



PHATDAT
CORPORATION
Real Estate Development

PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION
Report of the Board of Management
And
Interim Separate Financial Statements for Quarter III.2026
30 September, 2026

Phat Dat Real Estate Development Corporation

Interim Separate Financial Statements

September 30, 2026



Phat Dat Real Estate Development Corporation

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Phat Dat Real Estate Development Corporation

GENERAL INFORMATION

THE COMPANY

Phat Dat Real Estate Development Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprises of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 4103002655 issued by the Ho Chi Minh City Department of Finance (formerly known as the Department of Planning and Investment of Ho Chi Minh City) on September 13, 2004 with amendments.

The Company's shares were listed on the Ho Chi Minh Stock Exchange in accordance with the License No. 1207/SGDHCM-NY issued by the HOSE on July 9, 2010.

The current principal business activities of the Company are to construct and trade residential properties, to undertake the civil, industrial, and infrastructure construction projects, to provide real estate brokerage and valuation services, real estate trading center and management.

The Company's registered head office is located at No. 39, Pham Ngoc Thach Street, Xuan Hoa Ward, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr. Nguyen Van Dat	Chairman
Mr. Nguyen Tan Danh	Vice Chairman
Mr. Bui Quang Anh Vu	Member
Mr. Le Quang Phuc	Member
Mr. Tran Trong Gia Vinh	Independent member
Mr. Duong Hao Ton	Independent member
Mr. Vu Thanh Le	Independent member

AUDIT COMMITTEE

Members of the Audit Committee during the period and at the date of this report are:

Mr. Duong Hao Ton	Chairman of the Audit Committee
Mr. Tran Trong Gia Vinh	Member
Mr. Le Quang Phuc	Member

THE BOARD OF MANAGEMENT

Members of the Board of Management during the period and at the date of this report are:

Mr. Bui Quang Anh Vu	Chief Executive Officer	
Mr. Nguyen Dinh Tri	Vice President	
Mr. Truong Ngoc Dung	Vice President	
Mr. Nguyen Khac Sinh	Vice President	
Ms. Dang Viet Tu Uyen	Vice President	
Mr. Pham Trong Hoa	Vice President	Appointed on October 12, 2026
Mr. Nguyen Huu	Vice President	Resigned on July 24, 2026

LEGAL REPRESENTATIVES

The legal representatives of the Company during the period and at the date of this report are:

Mr. Nguyen Van Dat	Chairman of the BOD
Mr. Bui Quang Anh Vu	Chief Executive Officer

Phat Dat Real Estate Development Corporation

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management ("BOM") of Phat Dat Real Estate Development Corporation ("the Company") is pleased to present the interim separate financial statements of the Company for Quarter III-2026 ended September 30, 2026.

BOM'S RESPONSIBILITIES IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

The BOM is responsible for the interim separate financial statements of the Company of each accounting period which give a true and fair view of the interim separate financial position during the period, and of the interim separate results of its operation and the interim separate cash flows of the Company for the period. In preparing these interim separate financial statements for Quarter III-2026, the BOM is required to:

- ▶ Select suitable accounting policies and then apply them consistently;
- ▶ Make judgements and estimates that are reasonable and prudent;
- ▶ State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim separate financial statements; and
- ▶ Prepare the interim separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

The BOM is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim separate financial position of the Company and to ensure that the accounting records comply with the applied accounting system. The BOM is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The BOM confirmed that it has complied with the above requirements in preparing the accompanying interim separate financial statements for Quarter III-2026.

STATEMENT BY THE BOARD OF MANAGEMENT

The Board of Management does hereby state that, in its opinion, the accompanying interim separate financial statements for Quarter III-2026 give a true and fair view of the interim separate financial position for Quarter III-2026 of the Company as at September 30, 2026, and of the interim separate results of its operations for Quarter III-2026 and its interim separate cash flows for the period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements.

The Company has subsidiaries as disclosed in Note No. 14 of the interim separate financial statements. The Company also prepared consolidated financial statements of the Company and its subsidiaries ("the Group") for Quarter III-2026 ended September 30, 2026, to meet the prevailing requirements in relation to the disclosure of information.

Users of the interim separate financial statements should read them together with the said consolidated financial statements in order to obtain full information of the consolidated financial position, consolidated results of operations and consolidated cash flows of the Group.

For and on behalf of the Board of Management



Bui Quang Anh Vu
Chief Executive Officer

October 30, 2026

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION FOR QUARTER III-2026

As at September 30, 2026

VND

Code	ASSETS	Notes	As at September 30, 2026	As at December 31, 2025
100	A. CURRENT ASSETS		17,143,308,473,173	15,126,321,263,780
110	I. Cash and cash equivalents	4	626,571,288,432	375,784,630,537
111	1. Cash		626,470,578,880	375,784,530,537
112	2. Cash equivalents		100,709,552	100,000
120	II. Short-term financial investments	17	942,062,376,079	674,264,097,533
123	1. Short-term held-to-maturity investments		967,062,376,079	699,264,097,533
124	2. Provision for impairment of short-term held-to-maturity investments		(25,000,000,000)	(25,000,000,000)
130	III. Current accounts receivable		5,220,251,703,863	4,565,640,496,145
131	1. Short-term trade receivables	5	1,634,792,757,961	1,931,552,833,055
132	2. Short-term advances to suppliers	6	1,950,807,786,189	2,483,205,493,736
135	3. Other short-term receivables	7	2,006,525,696,213	151,923,713,729
136	4. Provision for doubtful short-term receivables	5,6	(371,874,536,500)	(1,041,544,375)
140	IV. Inventories		10,313,593,016,114	9,501,767,211,565
141	1. Inventories	8	10,313,593,016,114	9,501,767,211,565
160	V. Other current assets		40,830,088,685	8,864,828,000
161	1. Short-term prepaid expenses	9	31,090,392,346	8,864,828,000
162	2. Deductible value-added tax	20	9,568,704,842	-
163	3. Tax and other receivables from the State budget	20	170,991,497	-
200	B. NON-CURRENT ASSETS		21,965,880,964,425	12,010,449,029,180
210	I. Long-term receivables		2,934,507,493,445	1,772,646,550,666
215	1. Other long-term receivables	7	2,934,507,493,445	1,772,646,550,666
220	II. Fixed assets		709,361,169,598	723,863,805,492
221	1. Tangible fixed assets	10	308,861,169,598	323,363,805,492
222	Cost		364,778,015,151	373,482,332,349
223	Accumulated depreciation		(55,916,845,553)	(50,118,526,857)
227	2. Intangible fixed assets	11	400,500,000,000	400,500,000,000
228	Cost		415,320,270,381	415,320,270,381
229	Accumulated amortisation		(14,820,270,381)	(14,820,270,381)
240	III. Investment property	12	60,559,099,712	61,711,188,992
241	1. Cost		75,664,270,272	75,664,270,272
242	2. Accumulated depreciation		(15,105,170,560)	(13,953,081,280)
250	IV. Long-term asset in progress		35,600,361,503	107,284,759,637
252	1. Construction in progress	13	35,600,361,503	107,284,759,637
260	V. Long-term financial investments		17,278,947,634,319	8,400,191,926,661
261	1. Investments in subsidiaries	14	4,909,009,790,959	7,507,287,290,959
262	2. Investments in associates	15	12,152,252,887,955	794,358,394,692
263	3. Investments in other entities	16	488,580,008,324	-
264	4. Provision for impairment of long-term investments	14,15	(420,895,052,919)	(86,193,116,758)
265	5. Long-term held-to-maturity investments	17	150,000,000,000	184,739,357,768
270	VI. Other non-current assets		946,905,205,848	944,750,797,732
271	1. Long-term prepaid expenses	9	932,539,003,996	930,384,595,880
272	2. Deferred income tax assets		14,366,201,852	14,366,201,852
280	TOTAL ASSETS		39,109,189,437,598	27,136,770,292,960

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION FOR QUARTER III-2026 (continued)
As at September 30, 2026

VND

Code	EQUITY AND LIABILITIES	Notes	As at September 30, 2026	As at December 31, 2025
300	C. LIABILITIES		26,513,892,228,883	14,803,080,313,518
310	I. Current liabilities		11,958,796,122,892	9,629,340,281,946
311	1. Short-term trade payables	18	122,881,863,523	117,458,344,646
312	2. Short-term advances from customers	19	5,261,797,715,659	23,132,016,093
314	3. Short-term tax and other payables to the State budget	20	12,025,979,094	177,487,063,709
315	4. Payables to employees		11,697,826,922	9,046,221,403
316	5. Short-term accrued expenses	21	415,814,066,634	287,161,761,276
320	6. Other short-term payables	22	4,123,191,563,501	8,153,449,621,588
321	7. Short-term loan and finance lease obligations	23	1,978,283,887,580	830,616,070,424
323	8. Bonus and welfare fund		33,103,219,979	30,989,182,807
330	II. Non-current liabilities		14,555,096,105,991	5,173,740,031,572
338	1. Other long-term payables	22	1,039,303,838,000	-
339	2. Long-term loan and finance lease obligations	23	13,515,792,267,991	5,173,740,031,572
400	D. EQUITY	24	12,595,297,208,715	12,333,689,979,442
411	1. Share capital		9,978,093,790,000	9,978,093,790,000
411a	- Shares with voting rights		9,978,093,790,000	9,978,093,790,000
412	2. Share premium		410,424,800,000	410,424,800,000
418	3. Investment and development fund		263,914,742,332	248,462,645,103
420	4. Retained earnings		1,942,863,876,383	1,696,708,744,339
420a	- Retained earnings by the end of prior period		1,670,955,248,958	1,333,721,814,188
420b	- Retained earnings of current period		271,908,627,425	362,986,930,151
440	TOTAL EQUITY AND LIABILITIES		39,109,189,437,598	27,136,770,292,960

Pham Thi Doan Dung
Preparer

Tran Thi Thuy Trang
Chief Accountant

Bui Quang Anh Vu
Chief Executive Officer

October 30, 2026

INTERIM SEPARATE INCOME STATEMENT FOR QUARTER III-2026

VND

Code	Items	Notes	Quarter III - Current year	Quarter III - Previous year	Accumulated from the beginning of the year to the end of Quarter III - Current year	Accumulated from the beginning of the year to the end of Quarter III - Previous year
10	1. Net revenue from sale of goods and rendering of services	25	23,937,433,844	505,541,276,821	181,780,439,828	966,589,349,525
11	2. Cost of sales	26	(21,299,186,811)	(256,367,712,711)	(74,915,271,195)	(538,224,742,742)
20	3. Gross profit/(loss) from sales of goods and rendering of services		2,638,247,033	249,173,564,110	106,865,168,633	428,364,606,783
22	4. Finance income	27	549,503,755,348	5,082,550,775	1,622,556,119,459	241,163,312,160
23 24	5. Finance expenses <i>In which: Borrowing costs</i>	27	(176,644,914,265) (174,655,520,772)	(92,506,086,693) (92,481,086,693)	(694,940,069,224) (360,221,466,396)	(275,847,084,831) (260,495,700,586)
25	6. Selling expenses	28	(12,556,890,721)	(7,311,135,295)	(32,208,026,435)	(15,181,046,926)
26	7. General and administrative expenses	28	(238,291,468,381)	(45,367,811,879)	(556,871,765,876)	(121,311,932,269)
30	8. Net profit/(loss) from operating activities		124,648,729,014	109,071,081,018	445,401,426,557	257,187,854,917
31	9. Other income	29	39,690	190,909,091	242,857,872	850,024,474
32	10. Other expenses	29	(113,295,071,806)	(4,201,065,251)	(171,504,254,913)	(15,004,927,569)
40	11. Other profit/(loss)		(113,295,032,116)	(4,010,156,160)	(171,261,397,041)	(14,154,903,095)
50	12. Profit/(loss) before tax		11,353,696,898	105,060,924,858	274,140,029,516	243,032,951,822
51	13. Current income tax expense	30	36,903,553,833	(27,984,442,663)	-	(71,100,771,529)
52	14. Deferred income tax expense		(2,606,804,772)	-	-	1,581,075,855
60	15. Profit/(loss) after tax		45,650,445,959	77,076,482,195	274,140,029,516	173,513,256,148

