HOA PHAT GROUP JOINT STOCK COMPANY

SEPARATE FINANCIAL STATEMENT

THREE-MONTH PERIOD ENDED 31 SEPTEMBER 2025

OCTOBER 2025

HOÀ PHÁT
HARMONY FOR JOINT DEVELOPMENT

Form B 01a – DN
(Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

SEPARATE STATEMENT OF FINANCIAL POSITION
As at 30 September 2025

	Code	Note	30 Sept 2025 VND	01 Jan 2025 VND
ASSETS				
Current assets (100 = 110 + 120 + 130 + 140 + 150)	**100**		**866,501,980,890**	**1,015,072,291,199**
Cash and cash equivalents	**110**	**V.1**	**268,978,079,602**	**319,257,876,941**
Cash	111		34,078,079,602	46,457,876,941
Cash equivalents	112		234,900,000,000	272,800,000,000
Short-term investments	**120**		**228,767,090,411**	**281,046,575,342**
Held-to-maturity investments	123		228,767,090,411	281,046,575,342
Accounts receivable – short-term	**130**		**301,584,119,389**	**382,019,681,921**
Accounts receivables from customers	131		216,178,214,500	146,311,178,378
Prepayments to suppliers	132		61,166,545,259	19,125,157,288
Short-term loan receivables	135		-	196,900,000,000
Other short-term receivables	136	V.3	24,239,359,630	19,683,346,255
Inventories	**140**		**13,725,207,267**	**721,931,618**
Inventories	141		13,725,207,267	721,931,618
Other current assets	**150**		**53,447,484,221**	**32,026,225,377**
Short-term prepaid expenses	151		49,084,986,434	29,956,239,110
Deductible value added tax	152		3,215,387,985	922,876,465
Tax and other receivable from the State Treasury	153		1,147,109,802	1,147,109,802

HOÀ PHÁT
HARMONY FOR JOINT DEVELOPMENT

Form B 01a – DN
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SEPARATE STATEMENT OF FINANCIAL POSITION - CONTINUED
As at 30 September 2025

	Code	Note	30 Sept 2025 VND	01 Jan 2025 VND
Non-current assets (200 = 210 + 220 + 230 + 250 + 260)	**200**		**92,790,942,430,410**	**80,778,004,224,445**
Accounts receivables – long-term	**210**		**143,595,000,000**	**23,095,000,000**
Long-term loan receivables	215		139,400,000,000	19,000,000,000
Other long-term receivables	216	V.3	4,195,000,000	4,095,000,000
Fixed assets	**220**		**44,533,164,046**	**67,613,461,560**
Tangible fixed assets	221	V.5	37,944,739,690	59,554,496,946
Cost	*222*		186,932,436,852	186,037,992,716
Accumulated depreciation	*223*		(148,987,697,162)	(126,483,495,770)
Intangible fixed assets	227	V.6	6,588,424,356	8,058,964,614
Cost	*228*		29,662,833,440	29,362,833,440
Accumulated amortisation	*229*		(23,074,409,084)	(21,303,868,826)
Investment properties	**230**	**V.7**	**82,722,031,792**	**92,443,046,398**
Cost	*231*		259,227,056,200	259,227,056,200
Accumulated depreciation	*232*		(176,505,024,408)	(166,784,009,802)
Long-term assets in progress	240		**6,246,059,750**	**5,560,498,118**
Construction in progress	242		6,246,059,750	5,560,498,118
Long-term financial investments	**250**		**92,484,349,440,000**	**80,585,847,420,000**
Investment in subsidiaries	251	V.2	92,484,349,440,000	80,585,847,420,000
Other long-term assets	**260**		**29,496,734,822**	**3,444,798,369**
Long-term prepaid expense	261	V.8	29,496,734,822	3,444,798,369
TOTAL ASSETS (270 = 100 + 200)	**270**		**93,657,444,411,300**	**81,793,076,515,644**

