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.: 44/2026/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*
- Điện thoại/ *Telephone*: 028. 3822 3771
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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 riêng Quý 3 năm 2026/ *Disclosure regarding Seperate 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

SEPARATE FINANCIAL STATEMENTS FOR QUARTER 3, 2026

October 2026

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STATEMENT OF FINANCIAL POSITION

As at September 30, 2026

ASSETS	Code	Note	As at 30/09/2026 VND	At as 01/01/2026 VND
CURRENT ASSETS	**100**		**589,055,084,963**	**528,612,341,340**
Cash and cash equivalents	**110**	**5**	**1,831,790,419**	**91,488,323,115**
Cash	111		1,831,790,419	91,488,323,115
Short-term financial investments	**120**		**251,231,400,000**	**251,108,000,000**
Short-term held-to-maturity investments	123	11	251,231,400,000	251,108,000,000
Short-term receivables	**130**		**334,794,387,580**	**184,979,909,586**
Short-term prepayments to suppliers	132		1,291,699,222	983,029,222
Other short-term receivables	135	7	338,430,438,358	188,924,630,364
Allowance for short-term doubtful debts (*)	136		(4,927,750,000)	(4,927,750,000)
Other current assets	**160**		**1,197,506,964**	**1,036,108,639**
Short-term prepaid expenses	161	9	939,760,552	926,410,552
Deductible value added tax	162		257,746,412	109,698,087
NON - CURRENT ASSETS	**200**		**1,594,330,296,312**	**1,591,944,633,320**
Long-term receivables	**210**		**1,869,324,000**	**1,869,324,000**
Other long-term receivables	215	7	1,869,324,000	1,869,324,000
Fixed assets	**220**		**100,796,650**	**191,513,653**
Tangible fixed assets	221	8	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*		*1,711,616,190*	*1,711,616,190*
- Accumulated amortisation	*229*		*(1,711,616,190)*	*(1,711,616,190)*
Long-term financial investments	**260**		**1,592,285,245,158**	**1,589,637,645,158**
Investments in subsidiaries	261	10	1,109,790,000,000	1,109,790,000,000
Investments in joint ventures and associates	262	10	499,509,978,844	499,509,978,844
Provision for impairment of long-term investments in other entities (*)	264	10	(19,861,733,686)	(19,861,733,686)
Long-term held-to-maturity investments	265	11	2,847,000,000	199,400,000
Other long-term assets	**270**		**74,930,504**	**246,150,509**
Long-term prepaid expenses	271	9	74,930,504	246,150,509
TOTAL ASSETS	**280**		**2,183,385,381,275**	**2,120,556,974,660**

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
LIABILITIES	**300**		**1,329,796,448,309**	**1,203,740,896,859**
Current liabilities	**310**		**1,329,796,448,309**	**1,203,740,896,859**
Short-term trade payables	311	12	3,342,509,639	2,664,198,798
Short-term advances from customers	312		537,893,449	537,893,449
Short-term taxes and other payables to the State Treasury	314	13	3,306,779,289	3,213,356,994
Payables to employees	315		11,938,907,384	12,263,566,965
Short-term accrued expenses	316	14	309,610,188,149	248,078,356,839
Other short-term payables	320	15	421,613,077,875	186,429,202,862
Short-term loans and obligations under financial leases	321	16	567,211,582,946	738,247,811,374
Bonus and welfare funds	323		12,235,509,578	12,306,509,578
EQUITY	**400**	**17**	**853,588,932,966**	**916,816,077,801**
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*
Share premium	412		120,132,866,000	120,132,866,000
Treasury stocks (*)	415		(6,460,000,000)	(6,460,000,000)
Investment and development funds	418		19,564,185,852	19,564,185,852
Retained profits	420		(523,186,778,886)	(459,959,634,051)
- Accumulated retained earnings by the end of the previous period	*420a*		*(459,959,634,051)*	*(372,544,355,761)*
- Retained profits for the current period	*420b*		*(63,227,144,835)*	*(87,415,278,290)*
TOTAL RESOURCES	**440**		**2,183,385,381,275**	**2,120,556,974,660**

