



CONSOLIDATED FINANCIAL STATEMENTS **QUARTER 3/2025**

For the period ended 30 September 2025

CONTENTS**PAGE(S)**

CONSOLIDATED BALANCE SHEET	3-4
CONSOLIDATED INCOME STATEMENT	5
CONSOLIDATED CASH FLOW STATEMENT	6-7
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS	8-42

577 INVESTMENT CORPORATION

CONSOLIDATED BALANCE SHEET

Form B01-DN/HN

ASSETS	Codes	Notes	30/09/2025	01/01/2025
A. CURRENT ASSETS	100		3,162,098,496,054	3,389,657,485,670
I. Cash and cash equivalents	110	V.1	32,001,549,788	33,130,364,876
1. Cash	111		12,301,549,788	4,550,364,876
2. Cash equivalents	112		19,700,000,000	28,580,000,000
II. Short-term financial investments	120		-	9,000,000,000
1. Held-to-maturity investments	123		-	9,000,000,000
III. Short-term receivables	130		1,023,329,071,221	1,344,674,990,862
1. Short-term trade receivables	131	V.2	293,610,176,592	309,659,600,391
2. Short-term advances to suppliers	132	V.3	333,684,321,703	352,882,254,965
3. Short-term loan receivables	135	V.4	1,500,000,000	348,487,685,000
4. Other short-term receivables	136	V.5	396,472,622,409	404,650,751,128
5. Provision for short-term doubtful debts	137	V.6	(1,938,049,483)	(71,005,300,622)
IV. Inventories	140		2,026,068,211,163	1,932,148,120,147
1. Inventories	141	V.7	2,026,068,211,163	1,932,148,120,147
V. Other short-term assets	150		80,699,663,882	70,704,009,785
1. Short-term prepayments	151	V.8	-	471,156,286
2. Value added tax deductibles	152		75,716,171,917	69,832,762,961
3. Taxes and other receivables from the State budget	153		4,983,491,965	400,090,538
B. NON-CURRENT ASSETS	200		4,504,132,172,604	4,363,901,325,061
I. Long-term receivables	210		2,059,881,289,000	2,008,206,323,629
1. Long-term trade receivables	211	V.2	69,328,125,000	-
2. Other long-term receivables	216	V.5	1,990,553,164,000	2,008,206,323,629
II. Fixed assets	220		209,633,781,890	217,601,942,685
1. Tangible fixed assets	221	V.10	178,255,953,904	186,224,114,699
- Cost	222		231,696,628,506	252,739,545,688
- Accumulated depreciation	223		(53,440,674,602)	(66,515,430,989)
2. Intangible fixed assets	227	V.11	31,377,827,986	31,377,827,986
- Cost	228		31,646,927,986	31,746,927,986
- Accumulated amortisation	229		(269,100,000)	(369,100,000)
III. Investment property	230	V.12	23,051,382,693	24,015,925,922
- Cost	231		30,103,487,556	30,103,487,556
- Accumulated depreciation	232		(7,052,104,863)	(6,087,561,634)
IV. Long-term assets in progress	240		1,934,633,056,706	1,795,748,506,865
1. Long-term construction in progress	242	V.13	1,934,633,056,706	1,795,748,506,865
V. Long-term financial investments	250	V.14	16,150,000,000	36,550,000,000
1. Equity investments in other entities	253		18,150,000,000	38,550,000,000
2. Provision for impairment of long-term financial investments	254		(2,000,000,000)	(2,000,000,000)
VI. Other long-term assets	260		260,782,662,315	281,778,625,960
1. Long-term prepayments	261	V.8	255,149,417,872	242,145,381,517
2. Deferred tax assets	262		5,633,244,443	5,633,244,443
3. Goodwill	269		-	34,000,000,000
TOTAL ASSETS (270=100 + 200)	270		7,666,230,668,658	7,753,558,810,731

577 INVESTMENT CORPORATION
CONSOLIDATED BALANCE SHEET (continued)

Form B01-DN/HN

RESOURCES	Codes	Notes	30/09/2025	01/01/2025
C. LIABILITIES	300		5,847,383,179,671	5,935,636,943,452
I. Current liabilities	310		2,341,363,004,144	2,572,141,469,918
1. Short-term trade payables	311	V.15	47,275,968,788	95,999,432,631
2. Short-term advances from customers	312	V.16	28,534,365,597	42,736,350,951
3. Taxes and amounts payable to the State budget	313	V.9	2,954,416,768	24,390,003,721
4. Payables to employees	314		1,501,906,013	3,902,508,660
5. Short-term accrued expenses	315	V.17	41,571,766,116	46,025,728,465
6. Other current payables	319	V.18	272,554,440,478	317,035,848,703
7. Short-term loans and obligations under finance	320	V.20	1,624,275,571,493	1,717,574,769,845
8. Short-term provisions	321	V.19	322,666,513,634	322,879,240,867
9. Bonus and welfare funds	322		28,055,257	1,597,586,075
II. Long-term liabilities	330		3,506,020,175,527	3,363,495,473,534
1. Other long-term payables	337	V.18	758,001,323,499	644,567,394,731
2. Long-term loans and obligations under finance	338	V.20	2,747,232,000,000	2,713,930,000,000
3. Deferred tax liabilities	341		786,852,028	4,998,078,803
D. EQUITY	400		1,818,847,488,987	1,817,921,867,279
I. Owner's equity	410	V.21	1,818,847,488,987	1,817,921,867,279
1. Owner's contributed capital	411		1,004,756,560,000	1,004,756,560,000
- Ordinary shares carrying voting rights	411a		1,004,756,560,000	1,004,756,560,000
3. Share premium	412		207,059,165,444	207,059,165,444
4. Treasury shares	415		(7,087,077,763)	(7,087,077,763)
5. Retained earnings	421		609,601,259,567	607,813,431,986
- Retained earnings accumulated to the prior year end	421a		607,937,115,358	607,048,469,409
- Retained earnings of current year	421b		1,664,144,209	764,962,577
6. Non-controlling interests	429		4,517,581,739	5,379,787,612
TOTAL RESOURCES (440 = 300 + 400)	440		7,666,230,668,658	7,753,558,810,731

Nguyen Tran Phuong Uyen
Preparer

Nguyen Van Minh
Chief Accountant



Nguyen Ba Lan
General Director

Ho Chi Minh City, 29 October 2025

577 INVESTMENT CORPORATION

CONSOLIDATED INCOME STATEMENT

Form B02-DN/HN

ITEMS	Codes	Notes	Quarter 3/2025	Quarter 3/2024	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
1 Gross revenue from goods sold and services rendered	01	VI.1	6,744,545,303	11,472,496,626	29,794,276,363	53,935,257,938
2 Deductions	02		-	-	-	-
3 Net revenue from goods sold and services rendered (10 = 01 - 02)	10		6,744,545,303	11,472,496,626	29,794,276,363	53,935,257,938
4 Cost of sales	11	VI.2	5,030,968,979	8,987,620,688	19,932,716,159	35,773,132,202
5 Gross profit from goods sold and services rendered (20 = 10 - 11)	20		1,713,576,324	2,484,875,938	9,861,560,204	18,162,125,736
6 Financial income	21	VI.3	92,755,781,462	81,827,328,069	279,128,143,008	220,652,768,865
7 Financial expenses	22	VI.4	65,699,591,493	64,499,000,202	198,752,629,445	189,422,718,578
- In which: Interest expense	23		64,744,609,369	62,980,734,173	195,375,979,363	186,605,170,951
8 Selling expenses	25	VI.5	4,809,927	223,832,439	617,872,961	1,146,470,211
9 General and administration expenses	26	VI.6	2,557,827,540	2,914,544,263	12,886,064,004	11,805,714,979
10 Operating profit [30 = 20 + (21 - 22) - (25 + 26)]	30		26,207,128,826	16,674,827,103	76,733,136,802	36,439,990,833
11 Other income	31	VI.7	1,820,473,721	3,013,371,835	2,619,208,521	5,804,713,190
12 Other expenses	32	VI.8	30,550,150,219	17,846,696,524	75,481,238,885	35,935,227,647
13 Loss from other activities (40 = 31 - 32)	40		(28,729,676,498)	(14,833,324,689)	(72,862,030,364)	(30,130,514,457)
14 Accounting profit before tax (50 = 30 + 40)	50		(2,522,547,672)	1,841,502,414	3,871,106,438	6,309,476,376
15 Current corporate income tax expense	51	VI.9	989,059,536	1,355,137,276	7,280,230,279	6,169,027,659
16 Deferred corporate tax income	52		(4,211,226,775)	300,000,000	(4,211,226,775)	(280,559,582)
17 Net profit after corporate income tax (60 = 50 - 51 - 52)	60		699,619,567	186,365,138	802,102,934	421,008,299
Net profit/(loss) attributable to non-controlling interest	61		(733,006,933)	(253,781,364)	(862,205,873)	(371,095,081)
Net profit attributable to owners of the parent	62		1,432,626,500	440,146,502	1,664,308,807	792,103,380
18 Basic earnings per share	70		14	5	16	8

