANNUAL ACCOUNTING PERIOD

The Company's annual accounting period begins on January 1 and ends on December 31 of the Gregorian calendar year.

2.2 ACCOUNTING CURRENCY

Accounting currency is Vietnam Dong ("VND").

3 ACCOUNTING SYSTEM

The Company applies the Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance, replacing Circular No. 200/2014/TT-BTC dated December 22, 2014 ("Circular 200") and Circular No. 202/2014/TT-BTC providing guidance on the preparation and presentation of consolidated financial statements.

4. BASIS OF CONSOLIDATED FINANCIAL STATEMENT PREPARATION

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the third quarter of 2026.

Subsidiaries are fully consolidated from the date of acquisition incorporation, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The financial statements of the subsidiaries are prepared for the same reporting year as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses, and unrealised gains or losses resulting from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet.

The impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

5. SIGNIFICANT ACCOUNTING POLICIES

5.1 CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise cash on hand, demand deposits, cash in transit, deposits, escrow, short-term bank deposits with original maturities not exceeding 03 months possessing high liquidity, readily convertible to known amounts of cash, and subject to minimal risk concerning fluctuations in their redemption value.

5.2 ACCOUNTING PRINCIPLES FOR FINANCIAL INVESTMENTS

Trading securities are recognized at cost.

Investments in associates

The Group's investment in associates is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence that is neither subsidiaries nor joint ventures. The Group generally deems they have significant influence if they have at least 20% of the voting rights.

Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post-acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment. The consolidated income statement reflects the Group's share of the associate's results of operations after acquisition.

The Group's share of post-acquisition profit/(loss) of the associates is presented on face of the consolidated income statement and the Group's share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend sharing receivable from associates reduces the carrying amount of the investment.
The financial statements of the associates are prepared for the same reporting year and used the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

5.3 ACCOUNTING PRINCIPLES FOR RECEIVABLES

Receivables are monitored in detail of receivable terms, receivable parties, original currency and other factors depending on the managerial requirements.

When preparing the financial statements, the Company classifies receivables as short-term or long-term based on their remaining period.

The Company makes allowances in accordance with Circular No. 228/2009/TT-BTC dated December 7, 2009, issued by the Ministry of Finance, providing "Guiding the appropriation and use of provisions for devaluation of inventories, loss of financial investments, bad receivable debts and warranty for products, goods and construction works at enterprises."

Increases or decreases in the allowance for doubtful debts are recognized in the general and administration expenses during the year.

5.4 ACCOUNTING PRINCIPLES FOR INVENTORIES

Real Estate Inventory

Real estate purchased or constructed for sale during the normal course of the Group's operations, and not intended for lease or held for appreciation in value, is recognized as real estate inventory at the lower of cost to bring each product to its current location and condition, and net realizable value.

The cost of real estate inventory includes:

- Land use rights and land rental costs;
- Construction costs paid to contractors; and
- Borrowing costs, consultancy and design fees, land leveling and compensation costs, land transfer taxes, general construction management costs, and other related expenses.

Net realizable value is the estimated selling price of the real estate inventory under normal business conditions, based on market prices as of the reporting date, discounted for the time value of money if significant, and less estimated costs to complete and estimated selling expenses.
The cost of sold real estate is recognized in the consolidated income statement based on the direct costs incurred in creating the real estate and overhead costs allocated proportionally to the area of the respective real estate.

5.5 PRINCIPLES OF FIXED ASSET RECOGNITION AND DEPRECIATION

Tangible and Intangible Fixed Assets

Tangible and intangible fixed assets are presented at cost less accumulated depreciation.

The cost of tangible and intangible fixed assets includes the purchase price and all other directly attributable costs associated with bringing the asset to its working condition for its intended use.

Costs related to the procurement, upgrades, and renovation of fixed assets are added to the cost of the asset, while other expenses are recorded in the consolidated income statement when incurred.
When tangible and intangible fixed assets are sold or disposed of, any resulting gain or loss from the disposal (the difference between the net proceeds from the sale and the carrying amount of the asset) is recorded in the consolidated income statement.