Approved, October 29 , 2026

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

STATEMENT OF INCOME
Quarter 3, 2026

Items	Code	Note	Quarter 3		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
			VND	VND	VND	VND
Revenue from sales of goods and provision of services	**01**	**18**	**1,990,607,153**	**1,862,520,023**	**6,705,483,851**	**4,917,697,896**
Net revenue from sales of goods and provision of services (10=01-02)	**10**		**1,990,607,153**	**1,862,520,023**	**6,705,483,851**	**4,917,697,896**
Cost of sales	11	19	1,990,607,153	1,862,520,023	6,705,483,851	4,917,697,896
Gross profit (20=10-11)	**20**		-	-	-	-
Gain (loss) on disposal of investment properties	**21**		-	-	-	-
Financial income	22	18	7,673,617,447	8,387,734,356	22,694,621,215	23,360,743,944
Financial expenses	23	20	8,304,567,932	33,129,592,836	74,097,562,083	107,622,879,056
- In which: Interest expense	*24*		*8,051,176,989*	*31,168,271,390*	*73,251,783,183*	*96,543,078,387*
Selling expenses	*25*					
General and administration expenses	26	21	4,119,919,735	4,189,521,987	11,583,087,857	12,327,537,739
Net operating profit (30=20+21+22-(23+25+26))	**30**		**(4,750,870,220)**	**(28,931,380,467)**	**(62,986,028,725)**	**(96,589,672,851)**
Other income	31	22	-	-	-	40,852,399
Other expenses	32	22	198,558,343	809,149,016	241,116,110	855,285,462
Other profit (40=31-32)	**40**		**(198,558,343)**	**(809,149,016)**	**(241,116,110)**	**(814,433,063)**
Accounting profit before tax (50=30+40)	**50**		**(4,949,428,563)**	**(29,740,529,483)**	**(63,227,144,835)**	**(97,404,105,914)**
Net profit after tax (60=50-51-52)	**60**		**(4,949,428,563)**	**(29,740,529,483)**	**(63,227,144,835)**	**(97,404,105,914)**

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	Note	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year
			VND	VND
Cash flows from operating activities				
Profit before tax	**01**		**(63,227,144,835)**	**(97,404,105,914)**
Adjustments				
Depreciation and amortisation of fixed assets and investment properties	02		90,717,003	90,717,003
Provisions	03		-	8,483,332,031
(Gain) loss from investing activities	05		(22,658,877,748)	(22,546,314,027)
Interest expenses	06		73,251,783,183	96,543,078,387
Operating profit before changes in working capital	***08***		***(12,543,522,397)***	***(14,833,292,520)***
(Increase)/decrease in receivables	09		(127,329,496,554)	2,655,307,886
Increase/(decrease) in payables (excluding accrued loan interest and corporate income tax payable)	11		240,875,052,032	23,269,756,036
Increase, decrease in prepaid expenses	12		157,870,005	163,884,161
Interest paid	14		(17,035,055,337)	(40,000,000)
Net cash flows from operating activities	***20***		***84,124,847,749***	***11,215,655,563***
Cash flows from investing activities				
Cash outflow for lending, purchase of debt instruments of other entities	23		(2,771,000,000)	(157,400,000)
Interest earned, dividends and profits received	27		25,847,983	434,706
Net cash flows from investing activities	***30***		***(2,745,152,017)***	***(156,965,294)***

Cash flows from financing activities				
Proceeds from borrowings	33		128,806,345,374	187,458,659,013
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 year (50=20+30+40)	**50**		**(89,656,532,696)**	**1,794,558,383**
Cash and cash equivalents at the beginning of the year	**60**	**5**	**91,488,323,115**	**46,601,644**
Cash and cash equivalents at the end of the year (70=50+60+61)	**70**	**5**	**1,831,790,419**	**1,841,160,027**

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 COMPANY INFORMATION

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's principal activities during the current period are financial investments, real estate trading and brokerage, and real estate consulting and management services.

