

Van Phu Real Estate Development Joint Stock Company

Interim separate financial statements

For the three-month period ended 31 December 2025



Van Phu Real Estate Development Joint Stock Company

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Van Phu Real Estate Development Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Van Phu Real Estate Development Joint Stock Company ("the Company") is a joint stock company which was established in accordance with the first Business Registration Certificate No. 0102702590 dated 12 March 2008. The Company also received its subsequent amended Enterprise Registration Certificates, with the latest being the 28th amendment being granted by Hanoi Department of Finance on 09 June 2025.

The current principal activities of the Company are investment consulting, construction, real estate development and providing accommodation service.

The Company's head office is located at No. 104 Thai Thinh Street, Dong Da Ward, Hanoi, Vietnam.

BOARD OF DIRECTORS

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

Mr. To Nhu Toan	Chairman	
Mr. To Nhu Thang	Vice Chairman	
Mrs. Nguyen Dieu Tu	Vice Chairwoman	
Mr. Trieu Huu Dai	Vice Chairman	appointed on 23 April 2025
Mrs. Do Thi Thanh Phuong	Member	
Mr. Pham Hong Chau	Member	
Mr. Trinh Thanh Hai	Independent member	
Mr. Nguyen Thai Son	Independent member	

On 23 April 2025, the above-mentioned members were re-elected by the 2025 Annual General Meeting of Shareholders as members of the Board of Directors of the Company for the 2025–2030 term.

AUDIT COMMITTEE

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

Mr. Trinh Thanh Hai	Chairman
Mrs. Do Thi Thanh Phuong	Vice Chairwoman

MANAGEMENT

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

Mr. Pham Hong Chau	General Director	appointed on 06 June 2025
Mr. Trieu Huu Dai	General Director	resigned on 06 June 2025
Mr. To Nhu Thang	Standing Deputy General Director	appointed on 23 April 2025
Mr. Vu Thanh Tuan	Deputy General Director	
Mr. Lam Hoang Dang	Deputy General Director	
Mr. Pham Hong Long	Deputy General Director	appointed on 14 January 2025
Mrs. Nguyen Thi Hong Hai	Deputy General Director	appointed on 14 January 2026
Mr. Nguyen Hung Cuong	Deputy General Director	resigned on 14 January 2026
Mrs. Phan Le My Hanh	Deputy General Director	resigned on 30 November 2025

LEGAL REPRESENTATIVE

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

Mr. To Nhu Toan	Chairman	
Mr. To Nhu Thang	Vice Chairman	
Mr. Pham Hong Chau	General Director	from 06 June 2025
Mr. Trieu Huu Dai	General Director	by 06 June 2025

Mr. Lam Hoang Dang is authorized by the legal representative to sign the interim separate financial statements for the three-month period ended 31 December 2025 in accordance with the authorization Letter No. 83/GUQ -VPI dated 25 August 2025.

Van Phu Real Estate Development Joint Stock Company

REPORT OF MANAGEMENT

Management of Van Phu Real Estate Development Joint Stock Company ("the Company") is pleased to present this report and the interim separate financial statements of the Company for the three-month period ended 31 December 2025.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

Management is responsible for the interim separate financial statements of each financial period which give a true and fair view of the interim separate financial position of the Company, and of the interim separate results of its operations and its interim separate cash flows for the period. In preparing those interim separate financial statements, management 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.

Management 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. It 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.

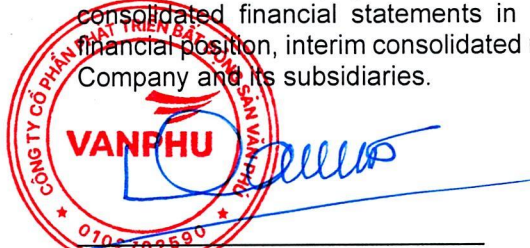
Management confirmed that it has complied with the above requirements in preparing the accompanying interim separate financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in his opinion, the accompanying interim separate financial statements give a true and fair view of the interim separate financial position of the Company as at 31 December 2025, and of the interim separate results of its operations and its interim separate cash flows for the three-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of interim separate financial statements.

The Company has subsidiaries as disclosed in the interim separate financial statements. The Company has prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has prepared the interim consolidated financial statements of the Company and its subsidiaries for the three-month period ended 31 December 2025 ("the interim consolidated financial statements") dated 30 January 2026.

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



Lam Hoang Dang
Deputy General Director

Hanoi, Vietnam

30 January 2026

INTERIM SEPARATE BALANCE SHEET
as at 31 December 2025

Currency: VND

Code	ASSETS	Notes	31 December 2025	31 December 2024
100	A. CURRENT ASSETS		1,698,610,081,696	2,502,850,640,575
110	I. Cash and cash equivalents	4	604,244,431,314	445,543,340,188
111	1. Cash		391,900,579,738	137,615,200,236
112	2. Cash equivalents		212,343,851,576	307,928,139,952
120	II. Short-term investments		109,539,302	106,603,556
123	1. Held-to-maturity securities	5	109,539,302	106,603,556
130	III. Current accounts receivable		641,513,284,606	1,196,562,395,067
131	1. Short-term trade receivables	6.1	262,550,738,396	151,192,256,925
132	2. Short-term advances to suppliers	6.2	20,098,493,547	12,322,510,458
135	3. Short-term loan receivables	7	177,091,736,121	544,076,736,121
136	4. Other short-term receivables	8	209,678,126,275	514,614,295,820
137	5. Provision for doubtful short-term receivables	9	(27,905,809,733)	(25,643,404,257)
140	IV. Inventories	10	432,735,648,937	857,613,198,404
141	1. Inventories		440,138,354,330	865,015,903,797
149	2. Provision for obsolete inventories		(7,402,705,393)	(7,402,705,393)
150	V. Other current assets		20,007,177,537	3,025,103,360
151	1. Short-term prepaid expenses	11	19,922,833,115	2,940,758,938
152	2. Value-added tax deductible	18	84,344,422	84,344,422

INTERIM SEPARATE BALANCE SHEET (continued)
as at 31 December 2025

Currency: VND

Code	ASSETS	Notes	31 December 2025	31 December 2024
200	B. NON-CURRENT ASSETS		6,956,969,462,281	5,460,694,817,341
210	I. Long-term receivables		635,591,280,409	847,666,248,390
211	1. Long-term trade receivables	6.1	-	3,378,885,790
216	2. Other long-term receivables	8	635,591,280,409	844,287,362,600
220	II. Fixed assets		508,935,692,545	529,310,002,056
221	1. Tangible fixed assets	12	504,113,722,100	524,238,863,842
222	Cost		639,822,025,014	638,999,941,061
223	Accumulated depreciation		(135,708,302,914)	(114,761,077,219)
227	2. Intangible fixed assets		4,821,970,445	5,071,138,214
228	Cost		11,063,129,754	9,669,029,754
229	Accumulated amortisation		(6,241,159,309)	(4,597,891,540)
230	III. Investment properties	13	304,513,483,916	316,040,808,248
231	1. Cost		350,478,849,678	350,478,849,678
232	2. Accumulated amortisation		(45,965,365,762)	(34,438,041,430)
240	IV. Long-term assets in progress	15	423,238,609,689	420,850,090,258
241	1. Long-term work-in-process	15.1	4,639,457,194	3,572,668,600
242	2. Construction in progress	15.2	418,599,152,495	417,277,421,658
250	V. Long-term investments	16	5,042,000,912,651	3,289,758,908,879
251	1. Investments in subsidiaries	16.1	3,909,901,250,000	2,241,271,250,000
252	2. Investments in associates, joint ventures entities	16.2	1,135,378,260,272	1,056,264,660,272
254	3. Provision for diminution in value of long-term investments		(3,278,597,621)	(7,777,001,393)
260	VI. Other long-term assets		42,689,483,071	57,068,759,510
261	1. Long-term prepaid expenses	11	23,194,044,226	37,391,797,474
262	2. Deferred tax assets	29.3	19,495,438,845	19,676,962,036
270	TOTAL ASSETS		8,655,579,543,977	7,963,545,457,916

INTERIM SEPARATE BALANCE SHEET (continued)
as at 31 December 2025

Currency: VND

Code	RESOURCES	Notes	31 December 2025	31 December 2024
300	C. LIABILITIES		3,299,394,237,186	3,017,502,506,777
310	I. Current liabilities		1,361,314,229,827	1,458,617,513,531
311	1. Short-term trade payables	17.1	81,327,534,468	89,822,143,595
312	2. Short-term advances from customers	17.2	332,461,987,466	47,621,262,407
313	3. Statutory obligations	18	107,572,801,362	56,864,496,873
314	4. Payables to employees		13,554,770,119	8,026,756,759
315	5. Short-term accrued expenses	19	170,742,959,603	309,526,350,264
318	6. Short-term unearned revenues		7,951,253,039	4,658,777,650
319	7. Other short-term payables	20	127,684,735,010	109,467,141,545
320	8. Short-term loans	21	480,004,223,419	792,573,119,097
322	9. Bonus and welfare fund		40,013,965,341	40,057,465,341
330	II. Non-current liabilities		1,938,080,007,359	1,558,884,993,246
333	1. Long-term accrued expenses	19	-	2,709,419,858
337	2. Other long-term payables	20	165,516,257,048	176,038,888,882
338	3. Long-term loans	21	1,768,099,976,782	1,372,418,945,530
341	4. Deferred tax liabilities	29.3	3,423,629,077	6,175,062,259
342	5. Long-term provisions		1,040,144,452	1,542,676,717
400	D. OWNERS' EQUITY		5,356,185,306,791	4,946,042,951,139
410	I. Capital	22	5,356,185,306,791	4,946,042,951,139
411	1. Issued share capital		3,200,495,770,000	3,200,495,770,000
411a	- Ordinary shares with voting rights		3,200,495,770,000	3,200,495,770,000
412	2. Share premium		574,656,557,853	574,656,557,853
418	3. Investment and development fund		15,177,859,740	15,177,859,740
420	4. Other funds belonging to owners' equity		18,388,929,869	7,588,929,869
421	5. Undistributed earnings		1,547,466,189,329	1,148,123,833,677
421a	- Undistributed earnings by the end of prior year		1,137,323,833,677	787,467,472,407
421b	- Undistributed earnings of current period		410,142,355,652	360,656,361,270
440	TOTAL LIABILITIES AND OWNERS' EQUITY		8,655,579,543,977	7,963,545,457,916