Pham Thi Doan Dung
Preparer

Tran Thi Thuy Trang
Chief Accountant

Bui Quang Anh Vu
Chief Executive Officer

October 30, 2026

INTERIM SEPARATE CASH FLOW STATEMENT FOR QUARTER III-2026

VND

Code	ITEMS	Notes	Quarter III - Current year	Quarter III - Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		11,353,696,898	105,060,924,858
	<i>Adjustments for:</i>			
02	Depreciation and amortization	10, 11,12	2,689,761,499	2,717,374,521
03	Provisions		176,142,726,826	-
05	Gain/(loss) from investing activities		(549,503,755,348)	(5,173,459,866)
06	Interest expenses	27	174,655,520,772	92,481,086,693
08	Operating profit before changes in working capital		(184,662,049,353)	195,085,926,206
09	Decrease in receivables		1,110,126,513,772	981,115,363,215
10	(Increase) in inventories		(729,759,932,192)	(713,106,990,123)
11	Increase/(Decrease) in payables (excluding interest and corporate income tax)		545,865,204,096	(395,373,000,014)
12	Decrease/(Increase) in prepaid expenses		7,497,865,034	(1,476,477,411)
14	Interest paid		(132,503,767,616)	(121,266,316,272)
15	Corporate income tax paid		-	(83,149,748,655)
17	Other operating cash outflows		(2,427,532,363)	(2,759,473,523)
20	Net cash flows from operating activities		614,136,301,378	(140,930,716,577)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Cash payments for acquisition of fixed assets and other long-term assets		(21,201,829,288)	-
22	Cash proceeds from disposals of fixed assets and other long-term assets		-	90,909,091
23	Cash outflows for loans granted and purchase of debt instruments of other entities		(617,286,718,125)	(230,181,908,325)
24	Cash inflows from collection of loans and disposal of debt instruments of other entities		62,778,276,751	168,634,000,000
25	Cash outflows for equity investments in other entities		(11,761,667,205,748)	(774,360,806)
26	Cash inflows from recovery of investments in other entities		-	102,114,000,000
27	Interest, dividends and profit distributions received		6,002,283,362	10,229,139
30	Net cash flows from investing activities		(12,331,375,193,048)	39,892,869,099
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Cash receipts from issuance of shares and capital contributions from owners		-	(600,000,000)
33	Cash receipts from borrowings		12,457,732,985,500	284,421,093,126
34	Cash repayments of borrowings		(1,602,067,125,192)	(92,119,240,116)
40	Net cash flows from financing activities		10,855,665,860,308	191,701,853,010

INTERIM SEPARATE CASH FLOW STATEMENT FOR QUARTER III-2026 (continued)

VND

Code	ITEMS	Notes	Quarter III - Current year	Quarter III - Previous year
50	Net cash flows during the period		(861,573,031,362)	90,664,005,532
60	Opening balance of cash and cash equivalents		1,488,144,319,794	25,078,639,706
70	Closing balance of cash and cash equivalents	4	626,571,288,432	115,742,645,238



Pham Thi Doan Dung
Preparer

October 30, 2026



Tran Thi Thuy Trang
Chief Accountant



Bui Quang Anh Vu
Chief Executive Officer

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
As at September 30, 2026

1. COPROPRATE INFORMATION

Phat Dat Real Estate Development Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprises of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 4103002655 issued by the Ho Chi Minh City Department of Finance (formerly known as the Department of Planning and Investment of Ho Chi Minh City) on September 13, 2004 with the 40th amendment made on December 31, 2025..

The Company's shares were listed on the Ho Chi Minh Stock Exchange in accordance with the License No. 1207/SGDHCM-NY issued by the HOSE on July 9, 2010.

The current principal business activities of the Company are to construct and trade residential properties, to undertake the civil, industrial, and infrastructure construction projects, to provide real estate brokerage and valuation services, real estate trading center and management.

The Company's registered head office is located at No. 39, Pham Ngoc Thach Street, Xuan Hoa Ward, Ho Chi Minh City, Vietnam.

The number of employees of the Company as at September 30, 2026, is 296 (as at December 31, 2025: 234).

2. BASIS OF PREPARATION

2.1 Accounting standards and system

The interim separate financial statements of the Company, expressed in Vietnam dong ("VND"), are prepared in accordance with the Vietnamese Enterprise Accounting System, Vietnamese Accounting Standards No. 27, and other Vietnam's accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QĐ-BTC dated December 31, 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QĐ-BTC dated December 31, 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QĐ-BTC dated December 30, 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QĐ-BTC dated February 15, 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QĐ-BTC dated December 28, 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying interim separate financial statements, including their utilization are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the interim separate financial position, the separate results of operations, and the interim separate cash flows for the period in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

The Company is parent Company with subsidiaries as disclosed in Note No. 14 of the interim separate financial statements. The Company prepared interim consolidated financial statements of the Company and its subsidiaries ("the Group") for Quarter III-2026 ended September 30, 2026, to meet the prevailing requirements in relation to the disclosure of information.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information of the interim consolidated financial position, interim consolidated results of operations and interim consolidated cash flows of the Group.

2.2 Applied accounting documentation system

The Company's applied accounting documentation system is the General Journal system.

2.3 Fiscal year

The Company's fiscal year applicable for the preparation of its interim separate financial statements starts on January 1st and ends on December 31st.

2.4 Accounting currency

The interim separate financial statements are prepared in VND which is also the Company's accounting currency.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Changes in accounting policies and notes*

The accounting policies adopted by the Company in preparing its separate financial statements for the period are consistent with those applied in preparing the separate financial statements for the financial year ended December 31, 2025, except for changes in accounting policies relating to transactions arising from the initial application of Circular No. 99/2025/TT-BTC, as presented below.

On October 27, 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Accounting Regime for Enterprises ("Circular 99"), which replaces Circular No. 200/2014/TT-BTC providing guidance on the Accounting Regime for Enterprises issued by the Ministry of Finance on December 22, 2014, as well as certain other relevant provisions. Circular 99 took effect on January 1, 2026 and applies to financial years beginning on or after January 1, 2026.

The Company has applied the changes in accounting policies prescribed by Circular 99 that are relevant to the Company on a prospective basis, as Circular 99 does not require these changes to be applied retrospectively. The Company has also reclassified the corresponding figures for certain items to conform to the presentation requirements of Circular 99, as disclosed in Note 34.

3.2 *Cash and cash equivalent*

Cash comprises cash on hand and demand deposits. Cash equivalents are short-term investments with an original maturity of no more than three months from the date of acquisition, which are readily convertible into a known amount of cash and subject to an insignificant risk of changes in value.

3.3 *Inventories*

Inventories are measured at the lower of cost and net realizable value.

The cost of inventories is determined as follows:

- Raw materials and merchandise: includes purchase costs and other directly attributable costs incurred to bring the inventories to their current location and condition.
- Finished real estate properties: Includes land use rights costs, directly attributable costs and allocated overheads based on the respective areas incurred during the investment and construction of the finished real estate properties.
- Work in progress: includes direct costs incurred to develop and construct the finished real estate properties and overheads to be allocated based on the respective areas corresponding to each finished real estate property.

Cost of raw materials is allocated to each product, project, or contract based on actual quantities consumed.

Net realizable value is the estimated selling price of real estate inventories in the ordinary course of business, based on the market value at the end of the accounting period, less estimated costs of completion and estimated selling costs necessary for their value.

The cost of inventories is determined using the weighted average method, with the average cost recalculated after each transaction.

A provision for decline in value of inventory is recognized for each inventory item where the cost exceeds its net realizable value. For unfinished services, provisions are determined for each type of service with a distinct pricing structure. Increases and decreases in the provision for decline in value of inventories at the end of the accounting period are recognised in the cost of goods sold.

3.4 *Receivables*

Receivables are tracked in detail by original repayment term, remaining repayment term at the reporting date, original currency, and individual debtor, and are presented at their carrying amounts, net of provisions for doubtful debts.

The classification of receivables into trade receivables and other receivables is based on the following principal:

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Receivables (continued)

- Trade receivables represent receivables of a commercial nature arising from purchase and sale transactions between the Company and buyers that are independent of the Company, including receivables from sales proceeds for goods exported under entrustment arrangements with other entities
- Other receivables represent receivables that are non-commercial in nature and do not arise from purchase and sale transactions.

Provision for doubtful debts is recognized for each doubtful receivable based on the age of the overdue receivable or the estimated amount of loss that may arise, as follows:

- For overdue receivables:
 - 30% of the outstanding balance for receivables overdue for more than 6 months but less than 1 year.
 - 50% of the outstanding balance for receivables overdue for 1 year but less than 2 years.
 - 70% of the outstanding balance for receivables overdue for 2 years but less than 3 years.
 - 100% of the outstanding balance for receivables overdue for 3 years or more.
- For receivables that are not yet overdue but are unlikely to be recovered, the provision is based on estimated losses.

Any increase or decrease in the provision for doubtful debts required at the end of the accounting period is recognized in administrative expenses.

3.5 Fixed assets

Tangible fixed assets and intangible fixed assets are stated at historical cost less accumulated depreciation and amortization.

The cost of a fixed asset comprises its purchase price and any directly attributable costs of bringing the fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets while expenditures for maintenance and repairs are charged to the interim separate income statement as incurred.

When fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim separate income statement.

3.6 Leased assets

The determination of whether an arrangement is or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

Where the Company is the lessee

Rentals under operating leases are charged to the interim separate income statement on a straight-line basis over the lease term.

Where the Company is the lessor

Assets subject to operating leases are included as the Company's investment properties in the interim separate balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the interim separate income statement as incurred

Lease income is recognized in the interim separate income statement on a straight-line basis over the lease term.

3.7 Depreciation and amortization

Depreciation of tangible fixed assets and amortization of intangible assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	25 - 50 years
Machinery and equipment	6 - 7 years
Means of transportation	3 - 6 years
Computer software	3 years

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.8 Investment properties

Investment properties comprise land use rights, buildings or part of a building or both and infrastructure held to earn rentals or for capital appreciation, or both, rather than for use in the production or supply of goods or services; administration purposes or sale in the ordinary course of business.

Investment properties are stated at cost including transaction costs less accumulated depreciation.

Subsequent expenditure relating to an investment property that has already been recognized is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company.

Depreciation of investment properties is calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	25 - 48 years
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Land use rights with indefinite useful life are not amortised.

Investment properties are derecognized when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the interim separate income statement.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is a change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3.9 Construction in progress

Construction in progress reflects directly attributable costs (including interest expenses where applicable in accordance with the Company's accounting policy) incurred for assets under construction, machinery, and equipment being installed for production, leasing, and management purposes, as well as costs related to ongoing fixed asset repairs. These assets are recognized at cost and are not subject to depreciation.

In cases where a construction project or project component that the Company is investing in or cooperating with other parties to invest in cannot be further implemented, the Company assesses the recoverability of the construction in progress costs incurred based on the actual circumstances. Any resulting difference, if any, is recognized in the Company's results of operations for the period.

3.10 Borrowing costs

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds and are recorded as expense during the period in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.11 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the interim separate balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

The following types of expenses are recorded as prepaid expense and are amortised or recognised consistently with revenue to the interim separate income statement:

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at September 30, 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.11 *Prepaid expenses (continued)***

- The EverRich 2 project compensation expenses and management fees;
- Commission fees;
- Advertising expenses;
- Office renovation costs; and
- Tools and supplies.