HOÀ PHÁT
HARMONY FOR JOINT DEVELOPMENT

Form B 01a – DN
(Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

SEPARATE STATEMENT OF FINANCIAL POSITION - CONTINUED
As at 30 September 2025

	Code	Note	30 Sept 2025 VND	01 Jan 2025 VND
RESOURCES				
LIABILITIES (300 = 310 + 330)	**300**		**4,824,370,141,059**	**1,012,889,937,592**
Short-term liabilities	**310**		**4,824,370,141,059**	**1,012,889,937,592**
Accounts payable to suppliers	311		**1,117,870,141,059**	**1,012,889,937,592**
Tax and other payables to the State Treasury	313	V.9	20,202,885,533	20,302,825,821
Payables to employees	314		1,080,018,181	11,898,040,627
Short-term accrual expenses	315		1,811,870,155	8,110,460,639
Short-term unearned revenues	318		4,354,011,835	480,866,916
Other short-term payables	319	V.10	10,505,699,481	3,151,245,281
Bonus and welfare fund	322		1,045,115,073,907	938,461,772,585
Long-term liabilities	**330**		**3,706,500,000,000**	**-**
Long-term borrowings	338		3,706,500,000,000	-
EQUITY (400 = 410 + 430)	**400**		**88,833,074,270,241**	**80,780,186,578,052**
Owner's equity	**410**	**V.11**	**88,833,074,270,241**	**80,780,186,578,052**
Share capital	411		76,754,658,550,000	63,962,502,000,000
Ordinary shares with voting right	*411a*		*76,754,658,550,000*	*63,962,502,000,000*
Investment and development fund	418		1,388,437,800,829	788,437,800,829
Retained profits	421		10,689,977,919,412	16,029,246,777,223
- *Retained profit brought forward*	*421a*		7,593,656,690,253	5,781,846,305,123
- *Retained profit for the current period*	*421b*		3,096,321,229,159	10,247,400,472,100
TOTAL RESOURCES (440 = 300 + 400)	**440**		**93,657,444,411,300**	**81,793,076,515,644**

Hung Yen, 29 October 2025

General Accountant	Chief Accountant	General Director
Nguyen Dieu Linh	Pham Thi Kim Oanh	Nguyen Viet Thang

CÔNG TY CỔ PHẦN TẬP ĐOÀN HÒA PHÁT
M.S.D.N: 0900189284
T.C.P
TỈNH HƯNG YÊN

HOÀ PHÁT
HARMONY FOR JOINT DEVELOPMENT

SEPARATE STATEMENT OF INCOME
For the three-month period ended 30 September 2025

	Code	Note	Three-month period ended 30 Sept 2025 VND	Three-month period ended 30 Sept 2024 VND	Nine-month period ended 30 Sept 2025 VND	Nine-month period ended 30 Sept 2024 VND
Revenue from sales of goods and provision of services	01	VI.1	40,005,049,994	**108,492,286,847**	**217,667,930,135**	**171,053,913,417**
Revenue deductions	02		-	-	**1,460,500**	-
Net revenue (10 = 01 - 02)	10		40,005,049,994	**108,492,286,847**	**217,666,469,635**	**171,053,913,417**
Cost of sales	11	VI.2	25,897,940,760	99,188,366,925	152,423,313,521	147,793,685,043
Gross profit (20 = 10 - 11)	20		**14,107,109,234**	**9,303,919,922**	**65,243,156,114**	**23,260,228,374**
Financial income	21	VI.3	3,172,213,373,989	2,949,407,611,107	8,671,926,336,170	8,056,469,091,045
In which: Profits transferred from subsidiaries			3,094,477,647,604	*2,939,250,960,679*	*8,566,973,979,755*	*8,015,531,132,203*
Financial expenses	22	VI.4	61,072,047,947	-	123,091,009,337	-
In which: Interest expense	*23*		61,072,047,947	-	*123,090,206,853*	-
General and administration expenses	26	VI.5	28,934,226,118	31,010,228,566	137,736,430,387	75,238,060,854
Net operating profit (30 = 20 + 21 – 22 – 26)	30		**3,096,314,209,158**	**2,927,701,302,463**	**8,476,331,342,934**	**8,004,491,258,565**
Other income	31		7,020,001	291,092,848	37,102,137	1,137,581,931
Other expenses	32		-	113,431,172	51,027,882	1,205,536,871
Other profit (40 = 31 - 32)	40		**7,020,001**	**177,661,676**	**(13,925,745)**	**(67,954,940)**
Accounting profit before tax (50 = 30 + 40)	50		**3,096,321,229,159**	**2,927,878,964,139**	**8,476,317,417,189**	**8,004,423,303,625**
Current income tax expense	51		-	-	-	-
Net profit after tax (60 = 50 - 51)	60		**3,096,321,229,159**	**2,927,878,964,139**	**8,476,317,417,189**	**8,004,423,303,625**