Nguyen The Quan
Preparer

Tran My Yen
Chief Accountant



Lam Hoang Dang
Deputy General Director

Hanoi, Vietnam

30 January 2026

Van Phu Real Estate Development Joint Stock Company

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INTERIM SEPARATE INCOME STATEMENT
for the three-month period ended 31 December 2025

Currency: VND

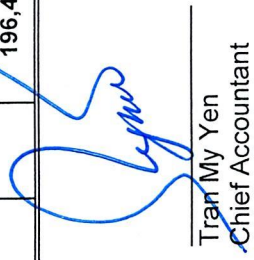
Code	ITEMS	Notes	4 th Quarter		Accumulated	
			Current year	Previous year	Current year	Previous year
01	1. Revenue from sale of goods and rendering of services	23	626,824,269,752	741,733,108,580	1,403,046,648,880	1,857,403,878,077
02	2. Deductions	23	-	-	-	-
10	3. Net revenue from sale of goods and rendering of services	23	626,824,269,752	741,733,108,580	1,403,046,648,880	1,857,403,878,077
11	4. Cost of goods sold and services rendered	25	314,820,214,025	647,163,177,074	889,261,473,884	1,560,902,840,115
20	5. Gross profit from sale of goods and rendering of services		312,004,055,727	94,569,931,506	513,785,174,996	296,501,037,962
21	6. Finance income	24	32,503,445,881	86,947,813,633	325,915,888,019	443,008,149,870
22	7. Finance expenses	26	35,155,537,217	32,582,621,949	148,308,787,195	215,606,827,151
23	<i>In which: Interest expenses</i>		34,445,668,472	30,783,327,002	139,465,332,776	208,516,319,404
25	8. Selling expenses	27	10,334,863,847	597,184,318	15,038,793,124	6,242,412,595
26	9. General and administrative expenses	27	62,737,895,247	46,523,200,512	195,776,416,919	118,875,645,765
30	10. Operating profit		236,279,205,297	101,814,738,360	480,577,065,777	398,784,302,321
31	11. Other income	28	9,018,042,135	21,796,762	10,515,799,891	991,850,580
32	12. Other expenses	28	534,044,519	257,769,324	7,152,991,501	3,062,813,450
40	13. Other loss		8,483,997,616	(235,972,562)	3,362,808,390	(2,070,962,870)
50	14. Accounting profit before tax		244,763,202,913	101,578,765,798	483,939,874,167	396,713,339,451
51	15. Current corporate income tax income	29.1	50,587,515,650	15,322,630,096	76,367,428,506	55,576,123,949
52	16. Deferred tax income	29.1	(2,279,028,337)	(389,031,365)	(2,569,909,991)	(19,519,145,768)
60	17. Net profit after tax		196,454,715,600	86,645,167,967	410,442,355,652	360,656,361,270



Nguyen The Quan
Preparer

Hanoi, Vietnam

30 January 2026



Tran My Yen
Chief Accountant



Lam Hoang Dang
Deputy General Director



INTERIM SEPARATE CASH FLOW STATEMENT
for the year ended 31 December 2025

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		483,939,874,167	396,713,339,451
02	<i>Adjustments for:</i> Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets		36,568,617,796	37,109,782,133
03	Provisions		71,268,823	1,624,954,720
05	Profits from investing activities		(325,915,888,019)	(431,885,499,865)
06	Interest expenses (including bond issuance costs allocated during the period)		147,028,216,087	215,463,234,273
08	Operating profit before changes in working capital		341,692,088,854	219,025,810,712
09	(Increase)/decrease in receivables		(208,365,349,162)	(47,832,537,183)
10	(Increase) in inventories		423,810,760,873	1,021,255,071,253
11	Increase/(decrease) in payables		282,455,652,256	(23,111,064,222)
12	(Increase)/decrease in prepaid expenses		(2,784,320,929)	22,067,476,130
14	Interest paid		(263,621,640,241)	(235,082,989,474)
15	Corporate income tax paid		(30,953,379,681)	(19,710,151,500)
17	Other cash payments from operating activities		(43,500,000)	-
20	Net cash flows used in operating activities		542,190,311,970	936,611,615,716
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(5,946,714,790)	(1,375,856,878)
22	Proceeds from disposals of fixed assets and other long-term assets		1,500,000,000	-
23	Loans to other entities and payments for purchase of debt instruments of other entities		(933,452,935,746)	(534,413,548,556)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		1,300,435,000,000	1,113,456,720,000
25	Payments for investments in other entities		(2,627,533,538,868)	(814,650,000,000)
26	Proceeds from sale of investments in other entities		1,409,168,650,000	50,000,000,000
27	Interest and dividends and profit distribution received		398,469,399,631	122,256,627,058
30	Net cash flows (used in)/from investing activities		(457,360,139,773)	(64,726,058,376)

INTERIM SEPARATE CASH FLOW STATEMENT (continued)
for the year ended 31 December 2025

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings		1,045,242,822,484	1,526,281,493,599
34	Repayment of borrowings		(971,371,903,555)	(2,088,119,345,309)
40	Net cash flows from/(used in) financing activities		73,870,918,929	(561,837,851,710)
50	Net decrease in cash for the period		158,701,091,126	310,047,705,630
60	Cash and cash equivalents at the beginning of the period		445,543,340,188	135,495,634,558
70	Cash and cash equivalents at the end of the period	4	604,244,431,314	445,543,340,188



Nguyen The Quan
Preparer



Tran My Yen
Chief accountant



Lam Hoang Dang
Deputy General Director

Hanoi, Vietnam

30 January 2026

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
as at 31 December 2025 and for the three-month period then ended

1. CORPORATE INFORMATION

Van Phu Real Estate Development Joint Stock Company ("the Company") is a joint stock company which was established in accordance with the first Business Registration Certificate No. 0102702590 dated 12 March 2008. The Company also received its subsequent amended Enterprise Registration Certificates, with the latest being the 28th amendment being granted by Hanoi Department of Finance on 09 June 2025.

The current principal activities of the Company are investment consulting, construction, real estate development and providing accommodation services.

The Company's head office is located at No. 104 Thai Thinh Street, Dong Da Ward, Hanoi, Vietnam.

The Company's normal course of business cycle of real estate business starts at the time of application for investment certificate, commencement of site clearance and construction and ends at the time of completion. Thus, the Company's normal course of business cycle of real estate business is from 12 to 36 months.

The Company's normal course of business cycle for other business activities is 12 months.

The total number of the Company's employees as at 31 December 2025 is 305 (31 December 2024: 246).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

1. **CORPORATE INFORMATION** (continued)

Corporate structure

As at 31 December 2025, the Company has 10 subsidiaries (as at 31 December 2024: 9 subsidiaries). Detailed information of subsidiaries and ownership interest and voting rights of the Company are as follows:

No	Name of subsidiary	Ownership interest (%)	Voting rights (%)	Address	Principle activities
1	Van Phu - Giang Vo Investment One-member Limited Liability Company	100%	100%	No. 104 Thai Thinh Street, Dong Da Ward, Hanoi	Real estate business
2	Grand Home Investment Joint Stock Company	62%	62%	No. 104 Thai Thinh Street, Dong Da Ward, Hanoi	Construction and real estate business
3	Tan Tri Real Estate Investment Joint Stock Company	82.71%	82.71%	No. 104 Thai Thinh Street, Dong Da Ward, Hanoi	Real estate business
4	Van Phu Bac Ai Joint Stock Company	60%	60%	No.129 Le Van Duyet, Gia Dinh Ward, Ho Chi Minh City	Real estate business
5	Van Phu Resort - Loc Binh Limited Company	100%	100%	Road 7, An Cuu New urban area, An Cuu Ward, Hue City	Real estate business
6	Union Success Viet Nam Joint Stock Company (*)	94,49%	98,39%	Km0+541.95, Provincial Road No. 359C, Xanh Soi Residential Quarter, Thuy Nguyen Ward, Hai Phong City	Real estate business
7	Van Phu Hospitality Joint Stock Company	90%	90%	No. 104 Thai Thinh Street, Dong Da Ward, Hanoi	Short-term accommodation services
8	Son Thang Trading & Service Limited Company (*)	89%	99%	No. 42 Quang Trung Street, Dong Hoi Ward, Quang Tri Province	Short-term accommodation services
9	New Tech Investment Construction Corporation Company	99%	99%	No. 49 Pham Ngoc Thach Street, Xuan Hoa Ward, Ho Chi Minh City	Real estate business
10	Van Phu Homes Joint Stock Company	70%	70%	No. 104 Thai Thinh Street, Dong Da Ward, Hanoi	Real estate consulting, brokerage and auction

(*) The equity interest is different from the voting rights because the Company controls these subsidiaries indirectly through another subsidiary.

In addition, the Company has associates and joint ventures as described in Note 16.2.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

2. BASIS OF PREPARATION

2.1 Purpose of preparing the interim separate financial statements

The Company has subsidiaries as disclosed in Note 1 and Note 16.1. The Company has prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has prepared the interim consolidated financial statements of the Company and its subsidiaries for the three-month period ended 31 December 2025 ("the interim consolidated financial statements") dated 30 January 2026 .

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

2.2 Accounting standards and system

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

Decision No. 149/2001/QĐ-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);

Decision No. 165/2002/QĐ-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);

Decision No. 234/2003/QĐ-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);

Decision No. 12/2005/QĐ-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and

Decision No. 100/2005/QĐ-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying interim separate financial statements, including their utilisation 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, interim separate results of operations and interim separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.3 Applied accounting documentation system

The Company's applied accounting documentation system is general journal.

2.4 Fiscal year

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

2.5 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 31 December 2025 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 *Inventories*

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

The periodic method is used to record raw materials, tools and supplies which cost of purchase are valued on a weighted average basis.

Inventory property

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realisable value.

Cost includes:

- ▶ Freehold and leasehold rights for land;
- ▶ Amounts paid to contractors for construction; and
- ▶ Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and discounted for the time value of money if material, less costs to completion and the estimated costs of sale.