3.12 *Investments****Investments in subsidiaries***

A subsidiary is an entity controlled by the Company. Control is achieved when the Company has the power to govern the financial and operating policies of the investee so as to obtain economic benefits from its activities

Investments in associates

An associate is an entity over which the Company has significant influence but does not have control over its financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not to control those policies. Investments in subsidiaries, joint ventures and associates are initially recognised at cost, including the purchase price or capital contribution and directly attributable costs related to the investment. Where the investment is made by contributing non-monetary assets, the cost of the investment is recognised at the fair value of the non-monetary assets at the transaction date.

Dividends and profits relating to periods prior to the acquisition of the investments are accounted for as a reduction in the carrying amount of the investments. Dividends and profits relating to periods after the acquisition of the investments are recognised as income. Dividends received in the form of shares are only recorded in terms of the increase in the number of shares and no value is recognised for the shares received.

Provision for impairment of investments in subsidiaries, joint ventures and associates is recognised when the subsidiary, joint venture or associate incurs losses. The provision is measured as the difference between the actual contributed capital of all parties in the subsidiary, joint venture or associate and its actual equity, multiplied by the Company's ownership interest in relation to the total actual contributed capital of all parties in the subsidiary, joint venture or associate. Where the subsidiary, joint venture or associate prepares consolidated financial statements, the basis for determining the provision for impairment is its consolidated financial statements.

Increases or decreases in the provision for impairment of investments in subsidiaries, joint ventures and associates required to be recognised at the end of the accounting period are recognised in finance costs

Investments in equity instruments of other entities

Investments in equity instruments of other entities comprise investments in equity instruments over which the Company does not have control, joint control or significant influence.

Investments in equity instruments of other entities are initially recognised at cost, including the purchase price or capital contribution and directly attributable costs related to the investment. Dividends and profits relating to periods prior to the acquisition of the investments are accounted for as a reduction in the carrying amount of the investments. Dividends and profits relating to periods after the acquisition of the investments are recognised as income. Dividends received in the form of shares are only recorded in terms of the increase in the number of shares and no value is recognised for the shares received.

Provision for impairment of investments in equity instruments of other entities is recognised as follows:

- For investments in listed shares or investments for which fair value can be reliably determined, the provision is recognised based on the market value of the shares.
- For investments for which fair value cannot be reliably determined at the reporting date, the provision is recognised based on the losses incurred by the investee. The provision is other measured as the difference between the actual contributed capital of all parties in the other entity and its actual equity, multiplied by the Company's ownership interest in relation to the total actual contributed capital of all parties in the other entity

Changes in the provision for impairment of investments in equity instruments of other entities required to be recognised at the end of the accounting period are recognised in finance costs.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.12 Investments (continued)

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the interim separate income statement and deducted against the value of such investments.

Provision for diminution in value of investments

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the end of the accounting period. Increases or decreases to the provision balance are recorded as finance expenses in the interim separate income statement.

3.13 Payables and accrued expenses

Payables and accrued expenses are recognised at the value of the present obligations that the Company is required to settle in the future, arising from transactions for goods purchased or services received, or other financial obligations at the time of preparing the financial statements.

Accrued expenses are recognised based on reasonable and reliable estimates of the amounts payable, taking into account the information and conditions available at the end of the accounting period.

Liabilities are monitored in detail by original repayment term, the remaining repayment term at the reporting date, original currency, and individual creditor. Liabilities are not recognised at an amount lower than the obligation to be settled.

The classification of payables into trade payables, accrued expenses, internal payables, and other payables is based on the following principles

- Trade payables: Represent commercial liabilities arising from the purchase of goods, services, and assets where the seller is an independent entity from the Company.
- Accrued expenses: Represent payables for goods and services received from the seller or provided to the buyer but not yet settled due to the absence of invoices or insufficient accounting documentation, and payables to employees for accrued annual leave, together with other accrued production and business expenses.
- Dividends and profits payable: Represent the dividends and profits payable by the Company to its owners (shareholders, etc.).
- Other payables: Represent non-commercial payables that are not related to transactions involving the purchase, sale, or supply of goods and services

Payables and accrued expenses are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

3.14 Foreign currency transactions

Foreign currency transactions denominated in currencies other than the Company's accounting currency (VND) are recorded at the actual exchange rates prevailing on the transaction dates, in accordance with the following principles:

- Transactions giving rise to receivables are recorded at the buying exchange rate quoted by the commercial bank designated by the Company for customers to make payments; and
- Transactions giving rise to payables are recorded at the selling exchange rate quoted by the commercial bank with which the Company expects to transact.

At the end of the accounting period, monetary items denominated in foreign currencies are retranslated at the actual exchange rates prevailing at the balance sheet date, in accordance with the following principles:

- Monetary items classified as assets are retranslated at the buying exchange rate quoted by the commercial bank with which the Company regularly transacts; and
- Monetary items classified as liabilities are retranslated at the selling exchange rate quoted by the commercial bank with which the Company regularly transacts.

All foreign exchange differences arising are recognized in the separate statement of profit or loss.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriations to funds in accordance with the Company's Charter and applicable laws and regulations, and upon approval by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into consideration non-cash items included in undistributed post-tax profits that may affect cash flows and the Company's ability to pay dividends, such as gains arising from the revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recognised as liabilities when they are approved by the General Meeting of Shareholders and the list of shareholders entitled to receive dividends has been officially finalised.

The list of shareholders entitled to receive dividends is determined by the Vietnam Securities Depository and Clearing Corporation.

3.16 Revenue and income recognition

Revenue from sale of real estate

Revenue from the sale of real estate for which the Company acts as the developer is recognised when all of the following conditions are simultaneously satisfied:

- The real estate property has been fully completed and handed over to the buyer, and the Company has transferred substantially all the risks and rewards of ownership of the property to the buyer.
- The Company no longer retains managerial involvement to the degree usually associated with ownership, or effective control over the real estate property.
- The revenue can be measured reliably.
- The Company has received or will probably receive economic benefits from the real estate sale transaction.
- The costs relating to the real estate sale transaction can be measured reliably

Revenue from rendering of services

Revenue from rendering of services is recognised when the outcome of the transaction can be measured reliably. Where services are rendered over multiple accounting periods, revenue recognised in each period is determined based on the stage of completion of the transaction as at the reporting date. The outcome of a service transaction is considered to be reliably measurable when all of the following conditions are satisfied:

- The revenue can be measured reliably. Where contracts provide customers with the right to return purchased services subject to specified conditions, revenue is recognised only when such conditions no longer exist, and the customer no longer has the right to cancel the services.
- It is probable that the economic benefits associated with the service transaction will flow to the Company.
- The stage of completion of the transaction at the end of the accounting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably

Revenue from operating leases of assets

Revenue from operating leases of assets is recognised on a straight-line basis over the lease term. Rental income received in advance for multiple periods is allocated to revenue over the lease term.

Interest income

Interest income is recognised on an accrual basis, based on deposit account balances and the actual interest rates applicable to each period.

3.17 Expense recognition

Cost of sales is recognised when costs directly related to the generation of revenue have been incurred and can be measured reliably, in accordance with the matching principle, regardless of the timing of payment. Where necessary, costs directly related to the revenue recognised during the period are estimated and recognised based on reasonable and consistent assumptions. Costs in excess of normal consumption levels are recognised immediately in cost of sales in accordance with the prudence principle.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Expense recognition (continued)

Expenses other than cost of sales, including selling expenses, general and administrative expenses, and other operating expenses, are recognised in the income statement during the period in which they are incurred, in accordance with the related revenue and regardless of the timing of payment. Such expenses are recognised when sufficient evidence exists that an obligation has arisen and the amount can be measured reliably.

Expenses that do not generate future economic benefits are recognised immediately as expenses in the period in accordance with the prudence principle.

Expenses are classified and presented in accordance with the economic substance of each type of expense, in compliance with applicable accounting standards and the accounting regulations in force.

3.18 Taxation

Current corporate income tax is the amount of tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting treatments, non-deductible expenses, non-taxable income, and tax losses carryforwards.

Deferred income tax

Deferred income tax represents the amount of corporate income tax payable or recoverable in future periods arising from temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred corporate income tax liabilities are recognised for all taxable temporary differences. Deferred corporate income tax assets are recognised only when it is probable that future taxable profits will be available against which the deductible temporary differences can be utilised.

The carrying amount of deferred corporate income tax assets is reviewed at the end of each accounting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the deferred corporate income tax assets to be utilised. Deferred corporate income tax assets not previously recognised are reassessed at the end of each accounting period and recognised to the extent that it has become probable that sufficient taxable profits will be available to utilise such deferred corporate income tax assets.

Deferred corporate income tax assets and deferred corporate income tax liabilities are measured using the tax rates expected to apply in the period when the assets are realised, or the liabilities are settled, based on tax rates in effect at the end of the accounting period. Deferred corporate income tax is recognised in the income statement, except to the extent that it relates to items recognised directly in equity, in which case the related deferred corporate income tax is also recognised directly in equity.

Deferred corporate income tax assets and deferred corporate income tax liabilities are offset when:

- The Company has a legally enforceable right to offset current corporate income tax assets against current corporate income tax liabilities; and
- The deferred corporate income tax assets and deferred corporate income tax liabilities relate to corporate income taxes administered by the same taxation authority:
 - In respect of the same taxable entity; or
 - The Company intends either to settle current corporate income tax liabilities and current corporate income tax assets on a net basis, or to realise the assets and settle the liabilities simultaneously in each future period in which significant amounts of deferred corporate income tax liabilities or deferred corporate income tax assets are expected to be settled or recovered.

3.19 Related parties

Parties are considered to be related parties of the Company if one party has the ability to, directly or indirectly, control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and the other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of their families.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

4. CASH AND CASH EQUIVALENTS

	As at September 30, 2026	VND As at December 31, 2025
Cash on hand	163,334,831	36,250,626
Cash in banks	626,307,244,049	375,748,279,911
Cash equivalents	100,709,552	100,000
TOTAL	626,571,288,432	375,784,630,537

5. SHORT-TERM TRADE RECEIVABLES

	As at September 30, 2026	VND As at December 31, 2025
Receivables from the transfer of products in Bac Ha Thanh Residential Area in combination with urban gentrification	439,939,817,389	439,884,364,835
IDK Real Estate Limited Company	144,850,000,000	144,850,000,000
ADK Real Estate Joint Stock Company	132,040,000,000	132,040,000,000
NTR Real Estate Joint Stock Company	122,520,000,000	122,520,000,000
Danh Khoi Holdings Investment JSC	111,348,146,750	111,348,146,750
BDK Real Estate Joint Stock Company	107,760,000,000	107,760,000,000
Vega Real Estate Limited Company	105,720,000,000	105,720,000,000
CDK Real Estate Limited Company	97,400,000,000	97,400,000,000
EDK Real Estate Limited Company	96,080,000,000	96,080,000,000
HDK Real Estate Limited Company	70,700,000,000	70,700,000,000
Thien Minh Real Estate Investment Corp	70,615,693,202	70,615,693,202
GDK Real Estate Joint Stock Company	43,050,000,000	43,050,000,000
Lyra Real Estate Limited Company	42,500,000,000	42,500,000,000
Gemini Real Estate Limited Company	25,950,000,000	25,950,000,000
Quy Nhon 68 Investment Limited Company	-	134,000,000,000
Mr. Le Anh Vu	-	120,479,797,979
Mr. Dang Van Vinh	-	26,466,202,021
Others	24,319,100,620	40,188,628,268
TOTAL	1,634,792,757,961	1,931,552,833,055
Provision for doubtful short-term receivables	(249,768,385,947)	(1,041,544,375)
NET	1,385,024,372,014	1,930,511,288,680