Hung Yen, 29 October 2025

General Accountant	Chief Accountant	General Director
Nguyen Dieu Linh	Pham Thi Kim Oanh	Nguyen Viet Thang

M.S.D.N: 0900189284 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN HÒA PHÁT
TỈNH HƯNG YÊN

HOA PHAT GROUP JOINT STOCK COMPANY
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HOÀ PHÁT
HARMONY FOR JOINT DEVELOPMENT

Form B 02c – DN
(Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

SEPARATE STATEMENT OF CASH FLOWS

(Indirect method)

For the nine-month period ended 30 September 2025

	Code	Note	Nine-month period ended 30 Sept 2025 VND	Nine-month period ended 30 Sept 2024 VND
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit before tax	**01**		**8,476,317,417,189**	**8,004,423,303,625**
Adjustments for:				
Depreciations and amortisations	02		33,447,093,756	35,270,847,772
Exchange (gains)/loss arising from revaluation of monetary items denominated in foreign	04		-	-
(Gains)/loss from investments	05		(8,608,174,705,486)	(8,056,514,524,082)
Interest expense	06		123,090,206,853	-
Operating profit before change in working capital	**08**		**24,680,012,312**	**(16,820,372,685)**
Change in receivables	09		(121,704,464,033)	(88,079,619,640)
Change in inventories	10		(13,003,275,649)	(11,081,205,427)
Change in payables and other liabilities (Excluding interest payable, corporate income tax)	11		(19,065,602,421)	(7,354,508,906)
Change in prepaid expenses	12		(45,180,683,777)	(55,729,066,860)
Interest paid	14		(105,656,035,620)	-
	15		-	(16,980,955,505)
Other payments for operating activities	17		(316,387,713,177)	(265,005,366,109)
Net cash flows from operating activities	**20**		**(596,317,762,365)**	**(461,051,095,132)**
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for additions to fixed assets and other long-term assets	21		(1,880,005,768)	(13,137,865,573)
Receipts from the liquidation, assignment or sale of fixed assets and other long-term assets	22		-	1,137,581,009
Payments for purchase of debt instruments of other entities	23		(2,022,767,090,411)	(1,648,946,575,342)
Receipts from collecting loans, sales of debt instruments of other entities	24		2,151,546,575,342	2,925,100,000,000
Payments for investments in other entities	25		(12,276,000,000,000)	(8,980,000,000,000)
Proceed from collection investment in other entity	26		377,497,980,000	299,997,580,000
Receipts of interests on term deposits and loans, dividend & distributed profit received	27		8,611,140,505,863	8,066,426,886,612
Net cash flows from investing activities	**30**		**(3,160,462,034,974)**	**650,577,606,706**

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SEPARATE STATEMENT OF CASH FLOWS - CONTINUED

(Indirect method)