Nguyen Tran Phuong Uyen
Preparer

Ho Chi Minh City, 29 October 2025

Nguyen Van Minh
Chief Accountant

Nguyen Ba Lan
General Director



577 INVESTMENT CORPORATION

CONSOLIDATED CASH FLOW STATEMENT

Form B03-DN/HN


(Indirect method)

ITEMS	Codes	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Accounting profit before tax	01	3,871,106,439	6,309,476,376
2. Adjustments for			
Depreciation and amortisation of fixed assets and investment properties	02	8,928,186,598	5,934,126,673
Provisions	03	2,106,317,808	980,000,000
Gain from investing activities	05	(279,123,625,582)	(220,350,438,667)
Interest expenses	6	199,985,061,142	186,605,170,951
3. Operating profit before movements in working capital	08	(64,232,953,595)	(20,521,664,667)
(Increase)/Decrease in receivables	09	(41,703,332,814)	54,990,033,444
(Increase)/Decrease in inventories	10	(86,495,799,379)	(315,791,630,829)
Increase/(Decrease) in payables (excluding accrued loan interest and corporate income tax payable)	11	(59,278,404,764)	(233,695,049,615)
(Increase)/Decrease in prepaid expenses	12	(12,532,880,069)	(2,232,604,597)
Interest paid	14	(295,850,344,259)	(206,143,361,205)
Corporate income tax paid	15	(20,921,191,712)	(23,184,217,476)
Other cash outflows	17	(1,446,012,045)	(2,194,030,909)
Net cash flow from operating activities	20	(582,460,918,637)	(748,772,525,854)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition and construction of fixed assets and other long-term assets	21	-	(7,056,460,922)
2. Proceeds from sales of fixed assets and other long-term assets disposal	22	-	5,944,933,904
3. Cash outflow for lending and buying debt instruments of	23	(191,500,000,000)	(692,500,000,000)
4. Cash recovered from lending and selling debt instruments of other entities	24	346,187,685,000	137,912,315,000
Investments in other entities	25	-	-
5. Interest earned, dividends and profits received	27	296,641,616,901	241,567,693,124
Net cash flow from investing activities	30	451,329,301,901	(314,131,518,894)

577 INVESTMENT CORPORATION
CONSOLIDATED CASH FLOW STATEMENT (continued)
(Indirect method)

Form B03-DN/HN

ITEMS	Codes	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	2,410,697,000,000	2,294,146,237,091
2. Repayment of borrowings	34	(2,280,694,198,352)	(1,240,195,820,270)
Net cash flow from financing activities	40	130,002,801,648	1,053,950,416,821
Net decrease in cash and cash equivalents (50 = 20 + 30 + 40)	50	(1,128,815,088)	(8,953,627,927)
Cash and cash equivalents at the beginning of the year	60	33,130,364,876	15,714,716,334
Cash and cash equivalents at the end of the year (70 = 50 + 60)	70	32,001,549,788	6,761,088,407



Nguyen Tran Phuong Uyen
Preparer



Nguyen Van Minh
Chief Accountant



Nguyen Ba Lan
General Director

Ho Chi Minh City, 29 October 2025

577 INVESTMENT CORPORATION

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Form B09-DN/HN

I. GENERAL INFORMATION

Structure of ownership

577 Investment Corporation (hereinafter referred to as “the Company”) was incorporated under the Enterprise Registration Certificate No. 4103003556 issued by the Department of Planning and Investment of Ho Chi Minh City dated 4 July 2005 and the 20th amendment dated 20 July 2025.

The charter capital of the Company is VND 1,004,756,560,000, divided equally into 100,475,656 shares with par value of VND 10,000.

The head office of the Company is located at CII Tower Building, No. 152, Dien Bien Phu Street, Ward 25, Binh Thanh District, Ho Chi Minh City, Vietnam.

The English name of the Company: 577 Investment Corporation.

The Company’s shares were officially listed on the Ho Chi Minh City Stock Exchange with the stock code as NBB.

Business sector

The Company operates in the real estate business sector.

Operating industry

The operating industry of the Company consist of developing and trading real estate properties; executing transportation and civil construction, investing in urban infrastructure; exploiting and processing minerals.

Principal activities

The principal activities of the Company during the year comprise of developing and trading real estate properties; civil engineering construction, mineral exploitation and processing.

Normal production and business cycle

The average production and business cycle of the Company's real estate sector starts from the time of applying for the investment license, carrying out site clearance and construction until completion. Therefore, the business cycle of the real estate sector is estimated for the period from 24 months to 60 months.

The production and business cycle of other activities of the Company is normally carried out in a period not exceeding 12 months.

577 INVESTMENT CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form B09-DN/HN

I. GENERAL INFORMATION (continued)

The Company's structure

The Company has invested directly in subsidiaries and an associate. Details of these investees are as follows:

Name of Companies	30/09/2025		01/01/2025		Places of incorporation and operation	Principal activity
	Proportion of ownership interest (%)	Proportion of voting right power held (%)	Proportion of ownership interest (%)	Proportion of voting right power held (%)		
Subsidiaries						
1. Hung Thanh Construction - Trading - Service - Manufacturing Company Limited	95,0%	95,0%	95,0%	95,0%	Ho Chi Minh City	Trading real estate
2. Quang Ngai Mineral Investment Joint Stock Company	90,0%	90,0%	90,0%	90,0%	Quang Ngai Province	Exploitation of stone, sand, gravel and clay
3. Huong Tra Company Limited	99,0%	99,0%	99,0%	99,0%	Quang Ngai Province	Operational and business management of Tra Bong mineral water mine
Associate						
1. Tam Phu Investment & Construction Company Limited	49,0%	49,0%	49,0%	49,0%	Quang Nam Province	Trading real estate

I. GENERAL INFORMATION (continued)**The Company's structure (continued)**

The Company's dependent accounting branches include:

- Binh Thuan Branch, registered at group 2, Phuoc Hai hamlet, Phuoc Hoi ward, Lam Dong province (formerly Tan Phuoc commune, Lagi town, Binh Thuan province).
- Southwest Branch, registered at 444 Ninh Binh street, Bac Lieu ward, Ca Mau province (formerly ward 2 Residential Area, Bac Lieu city, Bac Lieu province).
- Northern Branch, registered at No. 14, group 7b, quarter 9B, Bai Chay ward (formerly Ha Long city), Quang Ninh province.
- Quang Ngai Branch, registered at 364 Vo Nguyen Giap, Truong Quang Trong ward (formerly Quang Ngai city), Quang Ngai province.

Disclosure of information comparability in the consolidated financial statements

The Company consistently applies accounting policies and regulations according to the Vietnamese Accounting Standards and the Accounting regime for enterprises promulgated under Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance guiding the accounting regime for enterprises and Circular No. 53/2016/TT-BTC dated 21 March 2016 by Ministry of Finance amending and supplementing some articles of Circular No. 200/2014/TT-BTC as well as circulars guiding the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of financial statements. Therefore, information and accounting data presented in the financial statements are comparable.

II. ACCOUNTING CONVENTION AND FINANCIAL YEAR**Accounting convention**

The accompanying consolidated financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting.

The accompanying consolidated financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

Financial year

The Company's financial year begins on 01 January and ends on 31 December.

III. APPLIED ACCOUNTING STANDARDS AND ACCOUNTING REGIME

The Board of General Directors ensures to comply with requirements of Vietnamese Accounting Standards and the Accounting regime for enterprises promulgated under Circular No. 200/2014/TT-BTC ("Circular 200") dated 22 December 2014 by the Ministry of Finance guiding the accounting regime for enterprises, and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of Circular No. 200/2014/TT-BTC, as well as circulars guiding the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of separate financial statements.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these consolidated financial statements, are as follows:

Estimates

The preparation of consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the year. Although these accounting estimates are based on the Board of General Directors's best knowledge, actual results may differ from those estimates.

Basis of consolidation

The consolidated financial statements incorporated the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) which were prepared for the year ended 31 March 2025. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

Results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests in the net assets of consolidated subsidiaries are presented separately from the equity of the owners of the parent in the consolidated balance sheet. Non-controlling interests consist of those at the date of initial business combination and the portion of non-controlling interests in changes of total equity since the date of business combination. Losses incurred in a subsidiary must be allocated to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Business combinations

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognized as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to profit and loss in the financial year of acquisition.