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 STANDARDS AND SYSTEM

3.1 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.

3.2 STATEMENT OF COMPLIANCE

The Company complies with the current Vietnamese Accounting Standards and System in preparing and presenting the financial statements for the third quarter of 2026.

4. SIGNIFICANT ACCOUNTING POLICIES

4.1 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.

4.2 RECEIVABLES AND ALLOWANCE FOR DOUBTFUL DEBTS

The Company makes allowances for doubtful debts in accordance with Circular No. 228/2009/TT-BTC dated December 7th, 2009, by the Ministry of Finance concerning " 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" and Circular No.

89/2013/TT-BTC dated June 28th, 2013, amending and supplementing Circular No. 228/2009/TT-BTC.

4.3 ACCOUNTING PRINCIPLES FOR FINANCIAL INVESTMENTS

Trading securities are securities and other financial instruments held for trading purposes as at the reporting date (held with the intention of selling for profit upon price appreciation). Trading securities are recorded at cost. The cost of trading securities is determined based on the fair value of the consideration paid at the time the transaction occurs. The recognition date for trading securities is the date when the investor obtains ownership rights.

4.4 FIXED ASSETS AND DEPRECIATION

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.

The depreciation rate is determined using the straight-line method, based on the estimated useful lives of the asset, in compliance with the depreciation rates stipulated in Circular No. 45/2013/TT-BTC dated April 25th, 2013, by the Ministry of Finance regarding guiding regulation on management, use, and depreciation of fixed assets.

4.5 INVESTMENT PROPERTIES AND DEPRECIATION

Investment property is represented at cost and accumulated depreciation.

4.6 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.

4.7 BORROWING COSTS

Borrowing costs directly related to the acquisition, construction investment, or production of assets that require a substantial period to complete for use or sale are added to the asset's cost until the asset is ready for use or sale. Income earned from the temporary investment of borrowings is deducted from the cost of the related asset.

4.8 TAXES AND OTHER PAYABLES TO THE STATE TREASURY

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

4.9 FINANCIAL INSTRUMENTS

Financial instruments, including financial assets and financial liabilities, are classified in accordance with Circular 210/2009/TT-BTC dated November 6, 2009, by the Ministry of Finance, guiding the "Application of international accounting standards on presentation of financial statements and disclosures of financial instruments".

5. CASH AND CASH EQUIVALENTS

	As at 30/09/2026 VND	As at 01/01/2026 VND
Cash	1,831,790,419	91,488,323,115
Total	**1,831,790,419**	**91,488,323,115**

6. SHORT-TERM TRADE RECEIVABLES

	As at 30/09/2026 VND	As at 01/01/2026 VND
Short-term trade receivables	-	-
Total	-	-

7. OTHER RECEIVABLES

	As at 30/09/2026 VND	As at 01/01/2026 VND
Short-term	338,430,438,358	188,924,630,364
Long-term	1,869,324,000	1,869,324,000
Total	**340,299,762,358**	**190,793,954,364**

8. TANGIBLE FIXED ASSETS

	Machinery and equipment VND	Motor vehicles VND	Office Appliances VND	Total VND
Cost				
As at 01/01/2026	103,832,610	-	1,782,473,707	1,886,306,317
Other decreases	-	-	-	
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
Other decreases	-	-	-	-
As at 30/09/2026	103,832,610	-	1,681,677,057	1,785,509,667
Net book value				
As at 01/01/2026	-	-	191,513,653	191,513,653
As at 30/09/2026	-	-	100,796,650	100,796,650