For the nine-month period ended 30 September 2025

	Code	Note	Nine-month period ended 30 Sept 2025 VND	Nine-month period ended 30 Sept 2024 VND
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from borrowings	33		5,314,500,000,000	-
Payments to settle loan principals	34		(1,608,000,000,000)	-
Payments of dividends	36		-	(98,469,000)
Net cash flows from financing activities	**40**		**3,706,500,000,000**	**(98,469,000)**
Net cash flows during the period (50 = 20 + 30 + 40)	**50**		**(50,279,797,339)**	**189,428,042,574**
Cash and cash equivalents at the beginning of the year	**60**		**319,257,876,941**	**140,727,541,395**
Cash and cash equivalents at the end of the year (70 = 50 + 60 + 61)	**70**	**V.1**	**268,978,079,602**	**330,155,583,969**

Hung Yen, 29 October 2025

General Accountant	Chief Accountant	General Director
Nguyen Dieu Linh	Pham Thi Kim Oanh	Nguyen Viet Thang

M.S.D.N: 0900189284 C.T.C.P CÔNG TY CỔ PHẦN TẬP ĐOÀN HÒA PHÁT TỈNH HƯNG YÊN

HOÀ PHÁT
HARMONY FOR JOINT DEVELOPMENT

Form B 09a – DN
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NOTES TO THE SEPARATE FINANCIAL STATEMENTS

I. Reporting entity's features

1. Form of ownership

2. Hoa Phat Group Joint Stock Company ("the Company") is incorporated as a joint stock company in Vietnam.

3. Principal activities

- **Office leasing;**
- **Financial investments;**

4. Normal operating cycle

5. The normal operating cycle of the Company is generally within 12 months.

6. Group structure

	• **Subsidiaries Tier 1**	Rate of direct interest	Rate of voting rights
1	**Hoa Phat Iron and Steel Joint Stock Company** Address: No 66 Nguyen Du, Nguyen Du ward, Hai Ba Trung district, Hanoi city, Vietnam	99.99%	99.99%
2	**Hoa Phat Steel Products Joint Stock Compan.** Address: No 39 Nguyen Dinh Chieu, Le Dai Hanh ward, Hai Ba Trung district, Hanoi city, Vietnam	99.99%	99.99%
3	**Hoa Phat Agriculture Development JSC** Address: Pho Noi A industial zone, Giai Pham commune, Yen My district, Hung Yen province, Vietnam	94.99%	99.49%
4	**Hoa Phat Real Estate Development Joint Stock Company** Address: No 66 Nguyen Du, Nguyen Du ward, Hai Ba Trung district, Hanoi city, Vietnam	99.90%	99.90%
5	**Hoa Phat Home Appliances Joint Stock Company** Address: No 39 Nguyen Dinh Chieu, Le Dai Hanh ward, Hai Ba Trung district, Hanoi city, Vietnam	99.90%	99.90%

- **Subordinator:**

Branch of Hoa Phat Group Joint Stock Company in Hanoi
Address: No 39 Nguyen Dinh Chieu, Le Dai Hanh ward, Hai Ba Trung district, Hanoi city, Vietnam

Branch of Hoa Phat Group Joint Stock Company in Danang
Address: No 171 Truong Chinh street, Thanh Khe district, Danang city, Vietnam

Branch of Hoa Phat Group Joint Stock Company in Ho Chi Minh city
Address: No 643 Dien Bien Phu street, Ward 25, Binh Thanh district, Ho Chi Minh City, Vietnam

NOTES TO THE SEPARATE FINANCIAL STATEMENT - CONTINUED

II. Accounting period and currency.

1. Annual accounting period of the Company is from 1 January to 31 December.

2. Accounting currency of the Company is Vietnam Dong ("VND").

III. Underlying reporting standards and policies.

1. Accounting policies

The Company applies Circular 200/2014/TT-BTC dated 22 December 2014 by MOF on guidelines for accounting system for enterprise.

2. Declaration of compliance with Accounting Standards and System.

The separate financial statements are prepared in accordance with Vietnamese Accounting Standards, Vietnamese Accouting System for Enterprises and relevant statutory requirement applicable to preparation and presentation of financial statement.