The cost of inventory property recognised in profit or loss on disposal is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on appropriate basis.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the interim balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the interim separate income statement.

3.3 *Receivables*

Receivables are presented in the interim separate financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the interim balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the interim separate income statement.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

When tangible 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.

3.5 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.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

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

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

3.6 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises of its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

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

When intangible 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 Depreciation and amortisation

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

Building and structures	46 years
Machinery and equipment	8 years
Means of transportation	6 years
Office equipment	3 - 6 years
Computer software	3 years
Others	8 years

3.8 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation and amortisation. Investment properties held for capital appreciation are not depreciated/amortised but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognised 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 and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings, structures	36 years
Machinery and equipment	15 years

Investment properties are derecognised 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 separate interim income statement in the period of retirement or disposal.

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 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 Borrowing cost

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing costs are recorded as expense during the period in which they incurred, except for borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily takes 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 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.

Short-term prepaid expenses include brokerage costs for real estate sales and other prepaid expenses that bring future economic benefits for less than one business cycle.

Long-term prepaid expenses include pre-operation expenditure, tools and supplies, prepaid land rental and other prepaid expenses that bring future economic benefits for more than one year.

3.11 Investments

Investments in subsidiaries

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the interim separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in associates

Investments in associates over which the Company has significant influence are carried at cost.

Distributions from accumulated net profits of the associates arising subsequent to the date of acquisition are recognised in the interim separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in joint ventures

Investments in joint ventures over which the Company has joint control are carried at cost.

Distributions from accumulated net profits of the joint ventures arising subsequent to the date of acquisition are recognised in the interim separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Trading securities and investments in other entities

Trading securities and investments in other entities are recognized at cost.

Provision for investments

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

Increase or decrease in the reserve balance shall be accounted into financial expenses in the report of the results of separate business activities in the middle of the year.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 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.

3.12 Payables and accruals

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

3.13 Provisions

General

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

When the Company expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the separate interim income statement net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance expense.

3.14 Appropriation of net profits

Net profit after tax is available for appropriation to shareholders after approval by the Annual General Meeting, and after making appropriation to reserve funds in accordance with the Charter of the Company and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit as proposed by the Board of Directors and subject to approval by shareholders at the Annual General Meeting.

Investment and development fund

This fund is set aside for use in the Company's expansion of its operation or of in-depth investment or to cover financial loss in the future.

Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the interim separate balance sheet.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Appropriation of net profits (continued)

Other fund

Other funds are appropriated by the Company in accordance with resolutions passed by the General Meeting of Shareholders and are approved for use in supporting the Company's development objectives, including allocations designated for scientific research and technological development activities.

3.15 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Revenue from sale of inventory property

Revenue from sale of inventory property is recognised when the significant risks and rewards incident to ownership of the properties have been transferred to the buyer.

Rental income

Rental income arising from operating leases is recognised in interim separate income statement on a straight-line basis over the terms of the lease.

Rendering of services

Revenue from rendering of services is recognised when the services have been provided to the customer.

Interest

Revenue is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Dividends

Income is recognised when the Company's entitlement as an investor to receive the dividends is established.

3.16 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the interim separate balance sheet date.

Current income tax is charged or credited to the interim separate income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 Taxation (continued)

Current income tax (continued)

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to set off current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the interim separate balance sheet date between the tax base of assets and liabilities and their carrying amount in interim separate financial statements.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each interim separate balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re assessed at each interim separate balance date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the interim separate balance sheet date.

Deferred tax is charged or credited to the interim separate income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 Taxation (continued)

Deferred tax (continued)

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Company intends either to settle current tax liabilities and 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 tax liabilities or assets are expected to be settled or recovered.

3.17 Related parties

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

4. CASH AND CASH EQUIVALENTS

Currency: VND

	<i>31 December 2025</i>	<i>31 December 2024</i>
Cash on hand	1,264,014,419	112,116,744
Cash at banks	390,560,415,407	137,177,104,022
Cash in transit	76,149,912	325,979,470
Cash equivalents (*)	212,343,851,576	307,928,139,952
TOTAL	604,244,431,314	445,543,340,188

(*) Cash equivalents as at 31 December 2025 comprised of bank deposits with the term of less than 3 months, earning interests at rates ranging from 4.2% to 4.3% per annum (as at 31 December 2024: 3.4% to 4.2% per annum). There are maintenance funds for the handed-over apartments of the Company's real estate projects. These maintenance funds shall be transferred to the Building Management Boards.

5. HELD-TO-MATURITY SECURITIES

Held-to-maturity investments as at 31 December 2025 represent term deposits at commercial banks with duration ranging from 6 to 12 months and earning interest at rates ranging from 2.8% to 4.1% per annum (as at 31 December 2024: from 2.8% to 4.1% per annum).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

6. SHORT-TERM TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

6.1 Short-term trade receivables

Currency: VND

	31 December 2025	31 December 2024
Short-term		
Receivable from sale of inventory properties	184,484,670,780	32,341,683,815
- Song Khe – Noi Hoang Project	100,000,000,000	-
- The Terra Bac Giang Project	58,590,726,523	21,734,179,558
- Other Project	25,893,944,257	10,607,504,257
Receivable from other activities	78,066,067,616	118,850,573,110
- Hanoi Traffic Construction Investment Management Board	11,111,191,000	11,111,191,000
- Hung Son Investment One-member Limited Liability Company	3,736,799,249	76,250,937,921
- Ho Tay One member Limited Company	2,349,877,508	7,961,862,300
- Other customers	60,868,199,859	23,526,581,889
TOTAL	262,550,738,396	151,192,256,925
<i>In which:</i>		
Short-term trade receivables from related parties (Note 30)	67,612,708,868	14,053,483,354
Short-term trade receivables from other parties	194,938,029,528	137,138,773,571
Long-term		
Receivable from other activities	-	3,378,885,790
- Ho Tay One member Limited Company	-	3,378,885,790
TOTAL	-	3,378,885,790

Provision for doubtful short-term debts (21,718,695,257) (21,718,695,257)

6.2 Short-term advances to suppliers

Currency: VND

	31 December 2025	31 December 2024
A2Z Construction Consulting Joint Stock Company	4,500,000,000	-
Land Development and Project Management Board of Binh Thuy District	2,382,000,000	2,382,000,000
Mi Media Joint Stock Company	2,100,000,000	-
CGM Investment and Construction Joint Stock Company	-	2,365,839,010
Other suppliers	11,116,493,547	7,574,671,448
TOTAL	20,098,493,547	12,322,510,458
Provision for doubtful debts	(2,644,512,600)	(2,644,512,600)

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

7. SHORT-TERM LOAN RECEIVABLES

Currency: VND

	31 December 2025	31 December 2024
Other short-term loan receivables (*)	7,841,736,121	352,851,736,121
- Hung Son Investment One-member Limited Liability Company	-	268,700,000,000
- Vuon Co Resort Joint Stock Company	7,841,736,121	7,841,736,121
- Others	-	76,310,000,000
Short-term loan receivables from related parties (Note 30)	169,250,000,000	191,225,000,000
TOTAL	177,091,736,121	544,076,736,121

(*) Loan receivables as at 31 December 2025 will mature in December 2026 and earn interest at rates ranging of 12% per annum (as at 31 December 2024: from 8.7% to 12% per annum).

8. OTHER RECEIVABLES

Currency: VND

	31 December 2025		31 December 2024	
	Amount	Provision	Amount	Provision
Short-term				
Advances to employees for project development and business activities(*)	110,824,392,850	-	107,549,872,772	-
Loan interest receivables	15,061,672,466	-	42,116,010,313	-
Receivables under investment cooperation	5,512,054,793	-	317,042,219,178	-
Short-term deposits	3,936,166,000	-	3,696,500,000	-
Others	12,916,552,814	(3,542,601,876)	9,163,037,441	(1,280,196,400)
Other short-term Receivables from related parties (Note 30)	61,427,287,352	-	35,046,656,116	-
TOTAL	209,678,126,275	(3,542,601,876)	514,614,295,820	(1,280,196,400)
Long-term				
Deposit for investment cooperation (**)	236,340,000,000	-	20,340,000,000	-
Long-term deposits (***)	41,344,091,900	-	41,344,091,900	-
Loan interest receivables	15,294,216,864	-	20,838,216,864	-
Advance for compensation and land clearance	8,392,161,112	-	8,630,092,171	-
Receivables from related parties (Note 30)	334,220,810,533	-	753,134,961,665	-
TOTAL	635,591,280,409	-	844,287,362,600	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

8. OTHER RECEIVABLES (continued)

(*) Advances to employees for implementing the Company's real estate projects and others business activities, in which some advances have collaterals.

(**) Mainly includes a deposit of VND 236 billion for capital contribution under a master investment cooperation agreement between the Company and Han Tien Investment Company Limited for a real estate project in Ho Chi Minh City.

(***) This represents deposit at the Department of Finance of Can Tho City to ensure the implementation of the New Urban Area Project in Con Khuong.