The non-controlling interests are initially measured at the non-controlling shareholders' proportion of the net fair value of the assets, liabilities and contingent liabilities recognized.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**Disposal of subsidiary**

When the Company loses control over a subsidiary, it shall derecognize assets, liabilities, and non-controlling interests in the former subsidiary, including other equity components at the date of loss control. Gain or loss resulting from the disposal is immediately recognized in the consolidated income statement for the year in which the disposal is taken place.

After partial disposal of a subsidiary, any interest retained in the former subsidiary shall be stated at carrying amount of the retained investment in the separate financial statements and adjusted thereafter for post-acquisition changes in the Company's share of the investee's equity if the former subsidiary is now an associate or shall be stated at cost if the former subsidiary is now an equity investment in another entity.

If the Company had disposed a part of the interest in a subsidiary and directly recognized in retained earnings of the consolidated balance sheet the effects of the transactions and now disposes of further interest in that subsidiary which results in a loss of control, the gain or loss previously recognized retained earnings would be transferred to the consolidated income statement when control is lost.

When the proportion of equity held by the Company in a subsidiary changes without loss of control, the transactions shall be accounted for as equity transactions. The effects of these transactions shall be recognised directly in retained earnings of the consolidated balance sheet, not being recorded in the consolidated income statement for the year in which the transaction occurred.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments, which are matured within three months commencing on transaction date, are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for: overdue receivables stated in economic contract, loan agreements, contractual commitments or debt commitments, and outstanding receivables which are doubtful of being recovered. Provision for overdue receivables is made based on overdue days in payment of principals following the initial economic contract, exclusive of the debts rescheduling between contracting parties, provision for outstanding receivables is made when the debtor is in bankruptcy, or is doing procedures to dissolve, missing, escaped.

An increase or decrease in provision for doubtful debts at the closing date is recognized in general and administration expenses in the year.

Loan receivables

Loan receivables present the loans under agreements which are not traded on the market as securities.

Loan receivables are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to loan receivables is made based on expected losses that may arise.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**Inventories***Properties held for sale*

Properties held for sale include properties acquired or constructed for sale in the ordinary course of business and shall be measured at the lower of cost and net realisable value. Cost of properties held for sale include freehold and leasehold rights for land, costs of site preparation; construction and borrowing costs, planning and design costs, construction management cost and other related costs (if any) that have been incurred in bringing the inventory property to their present location and condition.

Net realisable value is the estimated selling price in the ordinary course of business, based on market price prevailing at reporting date less costs to completion and estimated costs of sale.

Other inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the weighted average method. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

Provision for devaluation of inventories is made in accordance with prevailing accounting regulations which allow provision to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at reporting date. The provision for devaluation of obsolete, damaged, or sub-standard inventories is not included in deductible expenses for calculation of corporate income tax until such inventories are disposed.

An increase or decrease in provision for devaluation of inventories at the closing date is recognized in the cost of sales in the year.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives, as follows:

	<u>Years</u>
Building and structure	50
Machinery and equipment	04 - 10
Motor vehicle and transmission	06 - 8
Office equipment	03

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognized in the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**Leasing**

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

Assets held under finance leases are recognised as assets of the Company at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the consolidated balance sheet as a finance lease obligation. Lease payments are apportioned between finance charges and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are charged to consolidated profit or loss, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the Company's general policy on borrowing costs.

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rentals payable under operating leases are charged to the consolidated income statement on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight-line basis over the lease term.

The sale and leaseback are made when the fixed asset is sold and leased back to the seller. The difference in the selling price is less than the fair value of the fixed asset in the case of an operating lease, but the rental price is lower than the market rent, which is amortized to consolidated income statement with the lease payment during the lease period.

Intangible fixed assets and amortisation

Intangible fixed asset is presented at cost less accumulated amortization. Intangible fixed assets of the Company consist of land use rights with indefinite term and the computer software.

The costs of land use rights comprise all directly attributable costs of bringing the land to the condition available for use. Land use rights with indefinite term are not amortized.

The costs of computer software comprise their directly attributable costs of bringing the assets to their working condition for their intended use. Computer software is amortized using the straight-line method within 3 years.

Investment properties

Investment properties are composed of fitness room for rent at Diamond Riverside project and utilities, swimming pool, tennis court in Carina Apartment held by the Company to earn rentals. Investment properties held to earn rentals are stated at cost less accumulated depreciation. The costs of self-constructed investment properties are the finally accounted construction or directly attributable costs of the properties.

Investment properties held to earn rentals are depreciated using the straight-line method over their estimated useful lives, as follow:

	<u>Years</u>
Fitness room at Diamond Riverside	20
Utilities, swimming pool, tennis cour in Carina Apartment	10 - 30

According to current regulations, no depreciation is recorded for investment properties held for capital appreciation and indefinite-term land use right. Where there is evidence that investment property held for appreciation has declined in value and the impairment can be measured reliably, the impairment loss of the property shall be recognized in cost of sales for the year.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**Investment properties** (continued)

A transfer of property to, or from investment property should only be made when there is a change in the intended use, evidenced by: end of owner-occupation and inception of an operating lease to another party for a transfer from owner-occupied property to investment property; commencement of owner-occupation for a transfer from investment property to owner-occupied property; commencement of development with a view to sale for a transfer from investment property to inventories; commencement of an operating lease to another party for a transfer from inventories to investment property.

Completion of construction and being available for investment for a transfer from self-constructed property to investment property.

The transfer between investment property, owner-occupied property and inventories do not change carrying amount of the property transferred and they do not change the cost of that property for measurement or disclosure purposes.

An investment property should be derecognised on disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal. Revenue from the sale of the investment property should be recognized at fair value of the proceeds received or to be received. Cost to sell and net book value of the investment property are recognized as cost of the sale of the investment property in consolidated income statement.

Construction in progress

Properties during construction for production, rental or administrative purposes, or for the purposes not yet determined, are carried at cost. Cost includes professional fees, and for qualifying assets, borrowing costs dealt with in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

The company adopts the equity method to present investments in associates in the consolidated financial statements. Accordingly, investments in associates are initially recognized at cost and subsequently adjusted to reflect changes in the company's ownership interest in the earnings or losses of the investee after the date of investment. Distributions received from the investee are deducted from the carrying amount of the investment. The adjustment to the carrying amount is also made when the investor's interest changes resulting from income recognized directly in the equity of the investee, such as revaluation of fixed assets, exchange differences arising from financial statements translation.

When the investor's share of losses in an associate equals or exceeds the carrying amount of the investment, the Company shall not continue to recognize further losses unless the Company has a legal or constructive obligation to make payments on behalf of the associate or has made payments on behalf of the associate that it has guaranteed or otherwise committed to bear. If subsequently, the associate generates profits, the Company shall only recognize its share of profits after it has recovered its share of any previously unrecognized net losses.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**Investments in associates** (continued)

The financial statements of associates are prepared for the same period as the Company's consolidated financial statements and apply accounting policies consistent with that of the Company. Appropriate consolidation adjustments have been made to ensure the accounting policies are applied consistently with the Company.

When the Company divests a part of its stake interest in an associate, profit gain or loss from the transaction on the disposal is recognized in the consolidated income statement.

In case the Company or any of its subsidiaries engage in transactions with an associate, unrealized gains/losses corresponding to the Company's ownership interest in the associate must be eliminated from the consolidated financial statements.

Where a group entity transacts with an associate of the Company, unrealised profits and losses are eliminated to the extent of the Company's interest in the relevant associate.

Equity investment in other entities

Investments in other entities present the Company's investments in equity of the entities over which the Company has no control, joint control, or significant influence.

Investments in other entities are initially recognized at cost, including the purchase price, capital contribution and any directly attributable transaction costs. Pre-acquisition dividends and profits of the investment are recorded as a reduction in the value of the investment. Post-acquisition dividends and profits are recognized as revenue. When the investors receive stock dividends, they only record the number of additional shares, not recording an increase in the value of investments and income from stock dividends.

Provisions for impairment of equity investment are made as follows:

- For investments in listed companies or equity investments for which the fair value can be reliably measured, the allowance shall be made according to the fair value of the shares;
- For investments whose fair value is not identifiable at the reporting date, the allowance shall be made according to the investee's loss with an amount equal to the difference between the actually contributed capital and the owner's equity multiplied by the portion of ownership interest.

An increase or decrease in allowance for diminution in value of investments in other entities at the closing date is recognized as a financial expense in the period.

Goodwill

Goodwill represents the excess of the cost of acquisition over the Company's interest in the net fair value of the identifiable assets, liabilities, and contingent liabilities of a subsidiary, associate or jointly controlled entity at the date of acquisition.