INTANGIBLE FIXED ASSETS

	Software VND
Cost	
As at 01/01/2026	1,711,616,190
As at 30/09/2026	1,711,616,190
Accumulated amortisation	
As at 01/01/2026	1,711,616,190
Amortisation for the period	-
As at 30/09/2026	1,711,616,190
Net book value	
As at 01/01/2026	-
As at 30/09/2026	-

9. PREPAID EXPENSES

	As at 30/09/2026 VND	As at 01/01/2026 VND
Short-term	939,760,552	926,410,552
Long-term	74,930,504	246,150,509
Total	**1,014,691,056**	**1,172,561,061**

10. INVESTMENTS IN OTHER ENTITIES

	As at 30/09/2026 (VND)			As at 01/01/2026 (VND)		
	Cost	Provison	Total	Cost	Provison	Total
Investments in subsidiaries	**1,109,790,000,000**	**(19,861,733,686)**	**1,089,928,266,314**	**1,109,790,000,000**	**(19,861,733,686)**	**1,089,928,266,314**
An Phu Long Real Estate Joint Stock Company	109,890,000,000	(19,861,733,686)	90,028,266,314	109,890,000,000	(19,861,733,686)	90,028,266,314
Dong Sai Gon Real Estate Development and Trading Joint Stock Company	801,900,000,000	-	801,900,000,000	801,900,000,000	-	801,900,000,000
Binh Dong Real Estate Investment Company Limited	198,000,000,000	-	198,000,000,000	198,000,000,000	-	198,000,000,000
Investments in joint ventures and associates	**499,509,978,844**	**-**	**499,509,978,844**	**499,509,978,844**	**-**	**499,509,978,844**
Binh Duong Mineral and Construction Joint Stock Company	499,509,978,844	-	499,509,978,844	499,509,978,844	-	499,509,978,844
Total	**1,609,299,978,844**	**(19,861,733,686)**	**1,589,438,245,158**	**1,609,299,978,844**	**(19,861,733,686)**	**1,589,438,245,158**

11. HELD-TO-MATURITY INVESTMENTS

	As at 30/09/2026 (VND)			As at 01/01/2026 (VND)		
	Cost	Provison	Total	Cost	Provison	Total
Short-term	251,231,400,000	-	251,231,400,000	251,108,000,000	-	251,108,000,000
Dong Sai Gon Real Estate Development and Trading Joint Stock Company	120,000,000,000	-	120,000,000,000	120,000,000,000	-	120,000,000,000
Binh Dong Real Estate Investment Company Limited	60,000,000,000	-	60,000,000,000	60,000,000,000	-	60,000,000,000
Dland Real Estate Business Corporation	71,231,400,000	-	71,231,400,000	71,108,000,000	-	71,108,000,000
Long-term	2,847,000,000	-	2,847,000,000	199,400,000	-	199,400,000
Dland Real Estate Business Corporation	2,847,000,000	-	2,847,000,000	199,400,000	-	199,400,000
Total	**254,078,400,000**	**-**	**254,078,400,000**	**251,307,400,000**	**-**	**251,307,400,000**

12. TRADE PAYABLES

	As at 30/09/2026 VND	As at 01/01/2026 VND
Payables to other suppliers	3,342,509,639	2,664,198,798
Total	**3,342,509,639**	**2,664,198,798**

13. 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	133,975,994	-	80,515,300	53,460,694
Personal income tax	1,889,804,492	805,110,592	761,596,489	1,933,318,595
Corporate income tax	166,576,508	-	166,576,508	-
Other payables	1,023,000,000	516,338,466	219,338,466	1,320,000,000
Total	**3,213,356,994**	**1,321,449,058**	**1,228,026,763**	**3,306,779,289**

14. ACCRUED EXPENSES

	As at 30/09/2026 VND	As at 01/01/2026 VND
Short-term accrued expenses	309,210,188,149	247,678,356,839
Others	400,000,000	400,000,000
Total	**309,610,188,149**	**248,078,356,839**