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

6. SHORT-TERM ADVANCES TO SUPPLIERS

	As at September 30, 2026	VND As at December 31, 2025
Dai Quang Minh Corporation	-	472,500,000,000
Ms. Nguyen Thi Xuan Diem	300,000,000,000	300,000,000,000
Mr. Vo Ngoc Chau	170,254,951,040	170,254,951,040
Mr. Nguyen Cao Tien	51,000,000,000	51,000,000,000
Realty Holdings Real Estate Business & Services Corporation	150,775,091,232	267,629,183,632
620 Infrastructure Development and Investment Corporation	172,255,090,561	163,560,951,842
Land Clearance and Compensation Corporation	209,623,741,576	178,934,648,207
Loc Phat Construction and Investment JSC	320,311,457,149	320,598,936,192
Joint venture of 620 Infrastructure Development and Investment Corporation and Loc Phat Construction and Investment JSC	282,680,223,970	293,583,363,579
Binh Dinh TC Construction JSC	92,746,866,323	89,035,287,780
Duc Khai Corporation	70,228,366,367	70,228,366,367
Hop Nhut Construction Trading Service Ltd.	51,493,626,380	50,390,721,493
T&T Transport Construction Trading Services Company Limited	39,454,661,636	39,454,661,636
Searefico E&C Corporation	18,486,722,617	-
Others	21,496,987,338	16,034,421,968
TOTAL	1,950,807,786,189	2,483,205,493,736
Provision for short-term advances to suppliers	(122,106,150,553)	-
NET	1,828,701,635,636	2,483,205,493,736

7. OTHER RECEIVABLES

	As at September 30, 2026	VND As at December 31, 2025
Short-term	2,006,525,696,213	151,923,713,729
Hai Bon Mot Investment Company Limited	1,591,315,386,891	-
Mr. Phan Tai Sanh	360,432,000,001	145,530,000,000
MIAN Investment and Trading JSC	23,912,386,891	-
Yen Gia Group Real Estate JSC	15,100,000,000	-
Danh Khoi Holdings Investment JSC	400,000,000	400,000,000
Deposits	1,373,419,700	1,359,511,700
Others	13,992,502,730	4,634,202,029
Long-term	2,934,507,493,445	1,772,646,550,666
Mr. Nguyen Thanh Hien	1,700,000,000,000	-
Ms. Doan Thi Minh Nguyet	343,245,082,832	-
Serenity Investment Joint Stock Company	694,129,216,326	1,598,539,776,326
Coinin Construction Investment Infrastructure Company Limited	132,308,008,925	131,692,281,685
DK Phu Quoc Corporation	42,256,600,000	42,246,600,000
Deposits	22,568,585,362	167,892,655
TOTAL	4,941,033,189,658	1,924,570,264,395

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

8. INVENTORIES

	As at September 30, 2026	VND As at December 31, 2025
Real estate properties (*)	9,309,586,825,863	8,500,217,815,198
Real estate inventories (**)	1,001,181,121,031	1,001,166,037,391
General contracting & project management services	2,441,710,244	-
Others	383,358,976	383,358,976
TOTAL	10,313,593,016,114	9,501,767,211,565

(*) Real estate properties mainly include compensation costs, land use levy paid to the state, land clearance costs, construction costs, capitalised interest and other development costs incurred for the following on-going real estate projects:

	As at September 30, 2026	VND As at December 31, 2025
The EverRich 2 (River City) (i)	6,677,386,275,804	5,974,664,929,804
The EverRich 3 (ii)	879,389,618,785	880,390,631,916
Nhon Hoi Ecotourism City (iii)	253,600,101,410	208,959,935,682
Bac Ha Thanh residences in combination with urban gentrification (iv)	1,394,801,722,723	1,339,337,957,742
Doan Anh Duong Ecotourism Area (v)	44,155,699,067	44,155,699,067
Phat Dat Bau Ca (vi)	4,213,480,363	3,833,046,775
Other projects	56,039,927,711	48,875,614,212
TOTAL	9,309,586,825,863	8,500,217,815,198

Details of on-going real estate projects are as follows:

(i) *The EverRich 2*

The project is located at No. 422 Dao Tri Street, Phu Thuan Ward, Ho Chi Minh City. The closing balance of this project as at the end of the reporting period primarily comprises land compensation, land use fees paid to the state budget, design costs, site clearance and leveling costs, and infrastructure construction costs. The EverRich 2 project and all property rights arising from the project have been mortgaged to Kien Long Commercial Joint Stock Bank as security for loans granted to the Company's business partner.

As at the end of the accounting period, the Company had completed all procedures and fully satisfied the State's regulatory requirements to be eligible to transfer the remaining portion of the project in accordance with the Investment Cooperation Agreement entered into with Big Gain Investment Company Limited.

(ii) *The EverRich 3*

This project is located in Tan My Ward, Ho Chi Minh City. The closing balance of this project mainly includes land compensation, land use levy paid to the state budget, design costs, site leveling and infrastructure construction costs. The EverRich 3 project and all property rights arising from the project have been mortgaged to Vietnam Prosperity Joint Stock Commercial Bank as security for loans granted to the Company's business partner.

On February 27, 2019, the Company signed contract No. E3-B1-B4/HDCNDA-DIC and the annex dated March 19, 2019 on the transfer of a part of the Residential Project in Tan My Ward, including land use rights of 2 residential plots B1 and B4.

As at the end of the accounting period, the Company was in progress to fulfil the Government's requirements for transferring the remaining parts of this project in accordance with the ICC entered with Dynamic Innovation Investment Limited Company.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

8. INVENTORIES (continued)

(iii) *Nhon Hoi Ecotourism City*

This project includes Zone 2, Zone 4, and Zone 9 of Nhon Hoi Ecotourism City in Nhon Hoi Economic Zone, Gia Lai Province.

As at the end of the accounting period, the project mainly consisted of land use levy paid into the state budget, design, consulting and survey costs, infrastructure construction and interest expenses on capital funding for investment and project development.

(iv) *Bac Ha Thanh Residences in combination with urban gentrification*

Bac Ha Thanh Residences in combination with urban gentrification project is located in Tuy Phuoc Commune, Gia Lai Province.

As at the end of the accounting period, the investment value of the project mainly consisted of compensation, land clearance, design, consulting, investment survey costs and interest expenses on capital funding for investment and project development.

(v) *Doan Anh Duong Ecotourism Project*

The Doan Anh Duong Ecotourism Project is located in Phu Quoc Special Zone, An Giang Province, and is being developed under the Investment Registration Certificate issued by the Phu Quoc Economic Zone Management Board, amended for the third time on October 19, 2023.

As at the end of the accounting period, the investment value of the Project mainly consisted of consulting, surveying and project management costs. The Company is continuing to complete the relevant legal procedures and the procedures for receiving the handover of the land to implement the Project.

(vi) *Phat Dat Bau Ca*

This project is Phat Dat Bau Ca residential project located in Nghia Lo Ward and Cam Thanh Ward, Quang Ngai Province. This project is in the progress of handing over the land and transferring ownership to customers.

(**) Details of real estate inventories are as follows:

	As at September 30, 2026	VND As at December 31, 2025
Land use rights, house ownership rights and other assets attached to land at 61 Cao Thang, Ban Co Ward, Ho Chi Minh City	600,600,224,872	600,585,141,232
Land use rights, house ownership rights and other assets attached to land at 41-43 Nguyen Trai, Cho Quan Ward, Ho Chi Minh City	400,580,896,159	400,580,896,159
TOTAL	1,001,181,121,031	1,001,166,037,391

9. PREPAID EXPENSES

	As at September 30, 2026	VND As at December 31, 2025
Short-term	31,090,392,346	8,864,828,000
Insurance expenses	22,500,000,000	-
Outsourced service expenses	8,590,392,346	8,864,828,000
Long-term	932,539,003,996	930,384,595,880
The EverRich 2 compensation expenses (*)	923,823,243,655	923,823,243,655
Apartment management fees	3,383,934,585	3,383,934,585
Others	5,331,825,756	3,177,417,640
TOTAL	963,629,396,342	939,249,423,880

(*) This is the compensation expenses paid to CRE & AGI consulting Joint Stock Company and Phu Hung Company according to the Liquidation Minutes dated February 08, 2018 to partially complete the legal conditions before transferring the project under the ICC entered with Big Gain Investment Limited Company.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

10. TANGIBLE FIXED ASSETS

	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Motor vehicles</i>	<i>VND Total</i>
Cost				
As at December 31, 2025	331,701,543,666	5,528,225,593	36,252,563,090	373,482,332,349
New acquisition	-	1,505,200,000	1,217,640,589	2,722,840,589
Decrease based on the final settlement value (*)	(10,417,176,878)	-	-	(10,417,176,878)
Liquidation	-	-	(1,009,980,909)	(1,009,980,909)
As at September 30, 2026	<u>321,284,366,788</u>	<u>7,033,425,593</u>	<u>36,460,222,770</u>	<u>364,778,015,151</u>
<i>In which:</i>				
Fully depreciated	-	5,308,225,593	24,249,702,729	29,557,928,322
Accumulated depreciation				
As at December 31, 2025	(12,162,389,934)	(5,395,167,083)	(32,560,969,840)	(50,118,526,857)
Depreciation for the period	(4,920,887,612)	(114,275,957)	(1,773,136,036)	(6,808,299,605)
Liquidation	-	-	1,009,980,909	1,009,980,909
As at September 30, 2026	<u>(17,083,277,546)</u>	<u>(5,509,443,040)</u>	<u>(33,324,124,967)</u>	<u>(55,916,845,553)</u>
Net carrying amount				
As at December 31, 2025	<u>319,539,153,732</u>	<u>133,058,510</u>	<u>3,691,593,250</u>	<u>323,363,805,492</u>
As at September 30, 2026	<u>304,201,089,242</u>	<u>1,523,982,553</u>	<u>3,136,097,803</u>	<u>308,861,169,598</u>

(*) On June 04, 2026, based on the Report on the determination of actual investment costs incurred for the Company's Head Office Building located at 39 Pham Ngoc Thach Street, Vo Thi Sau Ward, District 3 (now Xuan Hoa Ward), HCMC, the Company adjusted the cost of the tangible fixed assets downward to reflect the actual investment costs of the Project.

11. INTANGIBLE FIXED ASSETS

	<i>Land use rights</i>	<i>Computer software</i>	<i>VND Total</i>
Cost			
As at December 31, 2025	400,500,000,000	14,820,270,381	415,320,270,381
New acquisition	-	-	-
As at September 30, 2026	<u>400,500,000,000</u>	<u>14,820,270,381</u>	<u>415,320,270,381</u>
<i>In which:</i>			
Fully depreciated	-	14,820,270,381	14,820,270,381
Accumulated depreciation			
As at December 31, 2025	-	(14,820,270,381)	(14,820,270,381)
Depreciation for the period	-	-	-
As at September 30, 2026	<u>-</u>	<u>(14,820,270,381)</u>	<u>(14,820,270,381)</u>
Net carrying amount			
As at December 31, 2025	<u>400,500,000,000</u>	<u>-</u>	<u>400,500,000,000</u>
As at September 30, 2026	<u>400,500,000,000</u>	<u>-</u>	<u>400,500,000,000</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

12. INVESTMENT PROPERTIES

	<i>Land use rights</i>	<i>Buildings</i>	<i>VND Total</i>
Cost			
As at December 31, 2025			
As at September 30, 2026	<u>7,306,972,991</u>	<u>68,357,297,281</u>	<u>75,664,270,272</u>
Accumulated depreciation			
As at December 31, 2025	-	(13,953,081,280)	(13,953,081,280)
Depreciation for the period	-	(1,152,089,280)	(1,152,089,280)
As at September 30, 2026	-	(15,105,170,560)	(15,105,170,560)
Net carrying amount			
As at December 31, 2025	<u>7,306,972,991</u>	<u>54,404,216,001</u>	<u>61,711,188,992</u>
As at September 30, 2026	<u>7,306,972,991</u>	<u>53,252,126,721</u>	<u>60,559,099,712</u>

The land use right is valued at 7,306,972,991 VND corresponding to the ownership of basement B1 & B2 at The EverRich project, No. 968, 3/2 Street, Phu Tho Ward, HCMC.