9. BAD DEBTS

Currency: VND

	31 December 2025		31 December 2024	
	Cost	Recoverable amount	Cost	Recoverable amount
Hanoi Traffic Construction Investment Management Board	11,111,191,000	-	11,111,191,000	-
PetroVietnam Premier Recreation JSC (PVR)	10,000,000,000	-	10,000,000,000	-
Others	6,794,618,733	-	4,532,213,257	-
TOTAL	27,905,809,733	-	25,643,404,257	-

10. INVENTORIES

Currency: VND

	31 December 2025		31 December 2024	
	Cost	Provision	Cost	Provision
Work in progress (*)	312,584,567,740	(7,402,705,393)	669,102,813,040	(7,402,705,393)
Finished goods (**)	114,880,553,174	-	183,632,785,835	-
Merchandise	11,129,333,552	-	11,129,333,552	-
Tools and supplies	1,233,063,456	-	984,659,395	-
Raw materials	310,836,408	-	166,311,975	-
TOTAL	440,138,354,330	(7,402,705,393)	865,015,903,797	(7,402,705,393)

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

10. INVENTORIES (continued)

(*) Detail of work in process:

Currency: VND

	31 December 2025	31 December 2024
Van Phu New Urban Area Project	290,404,390,838	9,378,315,545
Song Khe – Noi Hoang Project	-	222,964,401,474
The Terra Bac Giang Project	-	429,355,926,628
Other projects	22,180,176,902	7,404,169,393
TOTAL	312,584,567,740	669,102,813,040

(**) Detail of finished goods:

Currency: VND

	31 December 2025	31 December 2024
The Terra Bac Giang Project	77,943,224,493	-
Vlasta Sam Son Project	36,937,328,681	183,632,785,835
TOTAL	114,880,553,174	183,632,785,835

11. PREPAID EXPENSES

Currency: VND

	31 December 2025	31 December 2024
Short-term		
Brokerage commission expenses	7,758,811,281	-
Advertising and communication fees	2,985,039,795	355,640,597
Insurance fee	3,266,885,550	416,051,196
Interest support expenses	2,736,123,861	-
Others	3,175,972,628	2,169,067,145
TOTAL	19,922,833,115	2,940,758,938
Long-term		
Tools and supplies of the Oakwood Residence Hanoi Hotel (i)	17,414,115,371	31,418,145,675
Tools and supplies	1,284,586,789	548,013,576
Office renovation and repair expenses	1,029,831,312	855,882,856
Brokerage commission expenses	915,517,748	1,102,105,129
Others	2,549,993,006	3,467,650,238
TOTAL	23,194,044,226	37,391,797,474

(i) Tools and supplies of the Oakwood Residence Hanoi Hotel with the carrying value of VND 17.4 billion are used as collateral for the Company's loan as disclosed in Note 21.

Van Phu Real Estate Development Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

12. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Others	Total
Currency: VND						
Cost:						
As at 31 December 2024	494,401,123,038	46,834,308,365	23,139,459,091	3,859,770,788	70,765,279,779	638,999,941,061
- Newly purchased	-	167,792,135	2,890,432,728	214,659,090	-	3,272,883,953
- Disposed	-	-	(2,450,800,000)	-	-	(2,450,800,000)
As at 31 December 2025	494,401,123,038	47,002,100,500	23,579,091,819	4,074,429,878	70,765,279,779	639,822,025,014
<i>In which:</i>						
Fully depreciated	-	1,633,531,417	7,285,349,090	3,329,393,567	5,087,196,045	17,335,470,119
Accumulated depreciation:						
As at 31 December 2024	55,525,626,143	13,755,742,806	17,038,638,842	3,602,593,836	24,838,475,592	114,761,077,219
- Depreciation for the period	11,050,568,904	3,452,940,808	2,650,512,391	153,323,345	6,090,680,247	23,398,025,695
- Disposed	-	-	(2,450,800,000)	-	-	(2,450,800,000)
As at 31 December 2025	66,576,195,047	17,208,683,614	17,238,351,233	3,755,917,181	30,929,155,839	135,708,302,914
Net carrying amount:						
As at 31 December 2024	438,875,496,895	33,078,565,559	6,100,820,249	257,176,952	45,926,804,187	524,238,863,842
As at 31 December 2025	427,824,927,991	29,793,416,886	6,340,740,586	318,512,697	39,836,123,940	504,113,722,100

Tangible fixed assets used with the carrying value of VND 496.2 billion as collaterals for loans of the Company as disclosed in Note 21.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

13. INVESTMENT PROPERTIES

Currency: VND

*Buildings, structures
and machinery,
equipments*

Cost:

As at 31 December 2024	350,478,849,678
As at 31 December 2025	350,478,849,678

Accumulated depreciation:

As at 31 December 2024	34,438,041,430
- Depreciation for the period	11,527,324,332
As at 31 December 2025	45,965,365,762

Net carrying amount:

As at 31 December 2024	316,040,808,248
As at 31 December 2025	304,513,483,916

The investment properties include the commercial and service basements, parking areas, commercial and service floors, swimming pools and kindergarten areas of The Terra An Hung Project which are owned by the Company. In investment properties, the net carrying value of the basement of The Terra An Hung Project is VND 118.4 billion (original cost is VND 135.9 billion, accumulated depreciation is VND 17.5 billion) corresponding to the basement area of 10,236.60 m² which is owned by the Company. The Company did not include the construction cost of this basement into the cost of apartments in the Project.

As at 31 December 2025, the fair values of these investment properties have not been determined due to insufficient information for reliably evaluating the fair values.

14. CAPITALISED BORROWING COSTS

During the period, the Company capitalised borrowing costs with the amount of VND 11.5 billion for the three-month period ended 31 December 2025 (for the three-month period ended 31 December 2024: VND 17 billion). These costs are mainly related to general and specific borrowings obtained to finance certain real estate projects of the Company.

The capitalised borrowing costs in relation to general borrowings are determined by applying a capitalisation rate of 10% (2024: 8.2%) on the accumulated weighted average expenditure on the development of real estate projects. The capitalisation rate used is the weighted average of the borrowings of the Company that are outstanding during this period.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

15. LONG-TERM ASSETS IN PROGRESS

15.1 Long-term work-in-process

Currency: VND

	31 December 2025		31 December 2024	
	Cost	Recoverable amount	Cost	Recoverable amount
Others	4,639,457,194	4,639,457,194	3,572,668,600	3,572,668,600
TOTAL	4,639,457,194	4,639,457,194	3,572,668,600	3,572,668,600

15.2 Construction in progress

Currency: VND

	31 December 2025	31 December 2024
Con Khuong New Urban Area Project - Can Tho City (*)	307,733,848,398	307,268,167,339
Loc Binh Project - Thua Thien Hue Province	53,671,011,821	53,671,011,821
Other projects	57,194,292,276	56,338,242,498
TOTAL	418,599,152,495	417,277,421,658

(*) The Con Khuong New Urban Area Project is currently included in the listed of real estate projects which are encountering challenges in the implementation process particularly concerning investment procedures. As at the date of these financial statements, the Company has been working with the relevant state authorities to resolve the challenges for continue developing the project.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
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16. LONG-TERM INVESTMENTS

	31 December 2025			31 December 2024		
	Cost	Provision	Carrying value	Cost	Provision	Carrying value
Investments in subsidiaries (Note 16.1)	3,909,901,250,000	-	3,909,901,250,000	2,241,271,250,000	-	2,241,271,250,000
Investments in joint ventures and associates (Note 16.2)	1,135,378,260,272	(3,278,597,621)	1,132,099,662,651	1,056,264,660,272	(7,777,001,393)	1,048,487,658,879
TOTAL	5,045,279,510,272	(3,278,597,621)	5,042,000,912,651	3,297,535,910,272	(7,777,001,393)	3,289,758,908,879

Currency: VND

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16. LONG-TERM INVESTMENTS (continued)

16.1 Investments in subsidiaries

Currency: VND

	31 December 2025				31 December 2024			
	Cost	Fair value	Equity interest	Voting right	Cost	Fair value	Equity interest	Voting right
	(VND)	(VND)	(%)	(%)	(VND)	(VND)	(%)	(%)
Van Phu - Giang Vo Investment One-member Limited Liability Company (i)	1,328,000,000,000	(viii)	100%	100%	1,078,000,000,000	(viii)	100%	100%
Van Phu Resort - Loc Binh Limited Company (ii)	1,310,700,000,000	(viii)	100%	100%	558,000,000,000	(viii)	100%	100%
New Tech Investment Construction Corporation Company(iii)	495,000,000,000	(viii)	99%	99%	-	(viii)	-	-
Van Phu Bac Ai Joint Stock Company	288,000,000,000	(viii)	60%	60%	288,000,000,000	(viii)	60%	60%
Tan Tri Real Estate Investment Joint Stock Company	208,031,250,000	(viii)	82.71%	82.71%	208,031,250,000	(viii)	82.71%	82.71%
Union Success Viet Nam Joint Stock Company (iv)	150,000,000,000	(viii)	12.71%	12.71%	-	(viii)	-	-
Grand Home Investment Joint Stock Company	95,170,000,000	(viii)	62%	62%	95,170,000,000	(viii)	62%	62%
Van Phu Hospitality Joint Stock Company (v)	21,000,000,000	(viii)	30%	90%	13,500,000,000	(viii)	30%	90%
Van Phu Homes Joint Stock Company (vi)	14,000,000,000	(viii)	70%	70%	-	(viii)	-	-
Van Phu B&C Joint Stock Company (vii)	-	(viii)	22.05%	22.05%	570,000,000	(viii)	62.64%	70%
TOTAL	3,909,901,250,000				2,241,271,250,000			

- (i) In 2025, the Company made additional capital contribution to Van Phu - Giang Vo Investment One-member Limited Liability Company with the amount of VND 250 billion;
- (ii) In 2025, the Company made additional capital contribution to Van Phu Resort - Loc Binh Limited Company with the amount of VND 752.7 billion;
- (iii) In March 2025, the Company has received transfer of 46,728,000 shares equivalent to 99% of charter capital of New Tech Investment Construction Corporation Company with the transfer price of VND 495 billion;
- (iv) In 2025, the Company made an initial capital contribution with the amount of VND 150 billion equivalent to 150,000 shares of Union Success Viet Nam Joint Stock Company;
- (v) In 2025, the Company made additional capital contribution with the amount of VND 7.5 billion equivalent to 750,000 shares of Van Phu Hospitality Joint Stock Company;
- (vi) In 2025, the Company made an initial capital contribution with the amount of VND 14 billion equivalent to 1,400,000 shares of Van Phu Homes Joint Stock Company;
- (vii) Van Phu B&C Joint Stock Company ceased to be a subsidiary and became an associate of the Company with effect from 18 November 2025;
- (viii) Fair value of these investments has not been determined due to insufficient necessary information.