NOTES TO THE SEPARATE FINANCIAL STATEMENT - CONTINUED

IV. Applicable accounting policies.

1. Foreign currency transactions

Transactions in currencies other than VND during the year have been translated into VND at rates approximating actual rates of exchange ruling at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND are translated into VND at the account transfer buying rates (for assets) and selling rates (for liabilities) at the end of the annual accounting period quoted by the commercial bank where the Company most frequently conducts transactions.

All foreign exchange differences are recorded in the separate statement of income.

2. Principles of recognition of cash and cash equivalents

Cash comprises cash balances and call deposits. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

3. Investments

(a) Investment held-to-maturity

Investments held-to-maturity are those that the Company's Board of Directors has intention and are able to hold to maturity. Investments held to maturity include term bank deposits. These investments are carried at cost less any allowance for doubtful debts.

(b) Investment in subsidiaries and associates

For the purposes of this interim separate financial statement, investments in subsidiaries and associates are initially recorded at cost, including acquisition cost and any directly attributable acquisition costs. Subsequent to initial recognition, these investments are stated at cost less any allowance for impairment. An allowance is made when the investee has suffered a loss, except where such the loss is anticipated by the Company's management before making the investment. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount would have been determined if no allowance had been recognized.

(c) Investments in equity instruments of other entities

Investment in equity instruments of other entities are initially recognised at cost which include purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, these investments are stated at cost less allowance for diminution in value. An allowance is made for diminution in investment values if the investee has suffered a loss, except where such a loss was anticipated by the Company's management before making the investment. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount would have been determined if no allowance had been recognized.

4. Principles of recognition of receivables

Trade and other receivables are stated at cost less allowance for doubtful debts.

Allowance for doubtful debts is established for amount of outstanding receivables at the balance sheet date which are overdue more than 6 months or are doubtful of recovery. Increases and decreases to the allowance for doubtful debts balance are recorded as general and administration expense account in the separate statement of income.

5. Principles of recognition of inventories

Recognition principle: Inventories are recognised at the lower price between cost and net realisable value.

Measurement method: Weighted average method.

Recording method: Perpetual inventory system.

Method of allowance: Allowance for inventories is established for the estimated losses arising due to the impairment of value (through diminution, damage or obsolescence, etc.) of inventories owned by the Company, based on appropriate evidences of impairment available at the balance sheet date. Increases and decreases to the allowances for inventories balance are recorded as cost of goods sold account in the separate statement of income.

6. Principles of recognition of fixed assets

Recognition: Fixed assets are stated at cost less accumulated depreciation.

Depreciation method: Straight-line basis method.

7. Principles of recognition of investment properties

Recognition: Investment property held to earn rental is stated at cost less accumulated depreciation. The initial cost of an investment property held to earn rental comprises its purchase price, cost of land use rights and any directly attributable expenditures of bringing the property to the condition necessary for it to be capable of operating in the manner intended by management.

Depreciation method: Straight-line basis method.

8. Principles of recognition of prepaid expenses

Prepaid expense: Prepaid expenses comprise short-term and long-term prepaid expenses stated in balance sheet. Prepaid expenses are allocated by time of prepayment corresponding to economic benefit generated from these expenses.

9. Principles of recognition of provisions

A provision is recognised if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

10. Principles of recognition of equity

Ordinary shares: Ordinary shares are recognised at issuing price, net of incremental costs directly attributable to the issue of shares. Incremental costs directly attributable to the issue of shares, net of tax effects, are recognised as a deduction from captital surplus.

NOTES TO THE SEPARATE FINANCIAL STATEMENT - CONTINUED

11. Principles of recognition of revenue and other incomes

(a) *Services rendered*

Revenue from services rendered is recognised in the separate statement of income in proportion to the stage of completion of the transaction. The stage of completion is assessed by reference to surveys of work performed. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

(b) *Rental income*

Rental income from leased property is recognised in the separate statement of income on a straight-line basis over the term of the lease.