The fair values of the investment properties were not formally assessed and determined as at September 30, 2026. However, given the current exploitation situation, it is the BOM's assessment that these properties' market values are higher than their carrying value as at this date.

The rental income and operating expenses information relating to investment property is presented as below:

	<i>VND</i>
	<i>Quarter III - 2026 Quarter III - 2025</i>
Revenue from investment properties	2,289,981,944 -
Direct operating expenses of investment properties that generated rental income during the period	1,576,210,130 -

13. CONSTRUCTION IN PROGRESS

	<i>VND</i>
	<i>As at September 30, 2026 December 31, 2025</i>
Phan Dinh Phung Sports Center project (*)	- 77,105,153,950
Binh Chuan 3 Primary School Construction (**)	- -
Hospital for Traumatology & Orthopaedics project	7,976,940,104 7,976,940,104
Enterprise Resource Planning Software (ERP-SAP)	22,983,129,589 21,392,200,583
Others	<u>4,640,291,810</u> <u>810,465,000</u>
TOTAL	<u>35,600,361,503</u> <u>107,284,759,637</u>

(*) According to Notice No. 3284/UBND-DA dated October 28, 2025, the Company was in the process of working with the competent State authorities to agree on a plan for handling and recovering the investment value of the Phan Dinh Phung Sports Center Project. However, the People's Committee of Ho Chi Minh City temporarily converted the Phan Dinh Phung Sports Center into a park and flower garden to serve local residents during the Lunar New Year 2026 in accordance with Notice No. 129/TB-VP. On this basis, the Company assessed that the recoverability of the investment in the aforementioned Project was no longer certain, resulting in a potential impairment of the investment value. In accordance with the prudence principle prescribed under Vietnamese Accounting Standards, the Company recognised the entire construction cost of this Project as an expense in the period. In the event that the Company is approved by the competent authority to receive compensation under an official decision issued in the future, such compensation will be recognised as income in the corresponding period in accordance with applicable regulations.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

13. CONSTRUCTION IN PROGRESS (continued)

(**) The construction of Binh Chuan 3 Primary School in Thuan Giao Ward, Ho Chi Minh City was implemented under the public-private partnership model in the form of a Build-Transfer (BT) contract without payment, pursuant to the policy of the People's Committee of Ho Chi Minh City under Official Letter No. 2099/UBND-DA dated March 19, 2026 and Official Letter No. 8172/STC-PPP&QLN dated April 03, 2026 issued by the Department of Finance. On June 30, 2026, the Department of Construction issued Notice No. 23169/SXD-QLXDCT, concluding that the feasibility study report of the Project was eligible for submission to the competent authority for consideration and approval. As at the date of this report, the project had been inspected and accepted and had been put into operation.

14. INVESTMENT IN SUBSIDIARIES

	As at September 30, 2026			As at December 31, 2025		
	%	Amount (VND)	Provision (VND)	%	Amount (VND)	Provision (VND)
Ben Thanh - Long Hai Corporation (i)	99.9	1,980,003,300,000	-	99.9	1,980,003,300,000	-
Binh Duong Building Real Estate Investment & Development Corporation (iii)	99.5	2,235,382,490,959	-	99.5	3,473,659,990,959	-
Serenity Investment Corporation (iv)	-	-	-	99.34	1,360,000,000,000	-
DK Phu Quoc Corporation (vi)	99	393,624,000,000	-	99	393,624,000,000	-
Coinin Construction Investment Infrastructure Company Limited (vii)	99.9	300,000,000,000 (300,000,000,000)	-	99.9	300,000,000,000	-
TOTAL		<u>4,909,009,790,959</u>	<u>(300,000,000,000)</u>		<u>7,507,287,290,959</u>	<u>-</u>

(i) *Ben Thanh - Long Hai Corporation ("Ben Thanh Long Hai")*

Ben Thanh Long Hai is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 3500783805 issued by the Ho Chi Minh City Department of Finance (formerly known as DPI of Ba Ria Vung Tau Province) on March 01, 2007, as amended. Ben Thanh - Long Hai's registered head office is located at Provincial Road 44A, Phuoc Hai Commune, Ho Chi Minh City, Vietnam. The principal business activity of Ben Thanh Long Hai is to trade real estate properties, land use rights belonging to the owner, user or lease.

As at the end of the accounting period, the Company holds 99.9% equity share and voting rights in this subsidiary.

(ii) *Binh Duong Building Real Estate Investment and Development Corporation ("Binh Duong Building")*

Binh Duong Building is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 3702710768 issued by the Ho Chi Minh City Department of Finance on October 12, 2018, as amended. Binh Duong Building's registered head office is located at No. 352, XM2 Street, Quarter 3, Binh Duong Ward, Ho Chi Minh City. Binh Duong Building's principal business activity is to trade real estate properties, land use rights belonging to the owner, user or lease.

On March 06, 2026, the Company approved in principle the reduction of Cao Oc Binh Duong's charter capital from VND 2,606,900,000,000 to VND 1,368,622,500,000. However, the Company's ownership interest and voting rights in Cao Oc Binh Duong remained unchanged.

As at the end of the accounting period, the Company holds 99.5% equity share and voting rights in this subsidiary.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

14. INVESTMENTS IN SUBSIDIARIES (continued)

(iii) Serenity Investment Corporation ("Serenity Investment")

Serenity Investment is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 3502421310 issued the first time by the Ho Chi Minh City Department of Finance on March 27, 2020, as amended. Serenity Investment's registered head office is located in Hai Tan Quarter, Phuoc Hai Commune, Ho Chi Minh City, Vietnam. The principal business activity of Serenity Investment is to trade real estate properties, land use rights belonging to the owner, user or lease.

On June 05, 2026, the Company transferred all of its shares in Serenity Investment to Fortis Real Estate Development Company Limited under Share Transfer Agreement No. 56/2026/HĐCNCP-SERENITY for a transfer consideration of VND 2,500,000,000,000. Accordingly, the Company's ownership interest in Serenity Investment decreased to 0%.

As at the end of the accounting period, the Company had completed the transfer of its entire ownership interest in Serenity Investment to the new shareholder, and Serenity Investment was no longer a subsidiary of the Company.

(iv) DK Phu Quoc Corporation ("DK Phu Quoc")

DK Phu Quoc is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 1701522101 issued by An Giang's Department of Finance on April 22, 2011, as amended. DK Phu Quoc's registered head office is located at No. 229, 30/4 Street, Quarter 1, Phu Quoc Special zone, An Giang Province, Vietnam. The principal business activities of DK Phu Quoc are to trade real estate properties and provide construction services. The current main project of Phu Quoc DK is the projects of Ham Ninh Industrial Cluster and Residential Handicraft Village and Commune Center of Ham Ninh in Ham Ninh Commune, Phu Quoc City, Kien Giang Province.

As at the end of the accounting period, the Company holds 99% equity share and voting rights in this subsidiary.

(v) Coinin Construction Investment Infrastructure Company Limited ("Coinin")

Coinin is incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 0313662185 issued by the Ho Chi Minh City Department of Finance on February 25, 2016, as amended. Coinin's registered head office is located at No. 39 Pham Ngoc Thach Street, Xuan Hoa Ward, Ho Chi Minh City, Vietnam. The principal business activities of Coinin are to trade real estate properties and provide construction services. The current main project of Coinin is the Internal Technical Infrastructure Construction in Zone I - the National Cultural and Historical Park in Long Binh Ward, Ho Chi Minh City under a Build-Transfer contract.

On February 02, 2026, the Ho Chi Minh City People's Committee issued Notice No. 129/TB-VP regarding its agreement to terminate the BT contract for the project undertaken by Coinin. In light of this, the Company assessed that the recoverability of its investment in Coinin was no longer certain, indicating that the investment might be impaired. In accordance with the prudence principle prescribed by Vietnamese Accounting Standards, the Company recognized a provision for impairment of its investment in Coinin as an expense in the current period in the Statement of Profit or Loss. The Company is currently working with the competent State authorities to reach agreement on a plan for resolving the matter and recovering the value of its investment in the project.

As at the end of the accounting period, the Company holds 99.9% equity share and voting rights in this subsidiary.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

15. INVESTMENT IN ASSOCIATES

		As at September 30, 2026				As at December 31, 2025	
		Amount (VND)	Provision (VND)			Amount (VND)	Provision (VND)
	%			%			
Commonwealth Properties Real Estate Corporation (i)	27	85,860,000,000	(85,860,000,000)	27	85,860,000,000	(85,860,000,000)	
PDP Project Construction Investment Ltd. (ii)	49	25,854,507,955	(25,854,507,955)	49	23,315,339,564	(333,116,758)	
Dong Nai Riverside New Urban Area JSC (iii)	35	297,500,000,000	(8,008,622,138)	35	295,789,270,000		-
Lotte Properties HCMC Company Limited (iv)	35	10,393,038,380,000	(1,171,922,826)	-	-		-
AKYN Service Trading Investment JSC (v)	50	1,350,000,000,000	-	-	-		-
Tam Hiep Urban Development JSC (vi)	-	-	-	35	346,438,750,000		-
Thuan An 1 High-Rise Real Estate Investment Company Limited	-	-	-	20	42,955,035,128		-
TOTAL		12,152,252,887,955	(120,895,052,919)		794,358,394,692	(86,193,116,758)	

(i) Commonwealth Properties Real Estate Corporation ("Commonwealth Properties")

Commonwealth Properties is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 0316916261 issued the first time by the Ho Chi Minh City Department of Finance on June 23, 2021. Commonwealth Properties's registered head office is located at 12th Floor, Tower A2, Viettel Building, 285 Cach Mang Thang Tam Street, Hoa Hung Ward, Ho Chi Minh City, Vietnam. The principal business activity of Commonwealth Properties is to trade real estate properties, land use rights belonging to the owner, user or lease.

At the end of the accounting period, the Company holds 27% equity share and voting rights in this company.

(ii) PDP Project Construction Investment Limited Company ("PDP")

PDP is a limited liability company with two or more members incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 0315143682 issued by the Ho Chi Minh City Department of Finance on July 03, 2018, as amended. PDP's registered head office is located at No. 39, Pham Ngoc Thach Street, Xuan Hoa Ward, Ho Chi Minh City, Vietnam. The principal business activity of PDP is to trade real estate properties, PDP's current main project is Phan Dinh Phung construction project at No. 8, Vo Van Tan Street, Vo Thi Sau Ward, Ho Chi Minh City.

By the end of the accounting period, the Company has contributed VND 25,854,507,955 of PDP's charter capital, out of VND 147,000,000,000 as in the BRC.

(iii) Dong Nai Riverside New Urban Area Joint Stock Company ("Dong Nai Riverside")

Commonwealth Properties is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 3604071062, first issued on December 19, 2025 by the Department of Finance of Dong Nai Province, as amended. Dong Nai Riverside's registered head office is located at 3rd Floor, Nguyen Kim Building, No. 253 Pham Van Thuan Street, Quarter 17, Tam Hiep Ward, Dong Nai Province. The principal activity of Dong Nai Riverside is trading real estate.

By the end of the accounting period, the Company holds 35% of the charter capital and voting rights of this company. All of 29,750,000 shares, equivalent to 35% of the charter capital, have been pledged as collateral Vietnam Prosperity Joint Stock Commercial Bank to secure the borrowing obligations of Dong Nai Riverside.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

15. INVESTMENT IN ASSOCIATES (continued)

(iv) *Lotte Properties HCMC Company Limited ("Lotte Properties")*

On August 11, 2026, the Company completed the acquisition of a 35% equity interest in Lotte Properties under the Charter Capital Transfer Agreement dated June 26, 2026. From this date, Lotte Properties became an associate of the Company.