Depreciation and Amortization

Depreciation of tangible fixed assets and amortization of intangible fixed assets are calculated using the straight-line method over the estimated useful lives of the assets as follows:

Machinery and equipment	3 - 7 years
Office Appliances	2 - 5 years
Software	5 years

5.6 CONSTRUCTION IN PROGRESS

Construction in progress includes fixed assets under construction and is recorded at cost. This cost includes land costs, construction costs, and other direct costs. Construction in progress is only depreciated when the assets are completed and put into use.

5.7 REVENUE AND OTHER INCOME RECOGNITION

Revenue is recognized when the Company is likely to receive identifiable economic benefits with certainty. Net revenue is determined at the fair value of amounts received or receivable after deducting trade discounts, sales deductions, and sales returns.

5.8 TAXES AND OTHER PAYABLES TO THE STATE TREASURY

Taxes are applied in compliance with the current tax laws in Vietnam.

5.9 RELATED PARTIES

Parties are considered to be related parties of the Group if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Group and other party are under common control or under

common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.

5.10 SEGMENT INFORMATION

A segment is a component determined separately by the Group, which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

6. CASH AND CASH EQUIVALENTS

	As at 30/09/2026 VND	As at 01/01/2026 VND
Cash	12,246,937,948	96,244,653,962
Total	**12,246,937,948**	**96,244,653,962**

7. FINANCIAL INVESTMENTS

	Binh Duong Mineral and Construction Joint Stock Company	Total (VND)
Investment value		
As at 01/01/2026	499,509,978,844	499,509,978,844
As at 30/09/2026	499,509,978,844	499,509,978,844
Cumulative post-acquisition profit from associates		
As at 01/01/2026	338,043,075,820	338,043,075,820
Share in profits of associates during the period	28,071,606,644	28,071,606,644
As at 30/09/2026	366,114,682,464	366,114,682,464
Net book value		
As at 01/01/2026	837,553,054,664	837,553,054,664
As at 30/09/2026	865,624,661,308	865,624,661,308

8. INVENTORIES

	As at 30/09/2026 VND	As at 01/01/2026 VND
Unfinished real estate	939,435,009,933	1,390,031,322,375
Total	**939,435,009,933**	**1,390,031,322,375**

9. TRADE RECEIVABLES

	As at 30/09/2026 VND	As at 01/01/2026 VND
Short-term trade receivables	53,914,384,015	52,533,548,992
Total	**53,914,384,015**	**52,533,548,992**

10. OTHER RECEIVABLES

	As at 30/09/2026 VND	As at 01/01/2026 VND
Short-term	1,182,626,369,905	1,176,332,335,774
Long-term	1,869,324,000	1,869,324,000
Total	**1,184,495,693,905**	**1,178,201,659,774**

11. TANGIBLE FIXED ASSETS

	Machinery and equipment	Motor vehicles	Office Appliances	Total
	VND	VND	VND	VND
Cost				
As at 01/01/2026	103,832,610	-	1,782,473,707	1,886,306,317
Decrease for the period		-		
As at 30/09/2026	103,832,610	-	1,782,473,707	1,886,306,317
Accumulated depreciation				
As at 01/01/2026	103,832,610		1,590,960,054	1,694,792,664
Depreciation for the period	-	-	90,717,003	90,717,003
As at 30/09/2026	103,832,610	-	1,681,677,057	1,785,509,667
Net book value				
As at 01/01/2026	0	0	191,513,653	191,513,653
As at 30/09/2026	0	0	100,796,650	100,796,650

12. PREPAID EXPENSES

	As at 30/09/2026 VND	As at 01/01/2026 VND
Short-term	1,023,498,685	1,010,148,685
Long-term	184,925,095,044	185,041,623,691
Total	**185,948,593,729**	**186,051,772,376**

13. TRADE PAYABLES

	As at 30/09/2026 VND	As at 01/01/2026 VND
Trade payables	127,959,179,883	83,140,463,730
Total	**127,959,179,883**	**83,140,463,730**