Goodwill arising on the acquisition of a subsidiary is recognized as a non-current asset in the consolidated balance sheet and is amortized on the straight-line basis over its estimated period of benefit which the maximum estimated period should not exceed 10 years. Periodically, the parent company must assess impairment losses of the commercial advantage in the subsidiary. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recognized in the consolidated income statement.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**Goodwill (continued)**

Goodwill arising on the acquisition of associates and jointly controlled entities is included in the carrying amount of the associates and jointly controlled entities. The Company does not amortize this goodwill.

On disposal of a subsidiary, the attributable amount of unamortized goodwill included in the determination of the profit or loss on disposal.

Negative goodwill

Negative goodwill represents the excess of the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, associate or jointly controlled entity at the date of acquisition over the cost of acquisition. Negative goodwill is immediately recognised in the consolidated income statement at the acquisition date.

Prepayments

Prepayments are expenses which have already been paid but relate to results of operations of multiple accounting periods and are expected to provide future economic benefits to the Company. Prepayments comprise cost of show flat and real estate brokerage commissions; mining cost unqualified for capitalization and other types of prepayments.

Cost of show flat and real estate brokerage commissions are recognized as long-term prepayments and amortized to the consolidated income statement as a proportion of revenue of projects when the Company hands over properties to customers.

The mineral exploitation rights acquired by the Company through the acquisition of a subsidiary are recorded as a long-term prepaid expense. These mineral exploitation rights will be allocated based on the actual production volume in each period compared to the estimated remaining reserves of the mine.

Mining cost unqualified for capitalization includes:

- Expenditures for exploration, mine reserve assessment and compensation costs, mine construction;
- The cost of removal of overburden during the stone quarrying process;
- Mining fees paid to the People's Committee of the locality where the mining takes place.

Cost of exploration, mine reserve assessment, compensation and mine construction

The costs herein are recognized as long-term prepayments on the basis of actual costs incurred. These costs are amortized on a straight-line basis over the granted period for mining.

The cost of removing the overburden during the stone quarrying process

The cost of removal of overburden during the stone quarrying process is deferred where the Company can access the new stone for mining; it is probable that the future economic benefits can be obtained by the Company and the costs incurred could be reliably measured. This cost is allocated at the ratio of actual annual quantity and total estimated volume of stone.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**Prepayments (continued)***Mining fees*

Mining fees is calculated based on the exploitable reserve multiplied by the unit price announced by the People's Committee of the province where the mining takes place in accordance with the Decree No. 203/2013/ND-CP dated 28 November 2013 of the Government. Mining fees is recognized as a prepaid expense and is amortized over the granted period.

Tools and supplies issued for consumption are capitalized as prepayments, and are allocated to operating cost using the straight-line method within 3 years in accordance with the current prevailing accounting regulations.

Trade and other payables

Accounts payable are monitored in detail by payable terms, debtors, original currency and other factors depending on the Company's managerial requirements. Accounts payable to suppliers include trade payables arising from buying-selling transactions and payables for import through entrustees (in import entrustment transactions). Other payables include non-trade payables, not related to buying-selling transactions. Accounts payable are classified as short-term and long-term in the consolidated statement of financial position based on the remaining period of these payables at the reporting date.

Accrued expenses

Accrued expenses are recognized for amounts to be paid in the future for goods and services received, whether or not billed to the Company or lack of accounting document, which are recorded to operating expenses of the reporting year.

Payable provisions

Payable provisions are recognised when the Company has a present obligation as a result of a past event, and it is probable that the Company will be required to settle that obligation. Provisions are measured at the management's best estimate of the expenditure required to settle the obligation as at the balance sheet date.

Business cooperation contract

Business cooperation contract ("BCC") is an agreement between the Company and its contractual partners to carry out economic activities jointly but does not form an independent legal entity. This activity is controlled by one of the parties. BCC stipulates that the parties to BCC are entitled to share profits if BCC's operating results are profitable or guaranteed at least according to the terms of the contract.

Loans and obligations under finance leases

Including loans and finance lease liabilities of the Company. Loans under the forms of issuance of bonds or preference shares with provisions requiring the issuer to repurchase at a certain time in the future shall not be recorded in this account. The Company accounts for in details each object of the loans and finance lease liabilities and classifies short-term and long-term debt by payable term of loans, finance lease liabilities.

Expenses directly attributable to the loan are recognized as finance expenses, except for costs incurred on a particular loan for investment, construction, or production of an asset in progress, which are capitalized under the accounting standard "Borrowing costs".

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**Bonds**

Bonds are issued as long-term borrowings.

Carrying value of straight bond is recorded on net basis, equal to bonds' nominal amount less (-) Bond discount plus (+) Bond premium.

The Company accounts for the issued bonds' discount and premium individually and recognizes their amortization for the purpose of determining borrowing costs which are recorded as expenses or capitalized during each period, as follows:

- Bond discount is amortized gradually during bonds' life, accounted for as borrowing costs;
- Bond premium is amortized gradually during bonds' life, reducing borrowing costs;

Discount or premium is amortized by using straight-line method during bond term.

Costs directly attributable to the issuance of straight bond are initially recorded as a deduction from the principal of the straight bond. Periodically, such costs are allocated under the straight-line method over the term of the bond by increasing the principal and corresponding borrowing cost.

Owner's equity recognition

Owner's equity is recognized by actual capital contributions from shareholders.

Share premium is recognized at the larger or smaller difference between issuing price and par value of shares upon the initial public offering, additional issuance or re-issuance of treasury shares. Costs directly attributable to issuance of additional shares and re-issuance of treasury shares are recorded as a reduction in share premium.

Treasury shares are shares issued by the Company and then acquired. Treasury shares are recorded at the actual value and presented on the consolidated balance sheet as a deduction from equity. No gain or loss is recognized upon purchase, sale, issue or cancellation of the Company's own equity instruments.

Retained earnings is recognized by operating results less (-) current corporate income tax expense and adjustments due to the retrospective application of changes in accounting policies and the retrospective adjustments for material misstatements of prior years.

Net profit after tax is available for distribution to the shareholders and being paid in the following year under approval in the Annual General Meeting of the Company.

Appropriation of reserves and funds from profit after tax is based on the Company's ordinance and approval in the Annual General Meeting.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**Revenue recognition***Revenue from the sale of real estate*

Revenue from the sale of real estate which the Company is the investor is recognized when all five (5) following conditions are satisfied:

- (a) The real estate has been completed and transferred to the buyer, the Company has transferred to the buyer the significant risks and rewards of ownership of the real estate;
- (b) The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold;
- (c) The amount of revenue can be measured reliably;
- (d) The economic benefits associated with the transaction flowed or will flow to the Company; and
- (e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

For subdivided land plot for sale, if it is transferred to the customer (regardless legal procedures for land use right certificate done or not) and contract is irrevocable, revenue is recognized when satisfying the following conditions:

- (a) Risks and rewards associated with land plot are transferred to the buyer;
- (b) The amount of revenue can be measured reliably;
- (c) Costs related to sale of plots may be determined; and
- (d) The Company has received or will receive economic benefits from sales of the plots.

Revenue from services rendered

Revenue of a transaction involving the rendering of services is recognized when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several years, revenue is recognized in each year by reference to the percentage of completion of the transaction at the balance sheet date of that year. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- (a) The amount of revenue can be measured reliably. Where the contract stipulates that the buyer is entitled to return the supplied services under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer is not entitled to return the services;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) The percentage of completion of the transaction at the balance sheet date can be measured reliably; and
- (d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest income

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate. Gains on financial investments are recognized when the Company's right to receive payment has been established.

Income from transferring the right to participate in project

Income from transferring the right to participate in project is defined as the amount received from the transfer contract and is recognized in consolidated income statement when the contract is operative. The economic benefits associated with the transaction flowed or will flow to the Company without any obligation to repay under any circumstances.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**Cost of sales recognition***Cost of real estate properties sold*

The cost of real estate sold is determined and recognized in profit or loss by reference to directly attributable cost and an allocation of overhead costs to corresponding size of the properties sold.

Goods and other services

Cost of goods sold and services rendered are recorded at actually incurred amount and aggregated by value and quantity of finished goods, merchandise and materials sold and services rendered to customers, conforming to the matching principle and the precautionary principle. The costs exceeded normal levels of inventory and services are recognized immediately in operating results in the year.

Borrowing costs

Borrowing costs are recognized in the consolidated income statement in the year when incurred unless they are capitalized in accordance with Vietnamese Accounting Standard “Borrowing costs”. Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial year of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalized even when the construction period is under 12 months.