Lotte Properties is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 0314696885 issued the first time by the Ho Chi Minh City Department of Finance on October 25, 2017, as amended. Lotte Properties' register head office is located at 7th Floor, Cat Lam Building, No. 663-665, Dien Bien Phu Street, Thanh My Tay Ward, Ho Chi Minh City. The principal activity of Lotte Properties is trading real estate.

At the end of the accounting period, the Company holds 35% equity share and voting rights in this company.

(v) *AKYN Service Trading Investment JSC ("AKYN")*

On September 22, 2026, the Company completed the acquisition of 25,650,000 shares, equivalent to 50% of AKYN's charter capital, under the Share Transfer Agreement dated September 22, 2026 entered into with Dai Quang Minh Real Estate Investment JSC. From this date, AKYN became an associate of the Company.

AKYN is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 0312558047 issued the first time by the Ho Chi Minh City Department of Finance on November 27, 2013, as amended. AKYN's register head office is located at VP.06.46, 6th Floor, EverRich Infinity Building, No. 290, An Duong Vuong Street, Cho Quan Ward, Ho Chi Minh City. The principal activity of AKYN is trading real estate.

At the end of the accounting period, the Company holds 50% equity share and voting rights in this company.

(vi) *Tam Hiep Urban Development Joint Stock Company ("Tam Hiep")*

Tam Hiep is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 3604070929 issued the first time on December 19, 2025 by the Department of Finance of Dong Nai Province, as amended. Tam Hiep's registered head office is located at 2nd Floor, Nguyen Kim Building, No. 253, Pham Van Thuan Street, Quarter 17, Tam Hiep Ward, Dong Nai Province. The principal activity of Tam Hiep is trading real estate.

On April 19, 2026, the Company transferred 33,000,000 shares in Tam Hiep to B-ONE Tech Construction Company Limited under Share Transfer Agreement No. 01/HĐCNCP/2026/PDR-BOT for a transfer consideration of VND 637,500,000,000. Accordingly, the Company's ownership interest in Tam Hiep decreased to 5%.

On August 11, 2026, the Company transferred a further 5,500,000 shares in Tam Hiep to B-ONE Tech Construction Company Limited under Share Transfer Agreement No. 1108/HĐCNCP/2026/PDR-BOT for a transfer consideration of VND 55,000,000,000. Accordingly, the Company's ownership interest in Tam Hiep decreased to 0%.

As at the end of the accounting period, the Company had completed the transfer of all its shares in Tam Hiep to the new shareholder.

16. INVESTMENT IN OTHER ENTITIES

	%	Amount (VND)	%	Amount (VND)
Thuan An 1 High-rise Real Estate Investment Limited Company	19.99	488,580,008,324	-	-
TOTAL		488,580,008,324		-

Thuan An 1 High-rise Real Estate Investment Limited Company ("Thuan An 1")

Thuan An 1 is incorporated under the Law on Enterprises of Vietnam pursuant to the BRC No. 0319149163 issued the first time by the Ho Chi Minh City Department of Finance on September 09, 2025, as amended. Thuan An 1's registered head office is located at No. 39, Pham Ngoc Thach, Xuan Hoa Ward, Ho Chi Minh City, Vietnam. The principal activity of Thuan An 1 is trading real estate.

At the end of the accounting period, the Company holds 19.99% equity share and voting rights in this company.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

17. HELD-TO-MATURITY INVESTMENTS

	<i>As at September 30, 2026</i>	<i>VND As at December 31, 2025</i>
Short-term	967,062,376,079	699,264,097,533
Saigon - KL Real Estate Joint Stock Company	903,613,368,818	659,223,368,818
Hoang Hiep Dung	25,000,000,000	25,000,000,000
Commonwealth Properties Real Estate Joint Stock Company	21,842,085,410	1,030,461,848
Hoa Phu Building Real Estate Investment and Development JSC	16,606,921,851	10,062,401,302
Công ty CP Đầu tư Bất động sản Ngô Mây	-	3,947,865,565
Long-term	150,000,000,000	184,739,357,768
Hoa Phu Building Real Estate Investment and Development JSC	150,000,000,000	150,000,000,000
Commonwealth Properties Real Estate Joint Stock Company	-	34,739,357,768
TOTAL	1,117,062,376,079	884,003,455,301
Provision for short-term held-to-maturity investments	(25,000,000,000)	(25,000,000,000)
NET	1,092,062,376,079	859,003,455,301

18. SHORT-TERM TRADE PAYABLES

	<i>As at September 30, 2026</i>	<i>VND As at December 31, 2025</i>
Sai Gon Transport Construction JSC	33,132,513,198	33,132,513,198
MIC Ben Thanh Insurance Company	29,700,000,000	-
Mekong Construction and Investment Co., Ltd.	10,770,292,920	-
Dong Khanh Construction Limited Company	9,302,067,669	9,302,067,669
Goldsun Company Limited	8,623,591,457	6,869,680,087
Thien An Mechanical Limited Company	1,164,830,282	1,164,830,282
Military Commercial Joint Stock Bank - Saigon Branch, HCMC	-	43,048,309,919
Others	30,188,567,997	23,940,943,491
TOTAL	122,881,863,523	117,458,344,646

19. SHORT-TERM ADVANCES FROM CUSTOMERS

	<i>As at September 30, 2026</i>	<i>VND As at December 31, 2025</i>
The EverRich 2	5,225,517,091,818	-
Bac Ha Thanh residences in combination with urban gentrification	12,145,471,022	16,632,016,094
Others	24,135,152,819	6,499,999,999
TOTAL	5,261,797,715,659	23,132,016,093

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

20. TAX AND OTHER RECEIVABLES FROM THE STATE BUDGET

	As at September 30, 2026	VND As at December 31, 2025
Payables	12,025,979,094	177,487,063,709
Corporate income tax	-	125,856,869,452
Value-added tax	5,985,154,024	44,470,198,282
Personal income tax	5,683,761,333	5,044,136,372
Land use tax	190,603,632	76,241,452
Others	166,460,105	2,039,618,151
Receivables	9,739,696,339	-
Corporate income tax (*)	170,991,497	-
Value-added tax	9,568,704,842	-
NET	2,286,282,755	177,487,063,709

(*) Pursuant to Circular No. 80/2021/TT-BTC dated September 29, 2021 issued by the Ministry of Finance, providing guidance on the implementation of certain provisions of the Law on Corporate Income Tax, the Company makes provisional corporate income tax payments at the rate of 1% of revenue collected from customers.

21. SHORT-TERM ACCRUED EXPENSES

	As at September 30, 2026	VND As at December 31, 2025
Interest expenses	140,741,041,633	15,624,160,593
Construction costs	271,438,365,425	260,831,503,469
Interest rate support for customers buying real estate	-	4,495,616,285
Others	3,634,659,576	6,210,480,929
TOTAL	415,814,066,634	287,161,761,276

22. OTHER PAYABLES

	As at September 30, 2026	VND As at December 31, 2025
Short-term	4,123,191,563,501	8,153,449,621,588
ICC – The EverRich 2 (i)	2,421,410,404,116	6,944,206,149,934
ICC – The EverRich 3 (i)	991,249,631,333	990,068,000,000
Nam Kim Steel JSC (ii)	400,000,000,000	-
Burnaby Real Estate Development Co., Ltd. (iii)	133,900,000,000	-
Ben Thanh – Long Hai Corporation	62,309,129,644	87,162,129,644
Binh Duong Building Real Estate Investment and Development Corporation	23,001,214,222	5,313,640,093
Hoa Phu Building Real Estate Investment and Development JSC	12,198,107,009	14,103,111,366
ICC – Nhon Hoi Ecotourism City project	11,191,500,000	11,191,500,000
Deposits received	7,950,000,000	14,200,000,000
AKYN Hotel Management & Investment JSC	3,983,764,925	5,620,892,069
Bac Cuong Investment JSC	-	47,030,812,462
Others	55,997,812,252	34,553,386,020
Long-term	1,039,303,838,000	-
MIAN Investment and Trading JSC (iv)	519,651,919,000	-
Hai Bon Mot Investment Co., Ltd. (v)	519,651,919,000	-
TOTAL	5,162,495,401,501	8,153,449,621,588

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

22. OTHER PAYABLES (continued)

- (i) On December 26, 2017, the Company entered into five-year Investment Cooperation Contracts ("ICCs") with Big Gain Investment Company Limited ("Big Gain") in relation to the development of a portion of The EverRich 2 Project and with Dynamic Innovation Company Limited ("Dynamic") in relation to the development of the high-rise apartment component of The EverRich 3 Project. Under these ICCs and subsequent amendments:
- Big Gain/Dynamic is responsible for settling the costs incurred by the Company in relation to the respective cooperation portion of the Project.
 - The parties may receive a share of the profits generated from the Project, which will be distributed based on each party's financial contribution ratio in accordance with the agreed final settlement.
 - Upon the Company obtaining the land use right certificate for the project land, Big Gain/Dynamic has the right to purchase, and the Company has the right to sell, 99% of the Company's participating interest in this investment cooperation arrangement at a price equivalent to 99% of the agreed value of the Company's contribution plus an additional premium to be agreed by the parties.
 - When the legal conditions of the Project are satisfied in accordance with applicable regulations, the Company has the right to transfer the relevant cooperation portion of the Project to another partner, provided that all contributions made by Big Gain/Dynamic, together with an agreed interest amount, are fully refunded.

On August 21, 2026, the Company completed the transfer of The EverRich 2 Project for a total consideration of VND 5,225,517,091,818. After offsetting the transfer consideration of The EverRich 2 Project against the payable to Big Gain, the remaining payable of the Company to Big Gain amounted to VND 2,421,410,404,116

- This represents a deposit paid under the Investment Cooperation Contract dated April 02, 2026 entered into with Nam Kim Steel Joint Stock Company for participation in the Thu Thiem Eco Smart City Project.
- This represents a deposit paid under Framework Agreement No. 01/2026/HĐNT-BUR-DNR dated February 04, 2026 for the transfer of shares in Dong Nai Riverside New Urban Area Joint Stock Company to Burnaby Real Estate Development Company Limited.
- This represents a capital contribution received from MIAN Investment and Trading JSC under the Investment Cooperation Contract for participation in Thong Minh Complex in Functional Zone 2A of the Thu Thiem New Urban Area, An Khanh Ward.
- This represents a capital contribution received from Hai Bon Mot Investment Company Limited under the Investment Cooperation Contract for participation in Thong Minh Complex in Functional Zone 2A of the Thu Thiem New Urban Area, An Khanh Ward.