14. TAXES AND OTHER PAYABLES TO THE STATE TREASURY

	As at 01/01/2026 VND	Payables for the period VND	Amounts paid for the period VND	As at 30/09/2026 VND
Taxes and payables				
Value added tax	4,821,944,579	-	373,634,879	4,448,309,700
Corporate income tax	55,337,465,690	4,171,344,958	5,400,000,000	54,108,810,648
Personal income tax	1,435,978,527	1,258,936,557	761,596,489	1,933,318,595
Other payables	9,713,443,696	2,620,792,529	219,338,466	12,114,897,759
Total	71,308,832,492	8,051,074,044	6,754,569,834	72,605,336,702

15. ACCRUED EXPENSES

	As at 30/09/2026 VND	As at 01/01/2026 VND
Accrued expenses for the period	609,243,210,274	587,577,996,963
Total	**609,243,210,274**	**587,577,996,963**

16. OTHER PAYABLES

	As at 30/09/2026 VND	As at 01/01/2026 VND
Short-term	777,747,387,831	784,788,527,821
Total	**777,747,387,831**	**784,788,527,821**

17. LOANS AND OBLIGATIONS UNDER FINANCIAL LEASES

	As at 30/09/2026	Increase	Decrease	As at 01/01/2026
Short-term loans	567,211,582,946	128,806,345,374	299,842,573,802	738,247,811,374
Total	**567,211,582,946**	**128,806,345,374**	**299,842,573,802**	**738,247,811,374**

18. OWNER'S EQUITY

	Share capital	Share premium	Investment and development funds	Retained profits	Non-controlling interests	Total
	VND	VND	VND	VND	VND	VND
As at 01/01/2026	1,243,538,660,000	120,132,866,000	19,564,185,852	(65,058,706,130)	11,772,000,006	1,323,489,005,728
Profit/loss for the period	-	-	-	2,808,910,118	406,356,934	3,215,267,052
As at 30/09/2026	**1,243,538,660,000**	**120,132,866,000**	**19,564,185,852**	**(62,249,796,012)**	**12,178,356,940**	**1,326,704,272,780**

19. REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Revenue from provision of services	881,524,213	1,151,248,954
Revenue from real estate	571,629,340,506	-
Total	**572,510,864,719**	**1,151,248,954**

20. COST OF SALES

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Cost of sales from real estate	508,383,069,315	0
Cost of sales from provision of services	1,855,264,069	1,812,202,856
Total	**510,238,333,384**	**1,812,202,856**

21. FINANCIAL INCOME

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Interest from deposits	23,092,462	265,998
Interest from loans	5,160,360,408	5,569,713,128
Others	2,356,663,503	3,092,722,926
Total	**7,540,116,373**	**8,662,702,052**

22. FINANCIAL EXPENSES

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Interest expense	8,051,176,989	31,168,271,390
Losses from liquidating securities investments	19,788,453	1,503,330,866
Others	17,200,832,606	594,015,541
Total	**25,271,798,048**	**33,265,617,797**

23. GENERAL AND ADMINISTRATION EXPENSES

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Staff costs	2,757,887,611	2,822,176,669
Depreciation and amortisation expenses	544,576,153	544,576,153
Outside service expenses	1,012,304,926	1,051,889,581
Total	**4,314,768,690**	**4,418,642,403**

24. OTHER INCOME AND OTHER EXPENSES

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Other income	196,520,948	-
Other expenses	512,558,343	809,149,016
Other profit	**(316,037,395)**	**(809,149,016)**

25. EARNINGS PER SHARE

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
Profit allocated to common shareholders (VND)	41,325,079,368	(25,475,698,061)
The average number of ordinary shares outstanding during the year	123,707,866	123,707,866
Basic earnings per share (VND/Share)	334	(206)
Diluted earnings per share (VND/Share)	334	(206)