(c) *Interest income*

Interest income is recognised on a time basis with reference to the principal outstanding and the applicable interest rate.

(d) *Dividend income*

Dividend income is recognised when the right to receive dividend is established.

V. NOTES TO SEPARATE BALANCE SHEET

1. Cash and cash equivalents

	30 Sept 2025 VND	01 Jan 2025 VND
Cash on hand	1,640,870,584	383,305,265
Cash in banks	32,437,209,018	46,074,571,676
Cash equivalents	234,900,000,000	272,800,000,000
Total	**268,978,079,602**	**319,257,876,941**

2. Investment in subsidiaries

Subsidiaries	30 Sept 2025 Cost VND	30 Sept 2025 Allowance VND	01 Jan 2025 Cost VND	01 Jan 2025 Allowance VND
• Hoa Phat Iron and Steel JSC	69,565,220,000,000	-	61,609,220,000,000	-
• Hoa Phat Steel Products JSC	8,799,650,000,000	-	8,379,650,000,000	-
• Hoa Phat Agriculture Development JSC	2,422,479,440,000	-	2,799,977,420,000	-
• Hoa Phat Real Estate Development JSC	10,598,000,000,000	-	6,798,000,000,000	-
• Hoa Phat Home Appliances JSC	1,099,000,000,000	-	999,000,000,000	-
	92,484,349,440,000	-	**80,585,847,420,000**	-

HOÀ PHÁT
HARMONY FOR JOINT DEVELOPMENT

Form B 09a – DN
(Issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

3. Other receivables

	30 Sept 2025		01 Jan 2025	
	Value VND	Allowance VND	Value VND	Allowance VND
Other receivables – short-term				
Interest receivables	6,784,595,844	-	9,885,086,632	-
Receivable due from employees	1,483,669,383	-	1,210,345,525	-
Others	15,971,094,403	-	8,587,914,098	-
Total	**24,239,359,630**	-	**19,683,346,255**	-
Other receivables – long-term				
Collaterals	4,195,000,000	-	4,095,000,000	-
Total	**4,195,000,000**	-	**4,095,000,000**	-

4. Inventories

	30 Jun 2025		01 Jan 2025	
	Value VND	Allowance VND	Value VND	Allowance VND
Other receivables – short-term				
Materials	179,154,341	-	-	-
Instrument and tools	179,571,098	-	-	-
Work in progress	13,366,481,828	-	-	-
Total	**13,725,207,267**	-	-	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

5. Tangible fixed assets

	Buildings	Machinery and equipment	Motor vehicles	Office equipment	Total
	VND	VND	VND	VND	VND
Cost					
As at 1 Jan 2025	**5,687,295,643**	**6,706,912,418**	**79,181,378,429**	**94,462,406,226**	**186,037,992,716**
Purchase	-	715,508,581	-	178,935,555	**894,444,136**
Disposal	-	-	-	-	-
As at 30 Sept 2025	**5,687,295,643**	**7,422,420,999**	**79,181,378,429**	**94,641,341,781**	**186,932,436,852**
Accumulated depreciation					
As at 1 Jan 2025	**3,926,210,525**	**5,345,455,260**	**46,396,169,161**	**70,815,660,824**	**126,483,495,770**
Depreciation	426,547,836	492,229,233	7,931,154,497	13,654,269,826	**22,504,201,392**
Disposal	-	-	-	-	-
As at 30 Sept 2025	**4,352,758,361**	**5,837,684,493**	**54,327,323,658**	**84,469,930,650**	**148,987,697,162**
Net book value					
As at 1 Jan 2025	**1,761,085,118**	**1,361,457,158**	**32,785,209,268**	**23,646,745,402**	**59,554,496,946**
As at 30 Sept 2025	**1,334,537,282**	**1,584,736,506**	**24,854,054,771**	**10,171,411,131**	**37,944,739,690**