Phat Dat Real Estate Development Corporation

B09a-DN

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at September 30, 2026

23. LOANS AND FINANCE LEASE LIABILITIES

	As at December 31, 2025	Increase	Decrease	Reclassify	VND As at September 30, 2026
Short-term	830,616,070,424	3,246,561,096,129	(2,520,259,849,469)	421,366,570,496	1,978,283,887,580
Bank loans (Note 23.1)	521,136,070,424	87,348,912,897	(363,619,984,913)	349,366,570,496	594,231,568,904
Loans from others parties (Note 23.2)	309,480,000,000	3,159,212,183,232	(2,156,639,864,556)	72,000,000,000	1,384,052,318,676
Long-term	5,173,740,031,572	11,672,267,271,650	(2,908,848,464,735)	(421,366,570,496)	13,515,792,267,991
Bank loans (Note 23.1)	2,266,325,061,784	8,834,082,623,000	-	(349,366,570,496)	10,751,041,114,288
Loans from others parties (Note 23.2)	2,907,414,969,788	2,838,184,648,650	(2,908,848,464,735)	(72,000,000,000)	2,764,751,153,703
TOTAL	6,004,356,101,996	14,918,828,367,779	(5,429,108,314,204)	-	15,494,076,155,571

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at September 30, 2026

23. LOANS AND FINANCE LEASE LIABILITIES (continued)**23.1 Bank loans**

Details of the bank loans are as follows:

<i>Bank</i>	<i>As at September 30, 2026 VND</i>	<i>Principal repayment term</i>	<i>Purpose</i>	<i>Interest rate % p.a.</i>	<i>Description of collateral</i>
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade – Branch 11 Ho Chi Minh City</i>					
Loan 1	253,984,336,251	From October 26, 2026 to April 16, 2030	To finance the office building project at Xuan Hoa Ward, HCM City	Interest rate of 12-month deposits + additional capital mobilization cost + 4	Land use rights and associated asset at No. 39, Pham Ngoc Thach Street, Xuan Hoa Ward, HCMC;
Loan 2	82,101,046,142	From November 11, 2026 to September 10, 2027	To supplement working capital	Interest rate of 12-month deposits + additional capital mobilization cost + 4	Property rights arising from the project No. 39, Pham Ngoc Thach Street, Xuan Hoa Ward, HCMC; 5,318,181 PDR shares owned by shareholders Land use rights and associated asset owned by third party in Nhieu Loc Ward, Ho Chi Minh City
Loan 3	349,180,000,000	From December 25, 2026 to March 25, 2032	To finance the purchase of asset at No. 61, Cao Thang, Ban Co Ward, HCMC	Base rate + minimum margin of 4.5% per annum	The entire land use rights at 61 Cao Thang Street, Ban Co Ward, Ho Chi Minh City.
Loan 4	229,550,000,000	From December 25, 2026 to March 25, 2032	To finance the purchase of asset at No. 41-43, Nguyen Trai, Cho Quan Ward, HCMC	Base rate + minimum margin of 4.5% per annum	The entire land use rights at 41-43 Nguyen Trai Street, Cho Quan Ward, Ho Chi Minh City.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at September 30, 2026

23. LOANS AND FINANCE LEASE LIABILITIES (continued)**23.1 Bank loans** (continued)

Details of the bank loans are as follows:

<i>Bank</i>	<i>As at September 30, 2026 VND</i>	<i>Principal repayment term</i>	<i>Purpose</i>	<i>Interest rate % p.a.</i>	<i>Description of collateral</i>
Military Commercial Joint Stock Bank - Sai Gon Branch					
Loan 1	1,349,999,582,365	From December 16, 2026 to March 7, 2031	To finance Bac Ha Thanh Residential Area and urban gentrification	The 84-month flexible savings deposit interest rate plus a margin of 1.7% to 2.51%, subject to a minimum interest rate of 9.5% p.a.	Property rights arising from Bac Ha Thanh Residential Area and urban gentrification, Gia Lai
Loan 2	5,067,964,149,447	From November 11, 2030 to August 10, 2034	Financing for the acquisition of a 35% equity interest in Lotte Properties HCMC Co., Ltd.	The reference interest rate applicable to VND-denominated loans with a tenor of more than 60 months for CIB customers, as at the interest rate adjustment date, plus a margin of 3.37% per annum.	Property rights arising from the Capital Transfer Agreements entered into between the Company and the transferors;
Loan 3	2,726,814,000,000	From November 11, 2030 to August 10, 2034	Financing the capital contribution corresponding to a 35% ownership interest to increase the charter capital of Lotte Properties HCMC Company Limited to VND 12 trillion.		100% of the capital contribution owned by the Company in Lotte Properties HCMC Co., Ltd.;
Loan 4	1,039,304,473,553	From November 11, 2030 to August 10, 2034	Loan to reimburse the costs incurred in acquiring a 35% equity interest in Lotte Properties HCMC Co., Ltd.		Property rights arising from the agreement among the capital contributors regarding the increase in the charter capital of Lotte Properties HCMC Co., Ltd. to VND 12 trillion;
					Property rights arising in connection with the transfer of shares in Hoa Phu Building Real Estate Investment and Development JSC.

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

23. LOANS AND FINANCE LEASE LIABILITIES (continued)

23.1 Bank loans (continued)

Details of the bank loans are as follows:

Bank	As at September 30, 2026 VND	Principal repayment term	Purpose	Interest rate % p.a.	Description of collateral
Vietnam Prosperity Joint Stock Commercial Bank (VPBank)					
Loan 1	200,000,000,000	From November 27, 2026 to August 27, 2032	Loan to reimburse the costs of acquiring two properties located at 61 Cao Thang Street, Ban Co Ward, HCMC, and 41-43 Nguyen Trai Street, Cho Quan Ward, HCMC	Adjusted every three months based on the bank's 5-10 year internal funding rate plus a margin of 3% per annum.	Land use rights owned by third parties in Thu Dau Mot Ward, Chanh Hiep Ward and Phu Loi Ward, HCMC.
Loan 2	46,375,095,434	From October 3, 2026 to September 25, 2027	To supplement working capital	10.5% to 13.3% per annum	
TOTAL	<u>11,345,272,683,192</u>				
In which:					
Short-term	594,231,568,904				
Long-term	10,751,041,114,288				

23.2 Loans from others

Details of the loans are as follows:

Lender	As at September 30, 2026 VND	Principal repayment term	Purpose	Interest rate %/năm	Description of collateral
Binh Duong Building Real Estate Investment and Development Joint Stock Company					
Loan 1	1,855,729,944,071	October 31, 2028	To supplement working capital	6.5	
Hoa Phu Real estate Investment and Development Joint Stock Company					
Loan 1	727,797,840,851	October 16, 2028	To supplement working capital	6.5	

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

23. LOANS AND FINANCE LEASE LIABILITIES (continued)

23.2 Loans from others

Details of the loans are as follows:

<i>Lender</i>	<i>As at September 30, 2026 VND</i>	<i>Principal repayment term</i>	<i>Purpose</i>	<i>Interest rate %/năm</i>	<i>Description of collateral</i>
Saigon - KL Real Estate Joint Stock Company					
Loan 1	81,925,676,994	December 31, 2026	Business & operational activities	Interest-free, as in the Minutes of Agreement dated June 30, 2026	
Loan 2	1,012,654,000,000	December 31, 2026	Business & operational activities	Interest-free, as in the Appendix to the Minutes of Agreement dated September 30, 2026	
Dong Nai Riverside New Urban Area Joint Stock Company					
Loan 1	114,420,814,626	No repayment term	Payment of expenses to Phat Dat's joint venture	No interest	
Tam Hiep Urban Development JSC					
Loan 1	51,827,056	No repayment term	Payment of expenses to Phat Dat's joint venture	No interest	
Viet Long Financial Investment Joint Stock Company					
Loan 1	60,000,000,000	November 19, 2026	To supplement working capital	12	5,420,000 PDR shares owned by shareholders
AKYN Hotel Management and Investment JSC					
Loan 1	181,223,368,781	April 3, 2028	To supplement working capital	8	Ownership of all shares in Commonwealth Properties Real Estate JSC
Mr. Doan Duc Luyen					
Loan 1	41,000,000,000	December 12, 2026	To supplement working capital	12	4,080,000 PDR shares owned by shareholders
Loan 2	74,000,000,000	January 1, 2027	To supplement working capital	12	7,526,420 PDR shares owned by shareholders
TOTAL	<u>4,148,803,472,379</u>				
<i>In which:</i>					
<i>Short-term</i>	<i>1,384,052,318,676</i>				
<i>Long-term</i>	<i>2,764,751,153,703</i>				

Phat Dat Real Estate Development Corporation

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at September 30, 2026

24. EQUITY

24.1 Reconciliation of movements in equity

	VND				
	Share capital	Share premium	Investment and development fund	Undistributed earnings	Total
As at December 31, 2025					
As at December 31, 2024	8,731,400,830,000	70,474,800,000	243,810,014,529	2,068,770,035,336	11,114,455,679,865
Share issuance	520,950,000,000	339,950,000,000	-	-	860,900,000,000
Share dividend	725,742,960,000	-	-	(725,742,960,000)	-
Net profit in the period	-	-	-	368,137,629,227	368,137,629,227
Profit distribution	-	-	4,652,630,574	(9,305,261,148)	(4,652,630,574)
BOD's allowance	-	-	-	(5,150,699,076)	(5,150,699,076)
As at December 31, 2025	9,978,093,790,000	410,424,800,000	248,462,645,103	1,696,708,744,339	12,333,689,979,442
As at September 30, 2026					
As at December 31, 2025	9,978,093,790,000	410,424,800,000	248,462,645,103	1,696,708,744,339	12,333,689,979,442
Net profit for the period	-	-	-	274,140,029,516	274,140,029,516
Profit distribution	-	-	15,452,097,229	(25,753,495,381)	(10,301,398,152)
BOD's allowance	-	-	-	(2,231,402,091)	(2,231,402,091)
As at September 30, 2026	9,978,093,790,000	410,424,800,000	263,914,742,332	1,942,863,876,383	12,595,297,208,715

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

24. EQUITY (continued)

24.2 Ordinary shares

	As at September 30, 2026	VND As at December 31, 2025
	Shares	Shares
Authorised shares	997,809,379	997,809,379
Issued and paid-up shares	997,809,379	997,809,379
Par value of outstanding share: VND 10,000/share.		

25. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	Quarter III - 2026	VND Quarter III - 2025
Revenue from property transfer	8,206,260,000	404,505,172,821
Revenue from rendering of services	13,441,191,900	101,036,104,000
Revenue from investment properties	2,289,981,944	-
TOTAL	23,937,433,844	505,541,276,821

26. COST OF GOODS SOLD AND SERVICES RENDERED

	Quarter III - 2026	VND Quarter III - 2025
Cost of property transfer	5,931,781,940	255,331,608,712
Cost of services rendered	13,791,194,741	1,036,103,999
Cost of investment properties	1,576,210,130	-
TOTAL	21,299,186,811	256,367,712,711

27. FINANCE INCOME AND FINANCE EXPENSES

	Quarter III - 2026	VND Quarter III - 2025
Finance income	549,503,755,348	5,082,550,775
Dividends and profit distributions	500,000,000,000	-
Gain on investment liquidation	46,532,522,158	-
Interest income	2,971,233,190	5,082,550,775
Finance expenses	176,644,914,265	92,506,086,693
Interest expenses	174,655,520,772	92,481,086,693
Provision for impairment of long-term financial investment	1,972,726,826	-
Other expenses	16,666,667	25,000,000

28. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	Quarter III - 2026	VND Quarter III - 2025
Selling expenses	12,556,890,721	7,311,135,295
Salaries	2,078,359,763	1,117,829,938
Outsourced service expenses	2,096,843,497	5,270,707,264
Interest rate support expenses for customers buying real estate	8,237,774,311	775,366,193
Others	143,913,150	147,231,900
General and administrative expenses	238,291,468,381	45,367,811,879
Salaries	31,374,410,905	25,154,219,417
Depreciation and amortisation	2,305,731,739	2,234,372,259
Outsourced service expenses	22,386,693,647	10,436,010,989
Provision expense	174,170,000,000	-
Others	8,054,632,090	7,543,209,214
TOTAL	250,848,359,102	52,678,947,174

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

29. OTHER INCOME AND OTHER EXPENSES

	VND	
	Quarter III - 2026	Quarter III - 2025
Other income	39,690	190,909,091
Other income	39,690	190,909,091
Other expenses	113,295,071,806	4,201,065,251
Sponsorship expenses	113,253,014,594	-
Estimated interest on late payment	-	4,191,065,251
Other expenses	42,057,212	10,000,000

30. CORPORATE INCOME TAX

The corporate income tax ("CIT") rate applicable to the Company and its subsidiaries is 20% of taxable profits. The tax returns filed by the Company are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the interim separate financial statements could change at a later date upon final determination by the tax authorities.

Current corporate income tax

The current CIT payable is based on the taxable profit for the current accounting period. Taxable profit of the Company differs from the profits as reported in the interim separate income statement because it excludes items of income or expenses that are taxable or deductible in other accounting periods and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted at the balance sheet date.