Cost of project investment cooperation

Regarding the investment cooperation contracts of real estate projects where the Company is the controlling party of activities and assets, the annually settled profits distributed to the partners shall be recognized in the consolidated income statement as the cost of project investment cooperation.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognized on significant differences between carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet liability method. Deferred tax liabilities are generally recognized for all temporary differences and deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilized.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled, or the asset realized. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**Taxation** (continued)

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

Earnings per share

Basic earnings per share is calculated by dividing post-tax profits or loss attributable to ordinary shareholders (after adjusting for appropriation for bonus and welfare funds) by weighted average number of ordinary shares in circulation during the year.

Related parties

The enterprises, associates and individuals are considered to be related to the Company if one party has ability, directly or indirectly through one or more intermediaries, to control over the other party or is under the control of the Company, or joint control with the Company; the associates and individuals directly or indirectly holding the voting power over the Company that exercise significant influence over the Company. Related parties may be the key management personnel, General Director and officers of the Company. Close family members of any individuals or associates herein or associates of these individuals are also considered as related parties.

In considering the relationship of each related party, the substance of the relationship is noted over the legal form.

Segment report

A segment is a distinguishable part of the Company involved in the provision of related products or services (by business segment), or in the provision of products or services within the scope a particular economic environment (geographical area) that has a risk and economic benefit different from the other business units. The Board of General Directors is of the view that the Company operates in its business segments of trading real estate properties, other activities and operates in a single geographic area of Vietnam. Therefore, segment report is prepared in term of business sector and segment report by geographical area will not be presented.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED BALANCE SHEET

1. Cash and cash equivalents

	30/09/2025	01/01/2025
	VND	VND
Cash on hand	1,355,374,330	504,128,838
Cash in bank	10,916,175,458	4,046,236,038
Cash equivalents	19,730,000,000	28,580,000,000
Total	32,001,549,788	33,130,364,876

(*) Cash equivalents at the end of the year represents the one-month term deposit at TPBank. This deposit is being pledged at the bank as security for the Company's performance guarantee obligations related to the Delagi project.

2. Short-term trade receivables

	30/09/2025	01/01/2025
	VND	VND
Receivables from transferring real estate properties	281,623,111,988	287,554,658,568
<i>Diamond Riverside High-rise Apartment project</i>	<i>139,628,164,775</i>	<i>140,692,590,116</i>
<i>City Gate Towers Apartment project</i>	<i>103,950,610,505</i>	<i>103,950,610,505</i>
<i>Seafood Hill Villas project - Quang Ninh Province</i>	<i>18,106,386,708</i>	<i>18,150,295,473</i>
<i>Son Tinh Residential Area Project - Quang Ngai</i>	<i>19,937,950,000</i>	<i>24,761,162,474</i>
Receivables from transferring investments in other entities	7,171,875,000	1,700,000,000
Other short-term trade receivables	4,815,189,603	20,404,941,823
Total	293,610,176,591	309,659,600,391

3. Short-term advances to suppliers

	30/09/2025	01/01/2025
	VND	VND
Related parties		
CII Engineering and Construction Joint Stock	34,184,478,845	57,473,233,741
	34,184,478,845	57,473,233,741
Other suppliers		
Arch Real Estate Service Joint Stock Company	191,784,271,900	192,841,775,900
E&C Civil Construction Joint Stock Company	40,447,883,701	40,447,883,701
Ai Nghia Construction Company Limited	-	20,604,814,204
Lap Viet Construction Investment Consultant Joint Stock Company	20,959,350,650	8,022,139,000
NBB Quang Ngai One Member Company Limited	15,682,263,025	-
Phu Sy Foundation Investment and Construction Joint Stock Company	10,192,879,976	-
Other suppliers	20,433,193,606	33,492,408,419
	299,499,842,858	295,409,021,224
Total	333,684,321,703	352,882,254,965

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED BALANCE SHEET
(continued)

4. Loan receivables

	30/09/2025	01/01/2025
	VND	VND
a. Short-term loan receivables		
Khu Bac Thu Thiem Company Limited	-	346,187,685,000
E&C Civil Construction Joint Stock Company	-	2,300,000,000
NBB Quang Ngai One Member Company Limited	1,500,000,000	-
Total	1,500,000,000	348,487,685,000

5. Other receivables

	30/09/2025	01/01/2025
	VND	VND
a. Other short-term receivables		
Advances for land compensation	239,189,412,854	196,077,214,503
Interest receivables from support capital and investment cooperation	87,150,644,825	104,664,118,718
Receivables on financial support	-	30,648,060,434
Project performance deposits	6,960,000,000	7,001,000,000
Investment cooperation capital contributions	46,926,000,000	32,458,872,221
Receivable from dividends	-	3,910,563,176
Other receivables	16,246,564,731	29,890,922,076
Total	396,472,622,410	404,650,751,128
b. Other long-term receivables		
Project performance deposits	28,948,800,000	25,208,323,629
Investment cooperation capital contributions (*)	2,007,490,000,000	2,007,490,000,000
<i>Less: Amount due for receivables within 12 months</i>	<i>(45,926,000,000)</i>	<i>(24,492,000,000)</i>
Other receivables	40,364,000	-
Total	1,990,553,164,000	2,008,206,323,629

(*)

- This is a cooperation with Ho Chi Minh City Infrastructure Investment Joint Stock Company (“CII Company”) on business investment and profit sharing from 152 Dien Bien Phu Building with an amount of 1,150 billion VND.

- This is a cooperation with CII Company on investment cooperation in the Ha Noi Highway project with an amount of 857,49 billion VND.

577 INVESTMENT CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form B09-DN/HN

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED BALANCE SHEET (continued)

6. Provision for short-term doubtful debts

	30/09/2025			01/01/2025		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
	VND	VND	VND	VND	VND	VND
Short-term trade receivables	1,938,049,483	-	- 1,938,049,483	10,052,977,199	1,523,214,592	(8,529,762,607)
Short-term advances to suppliers	-	-	-	26,804,416,020	-	(26,804,416,020)
Short-term loan receivables	-	-	-	2,300,000,000	1,150,000,000	(1,150,000,000)
Other short-term receivables	-	-	-	34,521,121,995	-	(34,521,121,995)
Total	1,938,049,483	-	(1,938,049,483)	73,678,515,214	2,673,214,592.0	(71,005,300,622)

The movements in provision for bad debts during the year are as follows:

	Short-term trade receivables	Short-term advances to suppliers	Other short-term receivables	Short-term loan receivables	Total
	VND	VND	VND	VND	VND
Opening balance	(8,529,762,607)	(26,804,416,020)	(34,521,121,995)	(1,150,000,000)	(71,005,300,622)
Additional provision	-	-	(956,317,808)	(1,150,000,000)	(2,106,317,808)
Write-off of doubtful debts (*)	6,591,713,124	26,804,416,020	35,477,439,803	2,300,000,000	71,173,568,947
Closing balance	(1,938,049,483)	-	-	-	(1,938,049,483)

(*) During the period, the Company wrote off certain long-outstanding receivables that had previously been provided for through financial provisions, pursuant to the approval of Annual General Meeting of Shareholders under Resolution No.33.NQ-DHĐCĐ dated 29 April 2025.

577 INVESTMENT CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form B09-DN/HN

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED BALANCE SHEET (continued)

7. Inventories

	30/09/2025		01/01/2025	
	Cost VND	Provision VND	Cost VND	Provision VND
Raw materials	-	-	4,140,000	-
Tools and supplies	11,736,853,384	-	11,747,746,120	-
Real estate in progress (*)	1,983,975,743,565	-	1,852,286,443,931	-
Real estate goods	30,355,614,214	-	30,304,760,000	-
Construction work in progress	-	-	4,400,000,000	-
Unfinished product	-	-	18,637,915,504	-
Finished product	-	-	14,767,114,592	-
Total	2,026,068,211,163	-	1,932,148,120,147	-

(*) Real estate in progress present the investment and development costs of the following projects:

	30/09/2025		01/01/2025	
	Cost VND	Provision VND	Cost VND	Provision VND
Son Tinh Residential Area - Quang Ngai	681,005,564,381	-	635,308,944,976	-
DeLagi luxury resort and residential area	1,231,947,004,650	-	1,145,954,324,421	-
City Gate Towers Apartment project	14,756,554,263	-	14,756,554,263	-
Diamond Riverside High-rise Apartment project	22,817,075,551	-	22,817,075,551	-
Ha Long Plantation Ecological Urban Area Project	27,996,328,839	-	27,996,328,839	-
Other projects	5,453,215,881	-	5,453,215,881	-
Total	1,983,975,743,565	-	1,852,286,443,931	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED BALANCE SHEET (continued)