15. OTHER PAYABLES

	As at 30/09/2026 VND	As at 01/01/2026 VND
Short-term	421,613,077,875	186,429,202,862
Total	**421,613,077,875**	**186,429,202,862**

16. LOANS AND OBLIGATIONS UNDER FINANCIAL LEASES

	As at 30/09/2026 (VND)	Increase	Decrease	As at 01/01/2026 (VND)
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**

17. OWNER'S EQUITY

17.1 SHARE

	As at 30/09/2026 Shares	As at 01/01/2026 Shares
Number of shares registered to be issued	124,353,866	124,353,866
Ordinary shares	*124,353,866*	*124,353,866*
Number of treasury stocks		
Ordinary shares	*(646,000)*	*(646,000)*
Number of outstanding shares		
Ordinary shares	*123,707,866*	*123,707,866*

Par value of shares: VND 10,000 per share

17.2 MOVEMENT OF OWNER'S EQUITY

	As at 30/09/2026 VND	As at 01/01/2026 VND
Contributed share capital	1,243,538,660,000	1,243,538,660,000
Closing balance	**1,243,538,660,000**	**1,243,538,660,000**

STATEMENT OF CHANGES IN OWNER'S EQUITY

	Share capital	Treasury stocks	Share premium	Investment and development funds	Retained profits	Total
	VND	VND	VND	VND	VND	VND
As at 01/01/2025	**1,243,538,660,000**	**(6,460,000,000)**	**120,132,866,000**	**19,564,185,852**	**(372,544,355,761)**	**1,004,231,356,091**
Loss for the period	-	-	-	-	(87,415,278,290)	(87,415,278,290)
As at 31/12/2025	**1,243,538,660,000**	**(6,460,000,000)**	**120,132,866,000**	**19,564,185,852**	**(459,959,634,051)**	**916,816,077,801**
						-
As at 01/01/2026	**1,243,538,660,000**	**(6,460,000,000)**	**120,132,866,000**	**19,564,185,852**	**(459,959,634,051)**	**916,816,077,801**
Loss for the period	-	-	-	-	(63,227,144,835)	(63,227,144,835)
As at 30/09/2026	**1,243,538,660,000**	**(6,460,000,000)**	**120,132,866,000**	**19,564,185,852**	**(523,186,778,886)**	**853,588,932,966**

18. REVENUE

18.1 Revenue from sales of goods and provision of services

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
	VND	VND
Revenue from provision of services	1,990,607,153	1,862,520,023
Total	**1,990,607,153**	**1,862,520,023**

18.2 Financial income

18.2	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
	VND	VND
Interest from deposits	23,092,462	105,991
Profit from investment in securities	6,793,653	788,180,978
Interest from loans	7,643,731,332	7,599,447,387
Total	**7,673,617,447**	**8,387,734,356**

19. COST OF SALES

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
	VND	VND
Cost of sales from provision of services	1,990,607,153	1,862,520,023
Total	**1,990,607,153**	**1,862,520,023**

20. FINANCIAL EXPENSES

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
	VND	VND
Interest expense	8,051,176,989	31,168,271,390
Loss from the disposal of trading securities	19,788,453	1,503,330,966
Other expenses	233,602,490	457,990,480
Total	**8,304,567,932**	**33,129,592,836**

21. GENERAL AND ADMINISTRATION EXPENSES

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Management staff costs	2,757,887,611	2,822,176,669
Depreciation and amortisation expenses	30,239,001	30,239,001
Outside service expenses	1,265,191,373	1,220,418,718
Others	66,601,750	116,687,599
Total	**4,119,919,735**	**4,189,521,987**

22. 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	-	-
Other expenses	198,558,343	809,149,016
Other profit	**(198,558,343)**	**(809,149,016)**