Reconciliation between taxable income and accounting profit before tax as reported in the Interim Separate Income Statement is presented below:

	VND	
	Quarter III - 2026	Quarter III - 2025
Accounting profit before tax	11,353,696,898	105,060,924,858
At CIT rate of 20%	2,270,739,380	21,012,184,972
<i>Adjustment:</i>		
Non-deductible interest expense	16,395,490,831	5,488,342,474
Dividends received	(100,000,000,000)	-
Non-deductible expense	(2,228,914,035)	1,483,915,217
Reversal of provisional CIT recognized in the prior period due to the reassessment of cumulative business results for the nine months of 2026	36,903,553,833	-
CIT payables at the end of the period	(36,903,553,833)	27,984,442,663

31. SEGMENT INFORMATION

The Company's main business is to trade real estate and the Company's main revenue is recorded from this activity. At the same time, the Company's revenue-generating projects are located in the territory of Vietnam. Therefore, the Board of Management believes that it is not required to present the information by segment.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at September 30, 2026

32. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

Transactions with related companies and individuals include all transactions performed with companies and individuals with which the Company has a relationship through investor-investee relationships or through a common investor and will therefore be a member of the same company.

Significant transactions with related parties during the period were as follows:

<i>Related party</i>	<i>Relationship</i>	<i>Transaction</i>	<i>Quarter III - 2026</i>
Coinin Construction Investment Infrastructure Company Limited	Subsidiary	Advances for project development	233,690,125
Ben Thanh - Long Hai Corporation	Subsidiary	Interest payment	1,943,000,000
Binh Duong Building Real Estate Investment & Development JSC	Subsidiary	Borrowing	2,165,039,648,650
		Dividend	500,000,000,000
		Repayment of loan principal through offsetting against outstanding receivables	500,000,000,000
		Interest expense	9,098,661,920
		Interest payment	3,587,000,000
PDP Project Construction Investment Joint Stock Company	Associate	Capital contribution	800,804,000
		Reduction in accrued expenses for the Phan Dinh Phung Sports Center Landscape Project	13,034,023,859
		Expenses related to the Phan Dinh Phung Sports Center Landscape Project	1,119,958,037
		Payment under the construction subcontracting contract	80,000,000
Commonwealth Properties Real Estate Corporation	Associate	Loan principal collection	13,378,276,752
		Interest collection	2,021,723,248
		Interest income	481,004,394
Hoa Phu Building Real Estate Investment & Development	Indirect Associate	Loan principal repayment	82,023,082,379
		Interest payment	13,226,917,621
		Interest expense	12,198,107,009
		Interest income	2,457,534,247
Dong Nai Riverside New Urban Area Joint Stock Company	Associate	Loan principal repayment	35,550,570,258
		Interest payment	1,662,429,742
Lotte Properties HCMC Co., Ltd.	Associate	Capital contribution	2,726,814,635,553

Phat Dat Real Estate Development Corporation

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

32. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Significant transactions with related parties during the period were as follows: (continued)

		VND	
Related party	Relationship	Transaction	Quarter III - 2026
BDSC Management Consulting Corporation	Related party of an Internal person	Service received	406,375,000
AKYN Hotel Management & Investment JSC	Related party of an Internal person	Loan principal repayment	36,426,542,050
		Interest payment	4,551,457,950
		Interest expense	3,983,764,925
Resort A Joint Stock Company	Related party of an Internal person	Service received	47,178,720
LE & PARTNERS Co., Ltd.	Related party of an Internal person	Service received	148,500,000
Thuan An 1 High-Rise Real Estate Investment Company Limited	Related party of an Internal person	Capital contribution	11,028,021,748

As at the balance sheet date, receivables and payables with related parties are as follows:

		VND	
Related party	Relationship	Transaction	As at September 30, 2026
Short-term held-to-maturity investments			
Commonwealth Properties Real Estate Corporation	Associate	Lending	21,361,081,016
		Interest income	481,004,394
Hoa Phu Building Real Estate Investment & Development	Indirect subsidiary	Interest income	16,606,921,851
Short-term trade receivables			
Mr. Le Quang Phuc	BOD member	Property transfer	15,787,783,069
Mr. Tran Trong Gia Vinh	Independent BOD member	Property transfer	1,777,616,236
Mr. Bui Quang Anh Vu	BOD member & CEO	Property transfer	4,999,307,733

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

32. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

As at the balance sheet date, receivables and payables with related parties are as follows (continued)

As at the balance sheet date, receivables and payables with related parties are as follows (continued)			VND
			As at September 30, 2026
Related party	Relationship	Transaction	
Short-term trade receivables			
Mr. Nguyen Dinh Tri	Vice President	Property transfer	1,777,616,236
Mr. Truong Ngoc Dung	Vice President	Property transfer	1,894,196,347
Mr. Nguyen Khac Sinh	Vice President	Property transfer	322,788,761
Ms. Tran Thi Thuy Trang	Chief Accountant	Property transfer	290,721,895
Mr. Nguyen Van Dung	Related person	Property transfer	2,409,489,332
Mr. Nguyen Van Tuan	Related person	Property transfer	1,777,616,236
Mr. Nguyen Van Phat	Related person	Property transfer	6,761,857,996
Mr. Phan Gia Binh	Related person	Property transfer	3,267,987,807
Mr. Nguyen Van Hoang	Related person	Property transfer	4,175,325,484
Mr. Duong Le Vu Thanh	Related person	Property transfer	3,483,139,060
Ms. Tran Thi Huong	Related person	Property transfer	1,322,466,547
Ms. Tran Thi Hoai An	Related person	Property transfer	13,371,260,937
Tran Phuoc An	Related person	Property transfer	9,955,224,677
Mr. Nguyen Hong Giang	Related person	Property transfer	12,802,852,728
Mr. Luong Tien Quan	Related person	Property transfer	12,802,852,728
Short-term advances to suppliers			
Resort A Joint Stock Company	Related party of an Internal person	Service received	415,000
Other long-term receivables			
DK Phu Quoc JSC	Subsidiary	Advances for project development	42,256,600,000
Coinin Construction Investment Infrastructure Company Limited	Subsidiary	Advances for project development	132,308,008,925
Long-term held-to-maturity investments			
Hoa Phu Building Real Estate Investment & Development	Indirect subsidiary	lending	150,000,000,000

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at September 30, 2026

32. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

As at the balance sheet date, receivables and payables with related parties are as follows (continued)

			VND
			As at September 30, 2026
Related party	Relationship	Transaction	
Short-term payables to suppliers			
PDP Project Construction Investment Joint Stock Company	Associate	Service received	7,873,981,896
BDSC Management Consulting Corporation	Related party of an Internal person	Service received	151,065,000
Short-term advances from customers			
Mr. Nguyen Khac Sinh	Vice President	Prepayment for real estate purchase	467,133,501
Other short-term payables			
Ben Thanh - Long Hai Corporation	Subsidiary	Interest expense	62,309,129,644
Binh Duong Building Real Estate Investment & Development JSC	Subsidiary	Interest expense	23,001,214,222
Hoa Phu Building Real Estate Investment & Development	Indirect subsidiary	Interest expense	12,198,107,009
AKYN Hotel Management & Investment JSC	Related party of an Internal person	Interest expense	3,983,764,925
Ms. Nguyen Thi Minh Thu	Related person	Deposit	2,000,000,000
Ms. Ngo Thi Minh Huong	Related person	Deposit	800,000,000
		Investment cooperation	4,441,500,000
Short-term loans and debts			
Dong Nai Riverside New Urban Area Joint Stock Company	Associate	Payable for expenses covered on behalf of Phat Dat's joint venture	114,420,814,626
Long-term loans and debts			
Binh Duong Building Real Estate Investment & Development JSC	Subsidiary	Borrowings	1,855,729,944,071
Hoa Phu Building Real Estate Investment & Development	Indirect subsidiary	Borrowings	727,797,840,851
AKYN Hotel Management & Investment JSC	Related party of an Internal person	Borrowings	181,223.368,781

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026

32. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Remuneration to members of the BOD and the BOM in the period was as follows:

Name	Title	Remuneration		VND
		Quarter III - 2026	Quarter III - 2025	
Mr. Nguyen Van Dat	Chairman	549,463,750	546,943,750	
Mr. Nguyen Tan Danh	Vice Chairman	270,000,000	270,000,000	
Mr. Le Quang Phuc	BOD Member	229,000,000	229,000,000	
Mr. Tran Trong Gia Vinh	Independent BOD Member	180,000,000	180,000,000	
Mr. Duong Hao Ton	Independent BOD Member	180,000,000	180,000,000	
Mr. Vu Thanh Le	Independent BOD Member	186,000,000	182,000,000	
Mr. Bui Quang Anh Vu	CEO	1,871,895,000	1,644,935,416	
TOTAL		3,466,358,750	3,232,879,166	

33. COMMITMENTS

Capital contribution commitments:

	As at September 30, 2026	VND As at December 31, 2025
Capital contribution commitments	-	123,684,660,436
+ PDP Project Construction Investment JSC	-	123,684,660,436
TOTAL	-	123,684,660,436

34. COMPARATIVE FIGURES

The comparative figures in the Statement of Financial Position are those presented in the Company's audited financial statements for the financial year ended December 31, 2025.

From January 01, 2026, the Company has adopted Circular No. 99/2025/TT-BTC dated October 27, 2025 issued by the Ministry of Finance providing guidance on the corporate accounting regime. Accordingly, the Company has updated certain accounting policies relating to the classification and recognition of financial investments, treatment of foreign exchange differences and presentation of the financial statements.

The Company has restated the comparative figures accordingly. As a result, the figures presented in the financial statements for the period from July 01, 2026 to September 30, 2026 and the year-to-date period from January 01, 2026 to September 30, 2026 are comparable with the corresponding figures for the prior period as follows:

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at September 30, 2026

Adjusted figures in accordance with Circular No. 99/2025/TT-BTC			Figures according to the financial statements for the year ended December 31, 2025			Difference VND
Items	Code	As at 01/01/2026 VND	Items	Code	As at 31/12/2025 VND	
Statement of Financial Position			Balance Sheet			
Short-term held-to-maturity investment	123	699,264,097,533	Short-term held-to-maturity investment	123	-	699,264,097,533
Provision for short-term held-to-maturity investment	124	(25,000,000,000)			-	(25,000,000,000)
Other short-term receivables	135	151,923,713,729	Other short-term receivables	136	851,187,811,262	(699,264,097,533)
Provision for doubtful short-term receivables	136	(1,041,544,375)	Provision for doubtful short-term receivables	137	(26,041,544,375)	25,000,000,000
			Long-term loan receivables	215	184,739,357,768	(184,739,357,768)
Long-term held-to-maturity investment	265	184,739,357,768	Long-term held-to-maturity investment	255	-	184,739,357,768
Other short-term payables	320	8,153,449,621,588	Other short-term payables	319	8,281,929,621,588	(128,480,000,000)
Short-term borrowings and finance lease liabilities	321	830,616,070,424	Short-term borrowings and finance lease liabilities	320	702,136,070,424	128,480,000,000
Other long-term payables	338	-	Other long-term payables	337	2,571,066,643,586	(2,571,066,643,586)
Long-term borrowings and finance lease liabilities	339	5,173,740,031,572	Long-term borrowings and finance lease liabilities	338	2,602,673,387,986	2,571,066,643,586

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
As at September 30, 2026**35. EVENT AFTER THE BALANCE SHEET DATE**

There has been no other matter or circumstance that has arisen since the balance date that requires adjustment or disclosure in the interim separate financial statements of the Company.



Pham Thi Doan Dung
Preparer

October 30, 2026



Tran Thi Thuy Trang
Chief Accountant



Bui Quang Anh Vu
Chief Executive Officer



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