8. Prepayments

	30/09/2025 VND	01/01/2025 VND
a. Short-term prepayments		
Fixed asset repair costs	-	123,678,270
Other prepayments	-	347,478,016
	-	471,156,286
b. Long-term prepayments		
Real estate brokerage commission	103,454,109,092	103,454,109,092
Cost of acquiring the right to participate in the project Son Tinh	111,170,893,582	112,297,543,664
Costs related to stone mining	-	5,579,819,397
Fixed asset repair costs	-	1,191,335,944
Costs make the road for stone mining	-	4,230,796,312
Cost of show flat	27,547,012,332	4,307,458,446
Cost of office repair	979,283,777	1,885,083,592
Tools and supplies issued for consumption	40,119,089	253,922,570
Withdrawal commitment fees	6,625,000,000	8,875,000,000
Other prepayments	5,333,000,000	70,312,500
	255,149,417,872	242,145,381,517
Total of prepayments	255,149,417,872	242,616,537,803

9. Taxes and amounts payable to the State budget

	01/01/2025 VND	Payable during the year VND	Payment during the year VND	Decrease due to divestment of subsidiary VND	30/09/2025 VND
Payables					
Value added tax	2,642,734,745	6,437,895,559	8,985,802,466	(94,827,838)	-
Corporate income tax	7,654,951,823	15,662,676,046	20,921,191,712	-	2,396,436,157
Personal income tax	956,463,848	3,403,931,514	4,241,959,547	(5,326,884)	113,108,931
Other taxes	13,135,853,305	845,146,159	13,536,127,784	-	444,871,680
Total	24,390,003,721	26,349,649,278	47,685,081,509	(100,154,722)	2,954,416,768

577 INVESTMENT CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form B09-DN/HN

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED BALANCE SHEET (continued)

10. Tangible fixed assets

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles and transmission VND	Office equipment VND	Total VND
Cost					
As at 01/01/2025	220,964,355,908	13,537,515,932	16,964,251,120	1,273,422,728	252,739,545,688
New purchases during the year	-	-	-	-	-
Disposals during the year	-	(1,277,680,218)	(2,967,936,362)	-	(4,245,616,580)
Divestment of subsidiaries	(4,815,541,514)	(9,547,850,272)	(2,298,559,816)	(135,349,000)	(16,797,300,602)
As at 30/09/2025	216,148,814,394	2,711,985,442	11,697,754,942	1,138,073,728	231,696,628,506
Accumulated depreciation					
As at 01/01/2025	40,421,237,989	9,891,217,961	15,047,793,322	1,155,181,717	66,515,430,989
Charged for the year	3,611,825,671	430,865,213	757,936,406	39,854,997	4,840,482,287
Disposals during the year	-	(1,277,680,218)	(2,963,418,936)	-	(4,241,099,154)
Divestment of subsidiaries	(4,789,874,872)	(6,450,355,832)	(2,298,559,816)	(135,349,000)	(13,674,139,520)
As at 30/09/2025	39,243,188,788	2,594,047,124	10,543,750,976	1,059,687,714	53,440,674,602
Net book value					
As at 01/01/2025	180,543,117,919	3,646,297,971	1,916,457,798	118,241,011	186,224,114,699
As at 30/09/2025	176,905,625,606	117,938,318	1,154,003,966	78,386,014	178,255,953,904

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED BALANCE SHEET
(continued)

11. Intangible fixed assets

	Land use right VND	Software program VND	Total VND
Cost			
As at 01/01/2025	31,477,827,986	269,100,000	31,746,927,986
New purchases during the year	-	-	-
Divestment of subsidiaries	(100,000,000)	-	(100,000,000)
As at 30/09/2025	31,377,827,986	269,100,000	31,646,927,986
Accumulated depreciation			
As at 01/01/2025	100,000,000	269,100,000	369,100,000
Charged for the year	-	-	-
Divestment of subsidiaries	(100,000,000)	-	(100,000,000)
As at 30/09/2025		269,100,000	269,100,000
Net book value			
As at 01/01/2025	31,377,827,986	-	31,377,827,986
As at 30/09/2025	31,377,827,986	-	31,377,827,986

12. Investment property

	Swimming pool and tennis court VND	Shopping mall of Carina Apartment VND	Other assets VND	Total VND
Cost				
As at 01/01/2025	1,977,748,637	9,356,509,045	18,769,229,874	30,103,487,556
Increase during the year	-	-	-	-
As at 30/09/2025	1,977,748,637	9,356,509,045	18,769,229,874	30,103,487,556
Accumulated depreciation				
As at 01/01/2025	1,173,202,415	4,288,399,940	625,959,279	6,087,561,634
Charged for the year	34,812,180	350,869,086	578,861,963	964,543,229
As at 30/09/2025	1,208,014,595	4,639,269,026	1,204,821,242	7,052,104,863
Net book value				
As at 01/01/2025	804,546,222	5,068,109,105	18,143,270,595	24,015,925,922
As at 30/09/2025	769,734,042	4,717,240,019	17,564,408,632	23,051,382,693

13. Long-term construction in progress

	30/09/2025 VND	01/01/2025 VND
NBB Garden III real estate investment project	1,008,007,607,481	924,801,082,718
NBB II real estate investment project	920,884,244,322	865,206,219,244
Other projects	5,741,204,903	5,741,204,903
Total	1,934,633,056,706	1,795,748,506,865

577 INVESTMENT CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form B09-DN/HN

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED BALANCE SHEET (continued)

14. Long-term financial investments

a. Investment in associate

	30/09/2025			01/01/2025		
	Voting right %	Cost VND	Post-acquisition profits VND	Voting right %	Cost VND	Post-acquisition profits VND
Tam Phu Investment & Construction Company Limited	49.00%	4,579,636,245	(4,579,636,245)	49.00%	4,579,636,245	(4,579,636,245)
Carrying amount			-			-

b. Equity investments in other entities

	%			%		
	Voting right %	Cost VND	Provision VND	Voting right %	Cost VND	Provision VND
Sai Gon Dan Kia Water Supply Corporation	9.50%	16,150,000,000	-	9.50%	16,150,000,000	-
Hifill Holding Company	5.00%	2,000,000,000	(2,000,000,000)	5.00%	2,000,000,000	(2,000,000,000)
Pearl City Investment Joint Stock Company			-	18.55%	20,400,000,000	-
Carrying amount			16,150,000,000			36,550,000,000

577 INVESTMENT CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form B09-DN/HN

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED BALANCE SHEET (continued)

15. Short-term trade payables

	30/09/2025		01/01/2025	
	Carrying amount	Amount able to be paid off	Carrying amount	Amount able to be paid off
	VND	VND	VND	VND
Related parties				
CII Company	-	-	14,520,000,000	14,520,000,000
CII Engineering and Construction Joint Stock Company	80,210,742	80,210,742	8,365,078,783	8,365,078,783
CII Infrastructure Service Limited Company	-	-	13,443,885	13,443,885
	108,431,282	108,431,282	22,898,522,668	22,898,522,668
Trade payables to other suppliers				
Sai Gon Construction Joint Stock Company	24,938,135,341	24,938,135,341	37,836,691,002	37,836,691,002
Other suppliers	22,229,402,165	22,229,402,165	35,264,218,961	35,264,218,961
	47,167,537,506	47,167,537,506	73,100,909,963	73,100,909,963
Total short-term trade payables	47,275,968,788	47,275,968,788	95,999,432,631	95,999,432,631

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED BALANCE SHEET
(continued)

16. Short-term advances from customers

	30/09/2025	01/01/2025
	VND	VND
Advances from customers transferring real estate properties (*)	28,529,301,597	29,193,061,597
CII Engineering and Construction Joint Stock Company	-	13,497,499,354
Other advances from customers	5,064,000	45,790,000
Total	28,534,365,597	42,736,350,951

() Detail advances from customers transferring real estate properties:*

Son Tinh Residential Area Project - Quang Ngai	15,366,670,366	16,530,430,366
Residential project of Ward 2, Bac Lieu City	3,022,631,231	3,022,631,231
City Gate Towers Apartment project	10,140,000,000	9,640,000,000
Total	28,529,301,597	29,193,061,597

17. Short-term accrued expenses

	30/09/2025	01/01/2025
	VND	VND
Interest expense	28,027,152,274	41,207,522,681
Construction costs	231,462,933	4,309,769,068
Other accrued expenses	13,313,150,909	508,436,716
Total	41,571,766,116	46,025,728,465

18. Other payables

	30/09/2025	01/01/2025
	VND	VND
a. Other short-term payables		
Deposits received from customers	80,661,545,500	125,651,559,800
Maintenance fund of apartments	-	41,596,512,741
Investment cooperation capital contribution payables	-	500,000,000
Profit payables	16,713,536,497	13,704,468,832
Profit payables on investment cooperation	169,743,937,318	129,502,731,944
Other payables	5,435,421,163	6,080,575,386
Total	272,554,440,478	317,035,848,703
b. Other long-term payables		
Deposits received	56,035,497,335	6,025,497,335
Maintenance fund of apartments	547,085,036	747,085,036
Investment cooperation capital contribution payables (*)	535,000,000,000	535,000,000,000
Profit payables on capital support and investment cooperation	166,418,741,128	102,794,812,360
Total	758,001,323,499	644,567,394,731

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)**IV. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED BALANCE SHEET** (continued)**18. Other payables** (continued)

(*)

- This is a joint investment with CII Company on DeLagi project, the cooperation period until 13 December 2030. As of 30 September 2025, the amount of CII Company's capital contribution for investment cooperation at NBB Company is 485 billion VND.