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

16. LONG-TERM INVESTMENTS (continued)

16.2 Investments in associates and joint ventures

Details of investment in associates and joint ventures:

Name	Registered office's address	Principal activities	31 December 2025		31 December 2024	
			Equity interest (%)	Voting right (%)	Equity interest (%)	Voting right (%)
Tan Phu Real Estate Trading Service Joint Stock Company	No. 36, 31A Street, Binh Trung Ward, Ho Chi Minh	Real estate business	27,25	27,25	-	-
Van Phu Trading Development and Investment Joint Stock Company	Floor 1-4, V1 The Van Phu Victoria, CT9, V Urban Area, Kien Hung Ward, Hanoi	Real estate business	35.00	35.00	35.00	35.00
LSH Logistics Joint Stock Company	Lot B17, Ngoc Han Cong Princess Street, Vo Cuong Ward, Bac Ninh Province	Real estate business	30.00	30.00	34.00	34.00
BT Ha Dong Limited Company	Floor 4, Van Phu - Invest building, No. 104 Thai Thinh Street, Dong Da Ward, Hanoi	Civil engineering construction	51.07	50.00	51.07	50.00
Printing and Cultural Product Joint Stock Company	No. 83, Hao Nam Street, O Cho Dua Ward, Hanoi	Construction and printing	46.77	46.77	46.77	46.77
Van Phu B&C Joint Stock Company	No. 104 Thai Thinh Street, Dong Da Ward, Hanoi	Real estate consulting, brokerage, and auction	22.05	22.05	62.64	70.00
Hanoi - Bac Giang BOT Investment Joint Stock Company	No. 14, Lot B1, Nam Tu Son New Urban Area, Tu Son Ward, Bac Ninh Province	Road construction and toll collection	-	-	33.00	33.00
Phong Phu Investment Joint Stock Company	No 36, 31A Street, An Khanh Ward, Ho Chi Minh	Real estate business	-	-	30.00	30.00
Ha Phu Riverland Investment Joint Stock Company	No 232/1, Truong Dinh Street, KP2, Tam Hiep Ward, Dong Nai Province	Real estate business	-	-	30.00	30.00

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as at 31 December 2025 and for the three-month period then ended

16. LONG-TERM INVESTMENTS (continued)

16.2 Investments in associates and joint ventures (continued)

Entity	31 December 2025			31 December 2024		
	Cost (VND)	Provision (VND)	Fair value (VND)	Cost (VND)	Provision (VND)	Fair value (VND)
Tan Phu Real Estate Trading Service Joint Stock Company (i)	545,000,000,000	-	(vii)	-	-	(vii)
Van Phu Trading Development and Investment Joint Stock Company	278,006,400,000	-	(vii)	278,006,400,000	-	(vii)
LSH Logistics Joint Stock Company (ii)	216,000,000,000	-	(vii)	244,800,000,000	-	(vii)
BT Ha Dong Limited Company	58,394,357,097	-	(vii)	58,394,357,097	-	(vii)
Printing and Cultural Product Joint Stock Company	33,777,503,175	(3,278,597,621)	(vii)	33,777,503,175	(4,967,202,009)	(vii)
Van Phu B&C Joint Stock Company (iii)	4,200,000,000	-	(vii)	-	-	(vii)
Hanoi - Bac Giang BOT Investment Joint Stock Company (iv)	-	-	(vii)	163,786,400,000	-	(vii)
Phong Phu Investment Joint Stock Company (v)	-	-	(vii)	187,500,000,000	(2,281,431,424)	(vii)
Ha Phu Riverland Investment Joint Stock Company (vi)	-	-	(vii)	90,000,000,000	(528,367,960)	(vii)
TOTAL	1,135,378,260,272	(3,278,597,621)		1,056,264,660,272	(7,777,001,393)	

(i) In 2025, the Company made an initial capital contribution in the amount of VND 545 billion equivalent to 54,500,000 shares of Tan Phu Real Estate Trading Service Joint Stock Company;

(ii) In November 2025, the Company transferred 2,880,000 shares representing 4% of the charter capital of LSH Logistics Joint Stock Company with the transferred price of VND 28.8 billion;

(iii) In 2025, the Company made additional capital contribution with the amount of VND 3.63 billion equivalent to 363,000 shares of Van Phu B&C Joint Stock Company;

(iv) In December 2025, the Company transferred all of its shares in Hanoi - Bac Giang BOT Investment Joint Stock Company with the transferred price of VND 184.75 billion. Gain from this transfer is VND 19.68 billion;

(v) In January 2025, the Company transferred all of its shares in Phong Phu Investment Joint Stock Company with the transferred price of VND 225 billion. Gain from this transfer is VND 39.8 billion;

(vi) In January 2025, the Company transferred all of its shares in Ha Phu Riverland Investment Joint Stock Company with the transferred price of VND 108 billion. Gain from this transfer is VND 18.5 billion;

(v) Fair values of these investments have not been determined due to insufficient necessary information.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

17. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

17.1 Short-term trade payables

Currency: VND

	<i>Balance (also payable amount)</i>	
	<i>31 December 2025</i>	<i>31 December 2024</i>
CGM Investment and Construction Joint Stock Company	28,671,429,407	60,818,760,158
Hung Phu Real Estate Investment Limited Company	8,844,465,600	-
CIC Investment Joint Stock Company	6,241,935,411	6,241,935,411
Other suppliers	37,569,704,050	22,761,448,026
TOTAL	81,327,534,468	89,822,143,595
<i>In which:</i>		
<i>Payables to related parties (Note 30)</i>	<i>6,067,518,994</i>	<i>2,676,012,927</i>
<i>Payables to other suppliers</i>	<i>75,260,015,474</i>	<i>87,146,130,668</i>

17.2 Short-term advances from customers

Currency: VND

	<i>31 December 2025</i>	<i>31 December 2024</i>
The constructions on land lots TT39 and TT40 under the Van Phu New Urban Area Project	326,978,814,746	-
The Terra Bac Giang Project	5,121,584,243	47,377,053,839
Other	361,588,477	244,208,568
TOTAL	332,461,987,466	47,621,262,407
<i>In which:</i>		
<i>Short-term advances from customers to related parties (Note 30)</i>	<i>20,301,074,228</i>	<i>-</i>
<i>Short-term advances from customers s to other suppliers</i>	<i>312,160,913,238</i>	<i>47,621,262,407</i>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

18. STATUTORY OBLIGATIONS

Currency: VND

	<i>Beginning balance</i>	<i>Payables for the period</i>	<i>Payment made in the period</i>	<i>Ending balance</i>
Payables				
Value added tax	28,353,796,283	91,065,610,823	(85,950,640,946)	33,468,766,160
Corporate income tax	26,998,157,051	76,523,428,506	(30,953,379,681)	72,568,205,876
Personal income tax	1,512,543,539	11,860,176,586	(11,836,890,799)	1,535,829,326
Land tax and land use fee	-	218,160,855,217	(218,160,855,217)	-
Others	-	3,736,911,271	(3,736,911,271)	-
TOTAL	56,864,496,873	401,346,982,403	(350,638,677,914)	107,572,801,362

Currency: VND

	<i>Beginning balance</i>	<i>Receivables for the period</i>	<i>Offset made in the period</i>	<i>Ending balance</i>
Receivables				
Value added tax	84,344,422	26,890,487,773	(26,890,487,773)	84,404,422
TOTAL	84,344,422	26,890,487,773	(26,890,487,773)	84,404,422

19. ACCRUED EXPENSES

Currency: VND

31 December 2025 31 December 2024

Short-term

Accruals for development costs of real estate project	77,004,437,404	142,634,148,866
Accruals for loan interest	70,081,267,190	144,246,337,676
Accruals for operation costs of Oakwood Residence Hanoi Hotel	15,141,591,879	13,592,411,631
Others	8,515,663,130	9,053,452,091
TOTAL	170,742,959,603	309,526,350,264

In which:

- Short-term accrual to related parties (Note 30)	5,041,305,697	1,565,605,442
- Short-term accrual to others	162,519,835,724	307,960,744,822

Long-term

Accruals for loan interest	-	2,709,419,858
TOTAL	-	2,709,419,858

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

20. OTHER PAYABLES

Currency: VND

31 December 2025 31 December 2024

Short-term

Maintenance funds for commercial service floors and high-rise apartments projects	81,730,592,852	79,952,870,793
Capital contribution received for investment cooperation (i)	10,000,000,000	-
Deposits received	12,410,866,716	9,070,697,099
Deposits received for property completion	4,791,044,364	5,038,720,000
Others	11,536,231,078	7,426,553,632
Short-term payables to related parties (Note 30)	7,216,000,000	7,978,300,021

TOTAL

127,684,735,010 109,467,141,545

Long-term

Capital contribution received for investment cooperation (ii)	160,775,959,961	170,775,959,961
Deposits received	4,740,297,087	5,262,928,921

TOTAL

165,516,257,048 176,038,888,882

In which:

<i>Payables to related parties (Note 30)</i>	77,988,704,559	77,988,704,559
<i>Payables to other suppliers</i>	87,527,552,489	98,050,184,323

- (i) Mainly includes the capital contribution received for investment cooperation contract from BTĐ Investment Joint Stock Company for the project "Renovation and upgrading of National Highway 1 (Hanoi – Bac Giang section)," implemented under a Build–Operate –Transfer contract.
- (ii) Mainly includes the capital contribution received for investment cooperation related to the "Construction of the connecting road from Pham Van Dong Road to Go Dua intersection - National highway No. 1, Hiep Binh and Tam Binh Ward " project under the Build - Transfer Contract with total value of VND 159.5 billion.