23. CURRENT CORPORATE INCOME TAX EXPENSE

	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Accounting profit before tax	**(4,949,428,563)**	**(29,740,529,483)**
Adjustments for taxable profit	669,935,038	24,493,209,627
- Non-deductible expenses	285,581,843	924,491,615
- Non-deductible interest expenses	384,353,195	23,568,718,012
Total taxable profit for the period	(4,279,493,525)	(5,247,319,856)
Income from business operations	(4,279,493,525)	(5,247,319,856)
Total taxable profit	(4,279,493,525)	(5,247,319,856)
Tax rate (20%)	-	-
Corporate income tax expense - current	-	-

24. SEGMENT INFORMATION

Segment information by Business sectors

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	1,990,607,153	-	-	1,990,607,153
Segment Expenses	(1,990,607,153)	-	-	(1,990,607,153)
Segment Operating Results	-	-	-	-
Unallocated Expenses				(4,119,919,735)
Profit from operating activities				**(4,119,919,735)**
Financial income				7,673,617,447
Financial expenses				(8,304,567,932)
Other expenses				(198,558,343)
Profit Before Tax				**(4,949,428,563)**
Profit after corporate income tax				**(4,949,428,563)**
Total asset				**2,183,385,381,275**
Total liabilitie				**1,329,796,448,309**

24. SEGMENT INFORMATION (CONTINUED)

Segment information by Business sectors (Continued)

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	1,862,520,023	-	-	1,862,520,023
Segment Expenses	(1,862,520,023)	-	-	(1,862,520,023)
Segment Operating Results	-	-	-	-
Unallocated Expenses				(4,189,521,987)
Profit from operating activities				**(4,189,521,987)**
Financial income				8,387,734,356
Financial expenses				(33,129,592,836)
Other expenses				(809,149,016)
Profit Before Tax				**(29,740,529,483)**
Profit after corporate income tax				**(29,740,529,483)**
Total asset				**2,053,666,216,641**
Total liabilitie				**1,146,838,966,464**

25. FINANCIAL INSTRUMENTS

	As at 30/09/2026 VND	As at 01/01/2026 VND
Financial assets		
Cash and cash equivalents	1,831,790,419	91,488,323,115
Trade and other receivables	341,591,461,580	191,776,983,586
Total	**594,654,651,999**	**534,373,306,701**

	As at 30/09/2026 VND	As at 01/01/2026 VND
Financial liabilities		
Trade and other payables	436,894,494,898	201,356,968,625
Accrued expenses	309,610,188,149	248,078,356,839
Loans and obligations under financial leases	567,211,582,946	738,247,811,374
Total	**1,313,716,265,993**	**1,187,683,136,838**

	Up to 1 Year VND	Over 1 to 5 Years VND	Total VND
As at 30/09/2026			
Trade and Other Payables	436,894,494,898	-	436,894,494,898
Accrued expenses	309,610,188,149	-	309,610,188,149
Loans and obligations under financial leases	567,211,582,946	-	567,211,582,946
Total	**1,313,716,265,993**	**-**	**1,313,716,265,993**
As at 01/01/2026			
Trade and Other Payables	201,356,968,625	-	201,356,968,625
Accrued expenses	248,078,356,839	-	248,078,356,839
Loans and obligations under financial leases	738,247,811,374	-	738,247,811,374
Total	**1,187,683,136,838**	**-**	**1,187,683,136,838**

	Up to 1 Year VND	Over 1 to 5 Years VND	Total VND
As at 30/09/2026			
Cash and cash equivalents	1,831,790,419	-	1,831,790,419
Trade and other receivables	339,722,137,580	1,869,324,000	341,591,461,580
Total	**592,785,327,999**	**1,869,324,000**	**594,654,651,999**
As at 01/01/2026			
Cash and cash equivalents	91,488,323,115	-	91,488,323,115
Trade and other receivables	189,907,659,586	1,869,324,000	191,776,983,586
Total	**532,503,982,701**	**1,869,324,000**	**534,373,306,701**

Approved, October 29 , 2026

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