- This is a joint investment in land development at Ward 16, District 8, Ho Chi Minh City of CII Company. As of 30 September 2025, the amount of CII Company's capital contribution for investment cooperation at NBB Company is 50 billion VND.

19. Short-term provisions

	30/09/2025 VND	01/01/2025 VND
Diamond Riverside High-rise Apartment project	201,000,000,000	201,000,000,000
City Gate Tower Apartment project	120,000,000,000	120,000,000,000
Project warranty costs	1,666,513,634	1,879,240,867
Total	322,666,513,634	322,879,240,867

(*) As of the date of preparing this separate financial statement, the Company has not yet been able to settle land use fees with the competent authority to submit to the State Budget.

577 INVESTMENT CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form B09-DN/HN

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED BALANCE SHEET (continued)

20. Loans and obligations under finance leases

	30/09/2025		Arising during the year		01/01/2025	
	Carrying amount	Principal able to be paid off	Increase	Decrease	Carrying amount	Principal able to be paid off
	VND	VND	VND	VND	VND	VND
a. Short-term loans						
CII Engineering and Construction Joint Stock Company	-	-	-	4,000,000,000	4,000,000,000	4,000,000,000
BIDV- Quang Ngai Branch	-	-	-	6,035,478,352	6,035,478,352	6,035,478,352
HDBank	25,000,000	25,000,000	25,000,000	-	-	-
Vietinbank- Branch 11	-	-	190,000,000,000	190,000,000,000	-	-
Loans from individuals	79,413,571,493	79,413,571,493	-	270,970,720,000	350,384,291,493	350,384,291,493
CII Company	1,503,407,000,000	1,503,407,000,000	1,678,272,000,000	1,498,954,000,000	1,324,089,000,000	1,324,089,000,000
CII Trading and Investment One Member Co., Ltd.	-	-	650,000,000,000	650,000,000,000	-	-
<i>Add: Current portion of long-term loans</i>	<i>41,430,000,000</i>	<i>41,430,000,000</i>	<i>-</i>	<i>-</i>	<i>33,066,000,000</i>	<i>33,066,000,000</i>
Total	1,624,275,571,493	1,624,275,571,493	2,518,297,000,000	2,619,960,198,352	1,717,574,769,845	1,717,574,769,845
b. Long-term loans						
CII Engineering and Construction Joint Stock Company	-	-	-	27,300,000,000	27,300,000,000	27,300,000,000
HDBank	-	-	92,400,000,000	300,000,000,000	207,600,000,000	207,600,000,000
TPBank	450,000,000,000	450,000,000,000	450,000,000,000	-	-	-
VPBank	671,297,000,000	671,297,000,000	-	9,797,000,000	681,094,000,000	681,094,000,000
Vietinbank- Branch 11	877,365,000,000	877,365,000,000	-	13,637,000,000	891,002,000,000	891,002,000,000
CII Trading and Investment One Member Co., Ltd.	790,000,000,000	790,000,000,000	-	150,000,000,000	940,000,000,000	940,000,000,000
<i>Less: Amount due for settlement within 12 months</i>	<i>(41,430,000,000)</i>	<i>(41,430,000,000)</i>	<i>-</i>	<i>-</i>	<i>(33,066,000,000)</i>	<i>(33,066,000,000)</i>
Total	2,747,232,000,000	2,747,232,000,000	542,400,000,000	500,734,000,000	2,713,930,000,000	2,713,930,000,000
Total loans and bond	4,371,507,571,493	4,371,507,571,493	3,060,697,000,000	3,120,694,198,352	4,431,504,769,845	4,431,504,769,845

577 INVESTMENT CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form B09-DN/HN

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED BALANCE SHEET (continued)

Additional information for loans

Creditors	Closing balance	Duration	Interest rate	Loan purposes	Collaterals and other information
a. Short-term loans					
HDBank	25,000,000	12 months	8,2%	Supplement to working capital and finance in the Company's operations.	Guaranteed by 30 billion VND deposits
Loans from individuals	79,413,571,493	From 1 to 2 years or another duration under argreement	8-9%	Supplement to working capital and finance in the Company's operations.	None collateral
CII Company	1,503,407,000,000	Up to 23/02/2025	12.0%	Contribution to DeLagi project	According to Investment Cooperation Contract No. 01/2024/HDHT-CII at 10/1/2024. CII company is divided benefits according to the contractual agreement.
b. Long-term loans					
TPBank	300,000,000,000	60 months, up to 09/04/2030	8.5%	Payback for asset investments and real estate projects being invested and developed by the Company.	All rights to exploit, manage and benefit from NBB II project
TPBank	150,000,000,000	60 months, up to 08/09/2030	8.5%	Capital reimbursement pursuant to the Capital Support Agreement No. 37/2023/HĐ-CII at 20/11/2023	Secured by LGC shares
VPBank	671,297,000,000	86 months, up to 25/09/2030	10.4%	Payment of cash flow transfer to CII Company.	Property rights arise from the contract to transfer the future distribution of the Hanoi Highway project.
Vietinbank- Branch 11	877,365,000,000	180 months, up to 16/06/2038	10.0%	Supplement to working capital and finance in the Company's operations.	- All rights to exploit, manage and benefit from De Lagi project, Binh Thuan and a real estate project owned by CII Company. - Property rights arise from the contract to cooperation investment project to build an office building at 152 Dien Bien Phu, Ward 25, Binh Thanh District, HCM between NBB company and CII company.
CII Trading and Investment One Member Co., Ltd.	790,000,000,000	60 months	9.6%	Payback for asset investments and real estate projects being invested and developed by the Company.	None collateral

577 INVESTMENT CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form B09-DN/HN

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED BALANCE SHEET (continued)

21. Owner's equity

Movements of owner's equity

	Owner's contributed capital	Share premium	Treasury shares	Retained earnings	Non-controlling interests	Total
	VND	VND	VND	VND	VND	VND
As at 01/01/2024	1,004,756,560,000	207,059,165,444	(7,087,077,763)	610,213,583,599	5,712,223,001	1,820,654,454,281
Profit for the year	-	-	-	764,962,577	(326,030,989)	438,931,588
Appropriation of bonus and welfare funds	-	-	-	(3,165,114,190)	6,404,400	(3,171,518,590)
As at 01/01/2025	1,004,756,560,000	207,059,165,444	(7,087,077,763)	607,813,431,986	5,379,787,612	1,817,921,867,279
Profit for the year	-	-	-	1,664,308,807	(862,205,873)	802,102,934
Appropriation of bonus and welfare funds	-	-	-	(31,120,400)		(31,120,400)
Remuneration for the Boards of Management and Supervisory	-	-	-	154,639,174	-	154,639,174.00
As at 30/09/2025	1,004,756,560,000	207,059,165,444	(7,087,077,763)	609,601,259,567	4,517,581,739	1,818,847,488,987

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED INCOME STATEMENT
1. Revenue

	Quarter 3/2025	Quarter 3/2024	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
Revenue from sales of real estate properties	2,882,413,891	3,792,897,793	17,725,063,916	34,013,863,962
Revenue from services rendered	3,862,131,412	3,441,227,150	11,528,865,694	10,672,876,489
Revenue from sales	-	4,211,669,672	540,346,753	6,983,183,755
Revenue from construction contracts	-	26,702,011	-	2,265,333,732
Total	6,744,545,303	11,472,496,626	29,794,276,363	53,935,257,938

2. Cost of sales

	Quarter 3/2025	Quarter 3/2024	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
Cost of real estate properties sold	2,295,304,497	2,060,760,115	10,355,481,623	17,783,745,695
Cost of services rendered	2,492,183,140	2,844,239,311	8,459,047,925	8,360,480,097
Cost of sales	243,481,342	4,054,546,313	1,118,186,611	6,900,831,461
Cost of construction contracts	-	28,074,949	-	2,728,074,949
Total	5,030,968,979	8,987,620,688	19,932,716,159	35,773,132,202

577 INVESTMENT CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form B09-DN/HN

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED INCOME STATEMENT (continued)