Van Phu Real Estate Development Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

21. LOANS

	Movement during the period				Currency: VND	
	31 December 2024		31 December 2025			
	Balance	Payable amount	Increase	Decrease	Balance	Payable amount
Short-term loans						
Loans from banks (Note 21.1)	175,157,938,359	175,157,938,359	124,652,082,235	(175,157,938,359)	124,652,082,235	124,652,082,235
Loans from others (Note 21.3)	110,157,499,988	110,157,499,988	114,883,640,500	(98,434,749,991)	126,606,390,497	126,606,390,497
Current portion of loan from banks (Note 21.2)	226,734,728,192	226,734,728,192	24,537,000,000	(251,271,728,192)	-	-
Current portion of loan from others (Note 21.3)	33,150,000,000	33,150,000,000	45,792,187,500	(53,915,000,000)	25,027,187,500	25,027,187,500
Current portion of corporate bond (Note 21.4)	240,332,952,558	240,332,952,558	149,353,173,129	(240,800,000,000)	148,886,125,687	148,886,125,687
Loans from related parties (Note 30)	7,040,000,000	7,040,000,000	116,992,437,500	(69,200,000,000)	54,832,437,500	54,832,437,500
	792,573,119,097	792,573,119,097	576,210,520,864	(888,779,416,542)	480,004,223,419	480,004,223,419
Long-term loans						
Loans from banks (Note 21.2)	308,787,334,875	308,787,334,875	-	(104,129,487,011)	204,657,847,864	204,657,847,864
Loans from others (Note 21.3)	27,915,000,000	27,915,000,000	20,877,187,500	(48,792,187,500)	-	-
Corporate bond (Note 21.4)	1,035,716,610,655	1,035,716,610,655	675,460,223,314	(147,734,705,051)	1,563,442,128,918	1,563,442,128,918
	1,372,418,945,530	1,372,418,945,530	696,337,410,814	(300,656,379,562)	1,768,099,976,782	1,768,099,976,782
TOTAL	2,164,992,064,627	2,164,992,064,627	1,272,547,931,678	(1,189,435,796,104)	2,248,104,200,201	2,248,104,200,201

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

21. LOANS (continued)

21.1 Short-term loans from banks

Details of short-term loans from banks are presented as below:

Bank	31 December 2025 (VND)	Maturity date	Interest rate (% per annum)	Collateral
Indovina Bank Limited - Thien Long Branch				(i)
		Principal repayment terms are based on each debt acknowledgment contract with the last disbursement matures in December 2026. Interest is paid monthly.	8.3% - 8.85%	
	124,652,082,235			
TOTAL	124,652,082,235			

(i) Secured by:

- Certain assets attached to land at the commercial 5th floor – CT9, Van Phu New Urban residence, Phu La Ward, Ha Dong District, Hanoi, which are owned by related party of the Company;
- Assets attached to land at commercial 1st floor of Home City Tower, Group 51, Trung Kinh Street, Yen Hoa Ward, Cau Giay District, Hanoi which are owned by third party;
- Ownership of 3,250,000 ordinary shares of the Company which are owned by related party of the Company.

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

21. LOANS (continued)

21.2 Long-term loans from banks

Details of long-term loans from banks are presented as below:

Bank	31 December 2025 (VND)	Maturity date	Interest rate (% per annum)	Collateral
Military Commercial Joint Stock Bank – Dien Bien Phu Branch ("MB")	204,657,847,864	The principal is paid every 6 months from April 2022 to October 2036. Interest is paid every 3 months.	10.81%	(ii)
TOTAL	<u>204,657,847,864</u>			

In which:

- Current portion of long-term loans
- Long-term loans

(ii) Secured by:

- Assets attached with land at Nguyen Chi Thanh Street, Lang Thuong Ward, Dong Da District, Hanoi, which are owned by related party;
- Ownership of assets attached with land at Commercial service area Floor 1-01, Floor 1-02, Floor 1-03, Floor 1-04, Floor 5-01 at CT9 tower in Van Phu New urban area, Phuc La Ward, Ha Dong District, Hanoi, which are owned by related party;
- Assets rights of the Company arising from lease contract for Building 1 and contract fee of Building 2 at West Lake Hotel and Residence Project;
- All real estate properties formed from the West Lake Hotel and Residence Project.

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

21. LOANS (continued)

21.3 Loans from others

Loans from others are presented as below:

	31 December 2025 (VND)	Maturity date	Interest rate (% per annum)	Collateral
Short-term				
Individuals	97,706,390,497	The term of principal and interest is 12 months according to each contract. The last contract matures in August 2026.	7.6% - 12%	Unsecured
Bac Ai Construction Investment Consultation Joint Stock Company	28,900,000,000	The principal and interest mature in December 2026.	9.3%	Unsecured
TOTAL	126,606,390,497			
Long-term				
Individuals	25,027,187,500	The term of principal and interest is over 12 months according to each contract. The last contract matures in August 2026.	7.6% - 10.5%	Unsecured
TOTAL	25,027,187,500			
<i>In which:</i>				
Current portion of long-term loans	25,027,187,500			
Long-term loans	-			

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

21. LOANS (continued)

21.4 Corporate bond

<i>Issuance consultant</i>	<i>31 December 2025 (VND)</i>	<i>Maturity date</i>	<i>Interest rate (% per annum)</i>	<i>Collateral</i>
Vietcombank Securities Company Limited	646,954,527,511	The bond principal matures in January 2027. Interest is paid every 6 months from the issuance date.	Interest rate applied for the first 2 periods: 11%/year; Interest rate applied for the remaining periods: Reference IR + 4%/year	(iii)
SSI Securities Joint Stock Company – Ha Noi Branch	246,652,529,679	The bond principal matures in December 2027. Interest is paid every 3 months from the issuance date.	Interest rate applied for the first 4 periods: 11% per annum; Interest rate applied for the remaining periods: Reference IR + 4.5%/year	(iv)
Vietcombank Securities Company Limited	244,702,117,063	The bond principal matures in August 2028. Interest is paid every 6 months from the issuance date.	10%	(v)
Vietcombank Securities Company Limited	148,886,125,687	The bond principal matures in June 2026. Interest is paid every 6 months from the issuance date.	Interest rate applied for the first 2 periods: 11%/year; Interest rate applied for the remaining periods: Reference IR + 4%/year	(vi)
SSI Securities Joint Stock Company – Ha Noi Branch	147,016,423,358	The bond principal matures in December 2028. Interest is paid every 3 months from the issuance date.	11%	(vii)
Vpbank Securities Joint Stock Company	146,309,424,657	The bond principal matures in May 2028. Interest is paid every 6 months from the issuance date.	Interest rate applied for the first 2 periods: 10.5%/year; Interest rate applied for the remaining periods: Reference IR + 4.5%/year	(viii)
Vietcombank Securities Company Limited	131,807,106,650	The bond principal matures in October 2028. Interest is paid every 6 months from the issuance date.	10%	(ix)

TOTAL 1,712,328,254,605

In which:

- Current portion of long-term bond 148,886,125,687
- Long-term bond 1,563,442,128,918

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

21. LOANS (continued)

21.4 Corporate bond (continued)

Collaterals

- (iii) Secured by the private ownership area of the 1st floor (commercial – service floor), 2nd floor (kindergarten floor, commercial and service floor), 3rd and 4th floors (office floor for lease), 21st floor (commercial and sports floor), 22nd floor (swimming pool, auxiliary area, staircase and technical floor) of the mixed and residential area project at 138B Giang Vo, Kim Ma Ward, Ba Dinh District, Hanoi which are owned by a third party and 19,800,000 ordinary shares of the Company held by related party of the Company.
- (iv) Secured by 14,000,000 ordinary shares of the Company owned by related party.
- (v) Secured by 12,500,000 ordinary shares of the Company owned by related party.
- (vi) Secured by 9,600,000 ordinary shares of the Company owned by related party.
- (vii) Secured by 9,500,000 ordinary shares of the Company owned by related party.
- (viii) Secured by 6,250,000 ordinary shares of the Company owned by related party.
- (ix) Secured by 6,600,000 ordinary shares of the Company owned by related party.

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22. OWNERS' EQUITY

22.1 Increase and decrease in owners' equity

	Issued share capital	Share premium	Conversion option of bonds	Development fund	Other funds belonging to owner's equity	Undistributed earnings	Total
<i>For the period ended 31 December 2024</i>							
31 December 2023	2,419,996,170,000	-	72,397,227,865	15,177,859,740	7,588,929,869	1,271,465,152,407	3,786,625,339,881
- Net profit for the period	-	-	-	-	-	360,656,361,270	360,656,361,270
- Dividends declared	483,997,680,000	-	-	-	-	(483,997,680,000)	-
- Shares issued for exercising conversion option of bonds	296,501,920,000	574,656,557,853	(72,397,227,865)	-	-	-	798,761,249,988
31 December 2024	3,200,495,770,000	574,656,557,853	-	15,177,859,740	7,588,929,869	1,148,123,833,677	4,946,042,951,139
<i>For the period ended 31 December 2025</i>							
31 December 2024	3,200,495,770,000	574,656,557,853	-	15,177,859,740	7,588,929,869	1,148,123,833,677	4,946,042,951,139
- Net profit for the period	-	-	-	-	-	410,142,355,652	410,142,355,652
- Extract from science and technology development fund	-	-	-	-	10,800,000,000	(10,800,000,000)	-
31 December 2025	3,200,495,770,000	574,656,557,853	-	15,177,859,740	18,388,929,869	1,547,466,189,329	5,356,185,306,791

Currency: VND

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

22. OWNERS' EQUITY (continued)

22.2 Contributed share capital

Currency: VND

	Ending balance		Beginning balance	
	Total	Ordinary shares	Total	Ordinary shares
Issued share capital	3,200,495,770,000	3,200,495,770,000	3,200,495,770,000	3,200,495,770,000
TOTAL	3,200,495,770,000	3,200,495,770,000	3,200,495,770,000	3,200,495,770,000

Detail of share capital used as collaterals for loans and bonds of the Company is disclosed in Note 21.