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

6. Intangible fixed assets

	Land use rights	Software	Total
	VND	VND	VND
Cost			
As at 1 Jan 2025	**2,755,408,500**	**26,607,424,940**	**29,362,833,440**
Purchase	-	300,000,000	**300,000,000**
As at 30 Sept 2025	**2,755,408,500**	**26,907,424,940**	**29,662,833,440**
Accumulated amortisation			
As at 1 Jan 2025	-	**21,303,868,826**	**21,303,868,826**
Amortisation	-	1,770,540,258	**1,770,540,258**
As at 30 Sept 2025	-	**23,074,409,084**	**23,074,409,084**
Net book value			
As at 1 Jan 2025	**2,755,408,500**	**5,303,556,114**	**8,058,964,614**
As at 30 Sept 2025	**2,755,408,500**	**3,833,015,856**	**6,588,424,356**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

7. Investment property

	Buildings VND
Cost	
As at 1 Jan 2025	**259,227,056,200**
As at 30 Sept 2025	**259,227,056,200**
Accumulated depreciation	
As at 1 Jan 2025	**166,784,009,802**
Depreciation	9,721,014,606
As at 30 Sept 2025	**176,505,024,408**
Net book value	
As at 1 Jan 2025	**92,443,046,398**
As at 30 Sept 2025	**82,722,031,792**

8. Long-term prepaid expense

	Tools and supplies	Office maintenance expenses	Others	Total
	VND	VND	VND	VND
Balance as at 1 Jan 2025	**988,597,413**	**2,217,330,843**	**238,870,113**	**3,444,798,369**
Additions	311,152,085	713,677,391	6,213,400,000	7,238,229,476
	-	24,637,455,360	-	24,637,455,360
Allocation for the year	(846,906,418)	(4,628,885,714)	(347,956,251)	(5,823,748,383)
Balance as at 30 Sept 2025	**452,843,080**	**22,939,577,880**	**6,104,313,862**	**29,496,734,822**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

9. Taxes and others payable to State Treasury

	01 Jan 2025 VND		Tax incurred VND	Tax paid VND	30 Sept 2025 VND	
	Receivable	Payable			Receivable	Payable
Value added tax	425,650,100	9,141,010,445	10,536,629,901	(19,465,095,483)	425,650,100	212,544,863
Corporate income tax	721,459,702	-		-	721,459,702	-
Import value added tax	-		106,469,002	(106,469,002)	-	-
Import-export tax	-		43,467	(43,467)	-	-
Personal income tax	-	2,757,030,182	49,088,586,631	(50,978,143,495)	-	867,473,318
Foreign withholding taxes	-	-	13,004,158	(13,004,158)	-	-
Land rent and land tax	-	-	503,142,305	(503,142,305)	-	-
Other taxes	-	-	8,020,000	(8,020,000)	-	-
Total	**1,147,109,802**	**11,898,040,627**	**60,255,895,464**	**(71,073,917,910)**	**1,147,109,802**	**1,080,018,181**

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

10. Other payables

	30 Sept 2025 VND	01 Jan 2025 VND
Other short-term payables		
	17,434,171,233	-
Dividend payables	751,793,631	751,793,631
Others	16,614,617,103	29,732,932,092
Total	**34,800,581,967**	**30,484,725,723**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