3. Financial income

	Quarter 3/2025	Quarter 3/2024	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
Profit arising from investment cooperation, bank and loan interest income	61,612,699,596	81,732,328,069	199,985,061,142	220,367,768,865
Income from transferring the right to participate in the project	-	-	48,000,000,000	-
Increase due to divestment of subsidiary	31,143,081,866	-	31,143,081,866	-
Dividends, profits distributed	-	95,000,000	-	285,000,000
Total	92,755,781,462	81,827,328,069	279,128,143,008	220,652,768,865

4. Financial expenses

	Quarter 3/2025	Quarter 3/2024	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
Interest expenses	64,744,609,369	63,815,726,454	195,375,979,363	186,605,170,951
Profit distribution to investment cooperation in Son Tinh - Quang Ngai project	204,982,124	683,273,748	1,126,650,082	2,817,547,627
	750,000,000	-	2,250,000,000	-
Total	65,699,591,493	64,499,000,202	198,752,629,445	189,422,718,578

5. Selling expenses

	Quarter 3/2025	Quarter 3/2024	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
Other monetary expenses	4,809,927	223,832,439	617,872,961	1,146,470,211
Total	4,809,927	223,832,439	617,872,961	1,146,470,211

577 INVESTMENT CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form B09-DN/HN

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED INCOME STATEMENT (continued)

6. General and administration expenses

	Quarter 3/2025	Quarter 3/2024	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
Management staff costs	1,064,400,291	1,264,886,915	4,605,239,101	5,136,557,873
Depreciation of fixed assets	983,891,191	61,047,423	1,169,127,378	229,324,753
Provision	-	-	2,106,317,808	980,000,000
Allocation of goodwill	-	1,000,000,000	2,000,000,000	3,000,000,000
Other monetary expenses	509,536,057	588,609,925	3,005,379,717	2,459,832,353
Total	2,557,827,539	2,914,544,263	12,886,064,004	11,805,714,979

7. Other income

	Quarter 3/2025	Quarter 3/2024	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
Gain from disposal of fixed assets, tools and supplies	-	2,889,390,307	-	5,404,485,367
Other income	1,820,473,721	123,981,528	2,619,208,521	400,227,823
Cộng	1,820,473,721	3,013,371,835	2,619,208,521	5,804,713,190

8. Other expenses

	Quarter 3/2025	Quarter 3/2024	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
Fine on tax violation	349,172,500	1,236,282,468	2,596,367,079	12,782,648,803
Fine on contractual violation	30,021,503,430	16,350,550,310	70,462,757,322	22,516,999,671
Other expenses	179,474,289	259,863,746	2,422,114,484	635,579,173
Total	30,550,150,219	17,846,696,524	75,481,238,885	35,935,227,647

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED INCOME STATEMENT (continued)

9. Current corporate income tax expense

	From 01/01/2025 to 30/09/2025 VND	From 01/01/2024 to 30/09/2024 VND
Accounting profit before tax	3,871,106,438	6,309,476,376
<i>Add: non-deductible expenses</i>	-	11,851,229,127
<i>Add: adjustment to increase taxable revenue</i>	-	1,682,909,091
Taxable income	3,871,106,438	19,843,614,594
Normal tax rate	20%	20%
Corporate income tax payable	7,280,230,279	6,169,027,659
Current corporate income tax expense	7,280,230,279	6,169,027,659

VII. OTHER INFORMATION

1. Comparative figures

Comparative figures ending 30 September 2025 are consolidated financial statements for the year ending 31 December 2024 and are presented ,classified according to Circular 200.

2. Related parties

<u>List of related parties</u>	<u>Relationship</u>
Hung Thanh Construction - Trading - Service - Manufacturing Company Limited	Subsidiary
Huong Tra Company Limited	Subsidiary
Quang Ngai Mineral Investment Joint Stock Company	Subsidiary
CII Company	Associate
Khu Bac Thu Thiem Company Limited	Related party of CII Company
CII Engineering and Construction Joint Stock Company	Related party of CII Company
CII Infrastructure Service Limited Company	Related party of CII Company
CII Bridges and Roads Investment Joint Stock Company (CII B&R)	Related party of CII Company
Ha Noi Highway Construction and Investment Joint Stock Company	Related party of CII Company
Lu Gia Real Estate Trading Invesment Company Limited	Related party of CII Company
Dien Bien Phu Building Investment Company Limited	Related party of CII Company
CII Trading and Investment One Member Co., Ltd.	Related party of CII Company

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

VII. OTHER INFORMATION (continued)

2. Related parties (continued)

In addition to the balances and transactions with related parties which have been presented in other notes of these separate financial statements, during the year, the Company entered into other significant transactions with related parties as follows:

	From 01/01/2025 to 30/09/2025 VND	From 01/01/2024 to 30/09/2024 VND
CII Company		
Profits from project investment cooperation contracts	177,684,000,000	178,479,000,000
Proceeds from capital contribution for investment cooperation	1,028,272,000,000	1,940,900,000,000
Repayment of investment cooperation	689,890,000,000	482,536,000,000
Proceeds from capital support through debt settlement	190,000,000,000	-
Proceeds from investment cooperation through debt settlement	650,000,000,000	-
Expense from project investment cooperation contracts	116,901,783,125	86,354,485,480
Expenses from capital support	-	67,741,808,220
CII Engineering and Construction Joint Stock Company		
Project construction cost	19,858,864,492	143,984,965,625
Provide equipment	-	11,736,853,384
Profits from project investment cooperation contracts	1,921,643,836	-
Proceeds from investment cooperation	190,000,000,000	35,000,000,000
Proceeds from capital support through debt settlement	190,000,000,000	-
Repayment of investment cooperation	-	325,766,338,258
Expense from project investment cooperation contracts	-	8,219,741,648
Repayment of capital support	4,000,000,000	-
Expenses from capital support	190,684,932	130,410,959
Revenue from office rental	1,695,405,726	1,691,426,252
Khu Bac Thu Thiem Company Limited		
Cash outflow for project investment cooperation	-	942,500,000,000
Cash recovered from capital contribution for investment cooperation	-	382,212,315,000
Profits from project investment cooperation contracts	-	38,826,179,292
Ha Noi Highway Construction and Investment Joint Stock Company		
Revenue from rental cars	208,333,332	208,333,332
Dien Bien Phu Building Investment Company Limited		
Office rental costs and other utilities	4,563,030,843	4,587,208,180
CII Trading and Investment One Member Co., Ltd.		
Proceeds from capital contribution for investment cooperation	650,000,000,000	-
Proceeds from capital support through debt settlement	650,000,000,000	-
Expense from project investment cooperation contracts	33,399,452,055	-
Expenses from capital support	66,587,178,081	-

VII. OTHER INFORMATION (continued)

3. Subsequent events

There have been no significant events occurring after the balance sheet date which would require adjustments or disclosure in the separate financial statements.

Nguyen Tran Phuong Uyen
Preparer

Nguyen Van Minh
Chief Accountant

Nguyen Ba Lan
General Director

Ho Chi Minh City, 29 October 2025

577 INVESTMENT
CORPORATION

No. 134/CV-TCKT

"Regarding the explanation of business
performance in the quarter 3/2025"

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Ho Chi Minh City, 29 October 2025

**To: STATE SECURITIES COMMISSION
HO CHI MINH SECURITIES STOCK EXCHANGE**

Nam Bay Bay Investment Corporation ("Company") reports about targets of revenue, profit after tax in the separate and consolidated financial statements for the quarter 3/2025 compared to the quarter 3/2024 as follows:

1. SEPARATE FINANCIAL STATEMENTS:

Unit: million VND

No.	Content	Quarter 3/2025	Quarter 3/2024	Diff	%
1	Net revenue	4,779	5,252	(473)	-9%
2	Profit after tax	213	4,730	(4,516)	-95%

2. CONSOLIDATED FINANCIAL STATEMENTS:

No.	Content	Quarter 3/2025	Quarter 3/2024	Diff	%
1	Net revenue	6,745	11,472	(4,728)	-41%
2	Profit after tax	700	186	513	275%

- Net revenue and profit after tax of the Financial Statement for quarter 3/2025 fluctuated compared to quarter 3/2024, affected by the following reasons:
 - + Revenue from real estate business activities decreased by 0.9 billion VND respectively, compared to the same period in last year.
 - + Financial revenue increased by 10.9 billion.
 - + Interest expense increased by 0.9 billion VND.
 - + Other expenses increased by 12.7 billion VND due to higher contract termination costs incurred during the period.
- For the consolidated financial statements: During the period, the Company divested 100% of its ownership in its subsidiary; therefore, the consolidated profit after tax increased compared to the same period last year.

Best regards.

Place of sending:

- As above;
- Archived to Finance and Accounting Department

577 INVESTMENT CORPORATION



TỔNG GIÁM ĐỐC
Nguyễn Bá Lân