22.3 Capital transactions with owners and distribution of dividends, profits

Currency: VND

	For the three-month period ended 31 December 2025	For the three-month period ended 31 December 2024
Issued share capital		
Opening balance	3,200,495,770,000	2,419,996,170,000
Issued share	-	780,499,600,000
Ending balance	3,200,495,770,000	3,200,495,770,000
Dividend/profit paid	-	-

22.4 Shares

	Ending balance (Shares)	Beginning balance (Shares)
Issued shares	320,049,577	320,049,577
Ordinary shares	320,049,577	320,049,577
Shares in circulation	320,049,577	320,049,577
Ordinary shares	320,049,577	320,049,577

The par value of shares in circulation as at 31 December 2025: VND 10,000 per share (at 31 December 2024: VND 10,000 per share).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

23. REVENUES

	Currency: VND	
	<i>For the three-month period ended 31 December 2025</i>	<i>For the three-month period ended 31 December 2024</i>
Gross revenue	626,824,269,752	741,733,108,580
<i>In which:</i>		
Revenue from real estate properties sold	539,698,115,588	661,924,074,231
Revenue from accommodation services rendered	51,675,788,258	46,048,832,400
Revenue from other services	35,450,365,906	33,760,201,949
Deductions	-	-
Net revenue	626,824,269,752	741,733,108,580
<i>In which:</i>		
Revenue from real estate property sold	539,698,115,588	661,924,074,231
Revenue from accommodation services rendered	51,675,788,258	46,048,832,400
Revenue from other services	35,450,365,906	33,760,201,949
<i>In which:</i>		
Revenue from sale to others	582,240,457,739	739,597,701,190
Revenue from sale to related parties (Note 30)	44,583,812,013	2,135,407,390

24. FINANCE INCOME

	Currency: VND	
	<i>For the three-month period ended 31 December 2025</i>	<i>For the three-month period ended 31 December 2024</i>
Gains from transfer of investment (Note 16.2)	19,684,560,000	-
Profit from an investment cooperation contract	5,512,054,793	-
Interest income	3,666,831,088	86,947,813,633
Dividend and profit distribution	3,640,000,000	-
TOTAL	32,503,445,881	86,947,813,633

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

25. COST OF GOODS SOLD AND SERVICES RENDERED

	Currency: VND	
	For the three-month period ended 31 December 2025	For the three-month period ended 31 December 2024
Cost of real estate property sold	283,243,591,382	607,852,820,513
Cost of accommodation services rendered	23,407,781,330	24,939,879,347
Cost of other services	8,168,841,313	14,370,477,214
TOTAL	314,820,214,025	647,163,177,074

26. FINANCE EXPENSES

	Currency: VND	
	For the three-month period ended 31 December 2025	For the three-month period ended 31 December 2024
Interest expenses	34,445,668,472	30,783,327,002
Bond issuance costs	2,398,473,133	1,799,294,947
Others	(1,688,604,388)	-
TOTAL	35,155,537,217	32,582,621,949

27. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	Currency: VND	
	For the three-month period ended 31 December 2025	For the three-month period ended 31 December 2024
Selling expenses		
Brokerage commission expenses	8,251,743,002	25,082,649
Labor costs	786,937,430	347,682,057
Interest support expenses	620,144,000	-
Promotional expenses	31,574,137	99,563,706
Others expenses	644,465,278	124,855,906
TOTAL	10,334,863,847	597,184,318
General and administrative expenses		
Labor costs	23,450,364,008	12,550,426,418
Office equipment	2,962,116,503	1,927,729,151
Depreciation and amortisation	829,072,172	638,062,786
Provision for doubtful debt	-	1,644,800,000
Hotel management fees	8,262,585,751	7,172,260,237
Expenses for external services	22,190,894,181	14,886,685,019
Other expenses	5,042,862,632	7,703,236,901
TOTAL	62,737,895,247	46,523,200,512

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

28. OTHER INCOME AND EXPENSES

	Currency: VND	
	<i>For the three-month period ended 31 December 2025</i>	<i>For the three-month period ended 31 December 2024</i>
Other income		
Contract breach penalties received	8,989,134,535	1,996,762
Proceeds from disposal and liquidation of materials	28,901,523	-
Others	6,077	19,800,000
TOTAL	9,018,042,135	21,796,762
Other expenses		
Sponsorship and support expenses	400,000,000	-
Others	134,044,519	257,769,324
TOTAL	534,044,519	257,769,324

29. CORPORATE INCOME TAX

The current statutory corporate income tax ("CIT") rate applicable to the Company is 20%.

The tax returns filed by the Company is 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 be changed at a later date upon final determination by the tax authorities.

29.1 CIT expenses

	Currency: VND	
	<i>For the three-month period ended 31 December 2025</i>	<i>For the three-month period ended 31 December 2024</i>
Current tax expense	50,587,515,650	15,322,630,096
Deferred tax income	(2,279,028,337)	(389,031,365)
TOTAL	48,308,487,313	14,933,598,731

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

29. CORPORATE INCOME TAX (continued)

29.1 CIT expenses (continued)

Reconciliation between CIT expenses and the accounting profit multiplied by CIT rate is presented below:

	Currency: VND	
	For the three-month period ended 31 December 2025	For the three-month period ended 31 December 2024
Accounting profit before tax	244,763,202,913	101,578,765,798
At CIT rate of 20% applicable to the Company	48,952,640,583	20,315,753,160
<i>Adjustments:</i>		
Adjustment according to the annual settlement	-	(5,267,423,974)
Profits distributed by the subsidiary not subjected to CIT	(728,000,000)	-
Others	83,846,730	(114,730,455)
CIT expenses	48,308,487,313	14,933,598,731

29.2 Current tax

The current tax payable is based on taxable income for the current period. The taxable income of the Company for the period differs from the accounting profit as reported in the interim separate income statement because it excludes items of income or expense that are taxable or deductible in other 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 by the interim separate balance sheet date.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

29. CORPORATE INCOME TAX (continued)

29.3 Deferred tax

The following are the deferred tax assets and deferred tax liabilities recognised by the Company, and the movements thereon, during the current and previous period:

Currency: VND

	<i>Interim separate balance sheet</i>		<i>Interim separate income statement</i>	
	<i>31 December 2025</i>	<i>31 December 2024</i>	<i>For the three-month period ended 31 December 2025</i>	<i>For the three-month period ended 31 December 2024</i>
Deferred tax assets				
Provisional corporate income tax	3,512,937,322	499,356,600	2,490,007,220	(373,613,400)
Consulting fees	2,158,751,911	4,754,712,935	(648,990,257)	(648,990,256)
Capitalized interest expenses according to tax inspection	13,823,749,612	14,422,892,501	(130,794,625)	-
	19,495,438,845	19,676,962,036		
Deferred tax liabilities				
Amortisation costs of tools and supplies	(3,423,629,077)	(6,175,062,259)	568,805,999	834,877,916
Interest expenses of convertible bonds	-	-	-	576,757,105
	(3,423,629,077)	(6,175,062,259)		
Net deferred tax assets/(liabilities)	16,071,809,768	13,501,899,777		
Net deferred tax credit to interim separate income statement			2,279,028,337	389,031,365

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

30. TRANSACTIONS WITH RELATED PARTIES

The list of subsidiary companies that the Company owned control over during the period and as of 31 December 2025 is as follows:

<i>Related parties</i>	<i>Relationship</i>
Van Phu - Giang Vo Investment One-member Limited Liability Company	Subsidiary
Grand Home Investment Joint Stock Company	Subsidiary
Tan Tri Real Estate Investment Joint Stock Company	Subsidiary
Van Phu Bac Ai Joint Stock Company	Subsidiary
Van Phu Resort - Loc Binh Limited Company	Subsidiary
Union Success Viet Nam Joint Stock Company	Subsidiary
Van Phu Hospitality Joint Stock Company	Subsidiary
Son Thang Trading & Service Limited Company	Subsidiary
New Tech Investment Construction Corporation Company	Subsidiary from 28 March 2025
Van Phu Homes Joint Stock Company	Subsidiary from 16 June 2025

Individuals who are members of the Board of Directors, Audit Committee and Management have been presented in the General Information section.

Companies that are joint ventures and associates of the Company are presented in Note 16.2.

Significant transactions with related parties were as follows:

			<i>Currency: VND</i>	
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>For the three-month period ended 31 December 2025</i>	<i>For the three-month period ended 31 December 2024</i>
Van Phu - Giang Vo Investment One-member Limited Liability Company	Subsidiary	Payment of loan	27,500,000,000	-
		Borrowing interest	1,075,224,657	-
		Collection of lending principal	-	10,100,000,000
Grand Home Investment Joint Stock Company	Subsidiary	Collection of lending principal	800,000,000	1,400,000,000
		Interest income	1,905,019,178	2,201,982,193
Tan Tri Real Estate Investment Joint Stock Company	Subsidiary	Purchase of services	1,738,740,000	-
		Payments for purchase of services	1,151,219,200	-
Van Phu B&C Joint Stock Company	Associate	Revenue from rendering of services	3,658,188,000	248,525,889
		Cash receipt from rendering of services	8,800,000,000	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

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

Related parties	Relationship	Transactions	Currency: VND	
			For the three-month period ended 31 December 2025	For the three-month period ended 31 December 2024
Van Phu Resort - Loc Binh Limited Company	Subsidiary	Collection of lending principal	-	2,190,000,000
Union Success Viet Nam Joint Stock Company	Subsidiary	Lending	107,000,000,000	31,705,000,000
		Interest income	536,905,207	2,039,144,930
		Revenue from rendering of services	24,898,272,693	295,018,418
		Capital contribution	150,000,000,000	-
New Tech Investment Construction Corporation Company	Subsidiary	Payment of loan	1,000,000,000	-
Van Phu Trading Development and Investment Joint Stock Company	Associate	Profit distribution	3,500,000,000	-
Can Tho Urban Development Investment Joint Stock Company	Associate	Income from investment cooperation agreements	8.800.000.000	-
Mrs. Do Thi Thanh Phuong	Member of the Board of Directors/ Vice Chairwoman of the Audit Committee	Borrowing	-	7,040,000,000
		Cash receipt from sale of goods	1,841,262,500	-
Trieu Huu Dai	Vice Chairman	Revenue from sale of goods	13,914,082,480	-

Terms and conditions of transactions with related parties:

During the period, the Company sold/purchased goods and services and borrowing/lending to/from related parties based on contractual terms.