26. SEGMENT INFORMATION

Segment information by Business sectors

From 01/07/2025 to 30/09/2025	Revenue from provision of services	Revenue from real estate sales	Revenue from sales of goods	Total
	VND	VND	VND	VND
Segment Net Revenue	1,151,248,954	-	-	1,151,248,954
Total net revenue				
Segment Expenses	(1,812,202,856)	-	-	(1,812,202,856)
Segment Operating Results	**(660,953,902)**	**-**	**-**	**(660,953,902)**
Unallocated Expenses				(4,418,642,403)
Profit from operating activities				**(5,079,596,305)**
Financial income				8,662,702,052
Share in profits of associates				5,739,633,139
Financial expenses				(33,265,617,897)
Other income				-
Other expenses				(809,149,016)
Profit Before Tax				**(24,752,028,027)**
Income tax expense - current				(732,897,693)
Income tax expense - deferred				-
Profit after corporate income tax				**(25,484,925,720)**
Total asset				**4,162,865,209,942**
Total liabilitie				**2,932,013,592,716**

From 01/07/2026 to 30/09/2026	Revenue from provision of services	Revenue from real estate sales	Revenue from sales of goods	Total
	VND	VND	VND	VND
Segment Net Revenue	881,524,213	571,629,340,506	-	572,510,864,719
Total net revenue	(1,855,264,069)	(508,383,069,315)	-	(510,238,333,384)
Segment Operating Results	**(973,739,856)**	**63,246,271,191**	**-**	**62,272,531,335**
Unallocated Expenses				(4,314,768,690)
Profit from operating activities				**57,957,762,645**
Financial income				7,540,116,373
Share in profits of associates				5,276,207,811
Financial expenses				(25,271,798,048)
Other income				196,520,948
Other expenses				(512,558,343)
Profit Before Tax				**45,186,251,386**
Income tax expense - current				(3,438,394,376)
Profit after corporate income tax				**41,747,857,010**
Total asset				**3,758,319,500,225**
Total liabilitie				**2,431,615,227,445**

27. FINANCIAL INSTRUMENTS

	As at 30/09/2026 VND	As at 01/01/2026 VND
Financial assets		
Cash and cash equivalents	12,246,937,948	96,244,653,962
Trade and other receivables	1,084,054,906,532	1,094,286,277,330
Total	**1,096,301,844,480**	**1,190,530,931,292**
Financial liabilities		
Loans and obligations under financial leases	567,211,582,946	738,247,811,374
Trade and other payables	1,150,087,976,928	1,547,471,138,933
Accrued expenses	609,243,210,274	587,577,996,963
Total	**2,326,542,770,148**	**2,873,296,947,270**

	Up to 1 Year VND	Over 1 to 5 Years VND	Total VND
As at 30/09/2026			
Trade and Other Payables	1,150,087,976,928	-	1,150,087,976,928
Accrued expenses	609,243,210,274	-	609,243,210,274
Loans and obligations under financial leases	567,211,582,946	-	567,211,582,946
Total	**2,326,542,770,148**	**-**	**2,326,542,770,148**
As at 01/01/2026			
Trade and Other Payables	1,547,471,138,933	-	1,547,471,138,933
Accrued expenses	587,577,996,963	-	587,577,996,963
Loans and obligations under financial leases	738,247,811,374	-	738,247,811,374
Total	**2,873,296,947,270**	**-**	**2,873,296,947,270**

	Up to 1 Year VND	Over 1 to 5 Years VND	Total VND
As at 30/09/2026			
Cash and cash equivalents	12,246,937,948	-	12,246,937,948
Trade and other receivables	1,084,054,906,532	-	1,084,054,906,532
Total	**1,096,301,844,480**	**-**	**1,096,301,844,480**
As at 01/01/2026			
Cash and cash equivalents	96,244,653,962	-	96,244,653,962
Trade and other receivables	1,094,286,277,330	-	1,094,286,277,330
Total	**1,190,530,931,292**	**-**	**1,190,530,931,292**

Approved, October 29 , 2026

Preparer	Chief Accountant	General Director
Pham Thi Mai Nuong	Le Thi Thuan	Ngo Duc Son