11. Equity

a. Changes in equity

	Share capital	Capital surplus	Retained Profit	Investment and development fund	Total
	VND	VND	VND	VND	VND
As at 1 January 2024	**58,147,857,000,000**	**3,211,560,416,270**	**8,650,680,888,853**	**790,996,872,665**	**70,801,095,177,788**
Net profit for the period	-	-	10,247,400,472,100	-	10,247,400,472,100
Payment of dividends in the form of shares	5,814,645,000,000	(3,211,560,416,270)	(2,603,084,583,730)	-	-
Dividend payments in cash	-	-	-	-	-
Appropriation to investment and development fund	-	-	-	(2,559,071,836)	(2,559,071,836)
Appropriation to bonus fund for Board of Directors and remuneration fund for Board of Managements	-	-	(265,750,000,000)	-	(265,750,000,000)
As at 31 December 2024	**63,962,502,000,000**	-	**16,029,246,777,223**	**788,437,800,829**	**80,780,186,578,052**
As at 1 January 2025	**63,962,502,000,000**	-	**16,029,246,777,223**	**788,437,800,829**	**80,780,186,578,052**
Net profit for the period	-	-	8,476,317,417,189	-	**8,476,317,417,189**
Payment of dividends in the form of shares	-	-	-	-	-
Appropriation to Reward and welfare funds	-	-	(203,429,725,000)	-	**(203,429,725,000)**
Appropriation to bonus fund for Board of Directors and remuneration fund for Board of Managements	-	-	(220,000,000,000)	-	**(220,000,000,000)**
	-	-	(600,000,000,000)	600,000,000,000	-
As at 30 Sept 2025	**63,962,502,000,000**	-	**23,482,134,469,412**	**1,388,437,800,829**	**88,833,074,270,241**

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b. Shares

	30 Sept 2025 Number of share	01 Jan 2025 Number of share
Authorised share capital	6,396,250,200	6,396,250,200
Issued share capital		
Ordinary shares	6,396,250,200	6,396,250,200
Treasury shares	-	-
Shares in circulation		
Ordinary shares	*6,396,250,200*	*6,396,250,200*
* *Par value*	*10,000*	*10,000*

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VI. NOTES TO SEPARATE STATEMENT OF INCOME

1. Revenue

	Three-month period ended 30 Sept 2025 VND	Three-month period ended 30 Sept 2024 VND
Revenue from provision of services	40,005,049,994	108,492,286,847
Total	**40,005,049,994**	**108,492,286,847**

2. Cost of sales

	Three-month period ended 30 Sept 2025 VND	Three-month period ended 30 Sept 2024 VND
Cost of services provided	25,897,940,760	99,188,366,925
Total	**25,897,940,760**	**99,188,366,925**

3. Financial income

	Three-month period ended 30 Sept 2025 VND	Three-month period ended 30 Sept 2024 VND
Interest from deposits and loans	13.985.438.314	10.156.650.428
Dividend received from subsidiaries	3.094.477.647.604	2.939.250.960.679
Realised foreign exchange gains	288.071	-
Unrealised foreign exchange gains	-	-
	63.750.000.000	-
Total	**3.172.213.373.989**	**2.949.407.611.107**

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4. Financial expense

	Three-month period ended 30 Sept 2025 VND	Three-month period ended 30 Sept 2024 VND
Borrowing cost	61,072,047,947	-
Total	**61,072,047,947**	**-**

5. Other income

	Three-month period ended 30 Jun 2025 VND	Three-month period ended 30 Jun 2024 VND
Proceeds from disposals of assets	-	291,092,848
	7,020,001	-
Total	**7,020,001**	**291,092,848**

6. Other expenses

	Three-month period ended 30 Jun 2025 VND	Three-month period ended 30 Jun 2024 VND
Residual value from disposals of assets	-	113,431,172
Total	**-**	**113,431,172**

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

7. General and administration expenses

	Three-month period ended 30 Sept 2025 VND	Three-month period ended 30 Sept 2024 VND
Staff costs	5,118,927,635	6,165,602,418
Amortisation and depreciation expenses	8,116,770,975	10,956,856,137
Outside services and other general and administration expenses	15,698,527,508	13,887,770,011
Total	**28,934,226,118**	**31,010,228,566**

VII. STATEMENTS FOR PROFIT MOVEMENT EXCEEDING 10%

Profit after tax for three-month period ended 30 Sept 2025 is VND 3,096 bil, the increase by VND 168 bil compared with corresponding period (VND 2,928 bil), explained by the increase in profit transferred from subsidiaries by VND 155 bil.

Hung Yen, 29 October 2025

General Accountant	Chief Accountant	General Director
Nguyen Dieu Linh	Pham Thi Kim Oanh	Nguyen Viet Thang

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