Except for borrowing and lendings, balances of receivables and payables as at 31 December 2025 are unsecured, interest free and will be settled in cash. For the three-month period ended 31 December 2025, the Company has not made any provision for doubtful debts relating to amounts owned by related parties (31 December 2024: nil). This assessment is undertaken each period through the examination of the financial position of the related parties and the market in which the related parties operate.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

Amount due to and due from related parties were as follows:

Currency: VND

Related parties	Relationship	Transactions	31 December 2025	31 December 2024
Short-term trade receivables (Note 6.1)				
Union Success Viet Nam Joint Stock Company	Subsidiary	Revenue from rendering of service	38,570,424,638	318,619,892
Trieu Huu Dai	Vice Chairman	Revenue from sale of goods	15,286,440,000	-
Tan Tri Real Estate Investment Joint Stock Company	Subsidiary	Revenue from rendering of service	9,156,006,149	5,982,742,833
Grand Home Investment Joint Stock Company	Subsidiary	Revenue from rendering of service	2,475,142,814	1,592,212,743
Van Phu - Giang Vo Investment One-member Limited Liability Company	Subsidiary	Revenue from rendering of service	1,281,080,344	3,877,555,921
New Tech Investment Construction Corporation Company	Subsidiary	Revenue from rendering of service	363,408,147	-
Van Phu B&C Joint Stock Company	Associate	Revenue from rendering of service	244,317,976	878,218,802
Van Phu Homes Joint Stock Company	Subsidiary	Revenue from rendering of service	235,888,800	-
Van Phu Hospitality Joint Stock Company	Subsidiary	Revenue from rendering of service	-	1,404,133,163
TOTAL			67,612,708,868	14,053,483,354
Short-term loan receivables (Note 7)				
Union Success Viet Nam Joint Stock Company	Subsidiary	Lending (i)	107,850,000,000	93,175,000,000
Grand Home Investment Joint Stock Company	Subsidiary	Lending (i)	61,400,000,000	69,800,000,000
Van Phu - Giang Vo Investment One-member Limited Liability Company	Subsidiary	Lending	-	28,250,000,000
TOTAL			169,250,000,000	191,225,000,000

- (i) As at 31 December 2025, these are unsecured loans earning interests at rates ranging from 10% to 13.5% per annum and these loans will mature from August 2026 to January 2027 (as at 31 December 2024: from 9.5% to 13.5% per annum).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

Amount due to and due from related parties were as follows: (continued)

Currency: VND

Related parties	Relationship	Transactions	31 December 2025	31 December 2024
Other short-term receivables (Note 8)				
Union Success Viet Nam Joint Stock Company	Subsidiary	Lending interest receivable	26,363,067,346	14,744,825,151
Grand Home Investment Joint Stock Company	Subsidiary	Lending interest receivable	25,963,858,226	17,951,619,868
Can Tho Urban Development Investment Joint Stock Company	Associate	Receipts from investment cooperation	8,800,000,000	-
Tan Tri Real Estate Investment Joint Stock Company	Subsidiary	Other receivables	300,000,000	300,000,000
Van Phu Resort - Loc Binh Limited Company	Subsidiary	Lending interest receivable	361,780	361,780
Van Phu - Giang Vo Investment One-member Limited Liability Company	Subsidiary	Lending interest receivable	-	2,049,849,317
TOTAL			61,427,287,352	35,046,656,116
Other long-term receivables (Note 8)				
Van Phu Bac Ai Joint Stock Company	Subsidiary	Capital contribution for investment cooperation (ii)	304,220,810,533	300,517,271,665
Can Tho Urban Development Investment Joint Stock Company	Associate	Deposits for investment cooperation	30,000,000,000	-
Phong Phu Investment Joint Stock Company	Associate until 15 January 2025	Deposits for investment cooperation	-	352,617,690,000
Van Phu - Giang Vo Investment One-member Limited Liability Company	Subsidiary	Deposits for investment cooperation	-	100,000,000,000
TOTAL			334,220,810,533	753,134,961,665
Short-term trade payables (Note 17.1)				
Van Phu B&C Joint Stock Company	Subsidiary	Purchase of services	3,900,879,494	953,150,740
Van Phu - Giang Vo Investment One-member Limited Liability Company	Subsidiary	Purchase of services	1,069,200,000	1,465,948,387
Van Phu Hospitality Joint Stock Company	Subsidiary	Purchase of services	825,819,500	256,913,800
Tan Tri Real Estate Investment Joint Stock Company	Subsidiary	Purchase of services	271,620,000	-
TOTAL			6,067,518,994	2,676,012,927
Short-term advances from customers (Note 17.2)				
Mr. Lam Hoang Dang	Deputy General Director	Sale of goods	11,895,322,543	-
Mrs. Do Thi Thanh Phuong	Member of the Board of Directors/ Vice Chairwoman of the Audit Committee	Sale of goods	8,405,751,685	-
TOTAL			20,301,074,228	-

(ii) Capital contribution for investment project under a joint venture agreement with parties to implement connecting road from Pham Van Dong Road to Go Dua intersection.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

Amount due to and due from related parties were as follows: (continued)

Currency: VND

Related parties	Relationship	Transactions	31 December 2025	31 December 2024
Short-term accrued expenses (Note 19)				
New Tech Investment Construction Corporation Company	Subsidiary	Loan interest	2,176,382,465	-
Van Phu - Giang Vo Investment One-member Limited Liability Company	Subsidiary	Loan interest	1,379,367,123	161,232,877
Tan Tri Real Estate Investment Joint Stock Company	Subsidiary	Loan interest	695,516,438	695,516,438
Van Phu Resort - Loc Binh Limited Company	Subsidiary	Loan interest	618,711,643	618,711,643
Mr. Lam Hoang Dang	Deputy General Director	Loan interest	171,328,028	-
Mrs. Do Thi Thanh Phuong	Member of the Board of Directors/ Vice Chairwoman of the Audit Committee	Loan interest	-	90,144,484
TOTAL			5,041,305,697	1,565,605,442
Other short-term payables (Note 20)				
Van Phu Trading Development and Investment Joint Stock Company	Associate	Capital received for investment cooperation	7,000,000,000	7,762,300,021
Board of Directors		Remuneration	216,000,000	216,000,000
TOTAL			7,216,000,000	7,978,300,021
Other long-term payables (Note 20)				
Mr. Dang Tuan Anh	Member of the Board of Directors of subsidiary	Capital contribution for investment cooperation	77,988,704,559	77,988,704,559
TOTAL			77,988,704,559	77,988,704,559
Short-term loans (Note 21)				
Van Phu - Giang Vo Investment One-member Limited Liability Company	Subsidiary	Short-term loans (*)	30,500,000,000	-
New Tech Investment Construction Corporation Company	Subsidiary	Short-term loans (*)	19,840,000,000	-
Mr. Lam Hoang Dang	Deputy General Director	Short-term loans (*)	4,492,437,500	-
Mrs. Do Thi Thanh Phuong	Member of the Board of Directors/ Vice Chairwoman of the Audit Committee	Short-term loans	-	7,040,000,000
TOTAL			54,832,437,500	7,040,000,000

(*) This represents unsecured loan earning interests at the rate from 7.6% to 10.5% per annum and will mature from April 2026 to September 2026 (as at 31 December 2024: 12% per annum).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

Transaction with other related parties

Remuneration to members of the Board of Directors and Management:

Currency: VND

Individuals	Position	Remuneration	
		For the three-month period ended 31 December 2025	For the three-month period ended 31 December 2024
Mr. To Nhu Toan	Chairman	605,000,000	605,000,000
Mr. To Nhu Thang	Vice chairman/ Standing Deputy General Director from 23 April 2025	485,000,000	485,000,000
Mrs. Nguyen Dieu Tu	Vice chairwoman	440,000,000	460,000,000
Mr. Trieu Huu Dai	Vice chairman from 23 April 2025/General Director until 06 June 2025	442,478,780	442,478,780
Mrs. Do Thi Thanh Phuong	Member of the Board of Directors/Vice Chairwoman of the Audit Committee	365,000,000	365,000,000
Mr. Trinh Thanh Hai	Independent member of the Board of Directors/Chairman of the Audit Committee	100,000,000	100,000,000
Mr. Pham Hong Chau	Member of the Board of Directors/ General Director from 06 June 2025	77,565,000	77,565,000
Mr. Vu Thanh Tuan	Deputy General Director	410,000,000	410,000,000
Mr. Lam Hoang Dang	Deputy General Director	410,000,000	410,000,000
Mr. Pham Hong Long	Deputy General Director from 14 January 2025	395,000,000	-
Mr. Nguyen Hung Cuong	Deputy General Director until 14 January 2026	422,000,000	-
Mrs. Phan Le My Hanh	Deputy General Director until 30 November 2025	150,025,000	-
TOTAL		4,302,068,780	3,355,043,780

31. COMMITMENTS

Commitments related to investment and development costs of real estate projects

The Company has signed contracts related to the implementation of the Company's real estate projects. The total capital committed under these contracts at 31 December 2025 is VND 118 billion.

Construction commitments

According to Construction contract – Transfer Investment Project of Construction of the connecting road from Pham Van Dong Road to Go Dua intersection - National highway No. 1, Thu Duc District between the People Committee of Ho Chi Minh City and HNS Vietnam Investment Joint Stock Company and Bac Ai Construction Investment Consultation Joint Stock Company, the remaining amount of investment committed as at 31 December 2025 is VND 401 billion.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the three-month period then ended

31. COMMITMENTS (continued)

Commitment under operating leases and land leases

The Company has commitment to lease land and 2 buildings of the West Lake Hotel and Residence Project under the lease contract from February 2016 to September 2064 and commitment to lease office building under the lease contract from September 2022 to August 2026. Details of payables under this commitment to lease land and lease activities are as follows:

Currency: VND

	31 December 2025	31 December 2024
Less than 1 year	8,657,167,132	10,984,250,020
From 1 to 5 years	42,434,974,448	31,612,186,640
More than 5 years	516,725,645,231	496,266,138,507
TOTAL	567,817,786,811	538,862,575,167

Commitment related to guarantee of the loan payment obligation

According to the loan contract between Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thu Thiem Branch, Indovina Bank Limited - Thien Long Branch and Van Phu - Bac Ai Joint Stock Company, a subsidiary of the Company, the Company commits to use all of the share capital owned by the Company in Van Phu - Bac Ai Joint Stock Company as collateral for the obligations of this subsidiary to these banks under this loan contract.

Commitment under operating leases where the Company is the lessor

The Company, as lessor, lets out office under operating lease agreements. The future minimum rental receivables the operating lease as at balance sheet dates under agreements are as follows:

Currency: VND

	31 December 2025	31 December 2024
Less than 1 year	3,454,533,120	2,241,006,600
From 1 to 5 years	11,579,659,520	7,159,252,640
More than 5 years	1,424,790,000	2,699,730,000
TOTAL	16,458,982,640	12,099,989,240

32. EVENTS AFTER THE INTERIM BALANCE SHEET DATE

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



Nguyen The Quan
Preparer



Tran My Yen
Chief Accountant



Lam Hoang Dang
Deputy General Director

Hanoi, Vietnam

30 January 2026