

CONSOLIDATED FINANCIAL STATEMENTS

CRV REAL ESTATE GROUP JOINT STOCK COMPANY

For the fiscal year ended as at 31/03/2026

(audited)



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REPORT OF BOARD OF MANAGEMENT

The Board of Management of CRV Real Estate Group Joint Stock Company ("the Company") presents its report and the Company's Consolidated Financial Statements and its subsidiaries ("the Group") for the fiscal year ended as at 31/03/2026.

COMPANY

CRV Real Estate Group Joint Stock Company was established and operates under the Business Registration Certificate No. 0102003419 issued by the Department of Planning and Investment of Hanoi (now reorganized as the Hanoi Department of Finance) for the first time on July 21, 2006, and the eighteenth latest change registration on January 27, 2026.

The Company's head office is located at: Floor 4, No.183, Ba Trieu Street, Hai Ba Trung Ward, Hanoi city.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION

Members of the Board of Directors during the fiscal year and to the reporting date are:

Mr. Do Huu Ha	Chairman
Mr. Do Huu Hau	Member
Mr. Nguyen Van Thu	Independent Member
Mr. Dang Tuan Vu	Independent Member
Mr. Le Duy Phi	Independent Member

Member of the Board of Management and Chief Accountant during the fiscal year and to the reporting date are:

Ms. Pham Thi Thu Huyen	General Director
Mr. Tran Ngoc Binh	Deputy General Director
Ms. Nguyen Thi Thuy Duong	Deputy General Director
Ms. Nguyen Kim Quyen	Chief Accountant

Members of the Board of Supervision are:

Mr. Pham Anh Tu	Head of the Board
Mr. Vu Van Hoang	Member
Ms. Chu Thi Lua	Member

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and until the preparation of Consolidated Financial Statements is Ms. Pham Thi Thu Huyen - General Director.

AUDITORS

The auditors of AASC Auditing Firm Company Limited have taken audit of Consolidated Financial Statements for the Company.

STATEMENT OF BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

The Board of Management of the Company is responsible for the Consolidated Financial Statements which give a true and fair view of the financial position of the Company, its operating results and its cash flows for the year. In preparing those Consolidated Financial Statements, the Board of Management the Company is required to:

- Establish and maintain an internal control system which is determined necessary by Board of Management and Board of Directors Company to ensure the preparation and presentation of Consolidated Financial Statements not to contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Consolidated Financial Statements;
- Prepare and present the Consolidated Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the Interim Consolidated Financial Statements;
- Prepare the Consolidated Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management of the Company is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Consolidated Financial Statements comply with the current State's regulations. They is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management of the Company confirms that Consolidated Financial Statements give a true and fair view of the financial position the Company as at 31 March 2026, its operation results and cash flows from 01/04/2025 to 31/03/2026 of the Company in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Consolidated Financial Statements.

Other commitments

We hereby confirm that our Company has fully complied with all information disclosure obligations in accordance with the prevailing laws and regulations of Vietnam.

On behalf of the Board of Management



Phạm Thị Thu Huyền
General Director

Hanoi, 24 June 2026

INDEPENDENT AUDITOR'S REPORT

**To: Shareholders, Board of Directors and Board of Management
CRV Real Estate Group Joint Stock Company**

We have audited the accompanying Consolidated Financial Statements of the Company prepared on 24 June 2026, from page 05 to page 40, including: Consolidated Statement of Financial Position as at 31 March 2026, Consolidated Statement of Income, Consolidated Statement of Cash flows, Notes to the Consolidated Financial Statements for the fiscal year as at 31 March 2026.

The Board of Management's Responsibility

The Board of Management of the Company is responsible for the preparation and presentation of Consolidated Financial Statements of the Company that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant and for such internal control as management determines is necessary to enable the preparation of Consolidated Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these Consolidated Financial Statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with standards and ethical requirements; plan and perform the audit to obtain reasonable assurance about whether the Consolidated Financial Statements of the Company are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Consolidated Financial Statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Consolidated Financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and presentation Consolidated Financial Statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management, as well as evaluating the overall presentation of the Consolidated Financial Statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Auditor's Opinion

In our opinion, the Consolidated Financial Statements give a true and fair view, in all material respects, of the financial position of the CRV Real Estate Group Joint Stock Company as at 31 March 2026, its operating results and its cash flows for the year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Consolidated Financial Statements.



Nguyen Ngoc Lan
Deputy General Director
Registered Auditor
No. 1427-2023-002-1

Hanoi, 25 June 2026



A blue ink signature of Nguyen Duc Trong.

Nguyen Duc Trong
Auditor
Registered Auditor
No. 4062-2024-002-1



MEMBER OF THE HLB NETWORK

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Code	ASSETS	Note	31/03/2026	01/04/2025
100	A. CURRENT ASSETS		10,342,810,851,119	7,572,642,757,335
110	I. Cash and cash equivalents	03	298,475,756,756	346,686,620,082
111	1. Cash		139,302,052,948	102,886,620,082
112	2. Cash equivalents		159,173,703,808	243,800,000,000
120	II. Short-term investments	04	1,401,793,059,694	808,101,123,288
123	1. Held-to-maturity investments		1,401,793,059,694	808,101,123,288
130	III. Short-term receivables		676,196,065,383	517,585,464,123
131	1. Short-term trade receivables	05	155,111,387,132	357,800,060,441
132	2. Short-term prepayments to suppliers	06	213,974,736,547	139,767,306,170
136	3. Other short-term receivables	07	307,109,941,704	20,018,097,512
140	IV. Inventories	08	7,645,833,031,882	5,819,081,007,578
141	1. Inventories		7,645,833,031,882	5,819,081,007,578
150	V. Other short-term assets		320,512,937,404	81,188,542,264
151	1. Short-term prepaid expenses	13	240,173,649,853	32,151,379,567
152	2. Deductible VAT		50,392,879,111	17,773,044,559
153	3. Taxes and other receivables from the State budget	18	29,946,408,440	31,264,118,138
200	B. NON-CURRENT ASSETS		1,644,194,349,879	1,341,469,202,597
220	I. Fixed assets		305,990,222,418	295,344,921,851
221	1. Tangible fixed assets	10	303,264,955,750	295,344,921,851
222	- Historical cost		327,472,203,747	311,925,481,763
223	- Accumulated depreciation		(24,207,247,997)	(16,580,559,912)
227	2. Intangible fixed assets	11	2,725,266,668	-
228	- Historical cost		3,048,000,000	-
229	- Accumulated amortization		(322,733,332)	-
230	II. Investment properties	12	912,519,215,781	937,160,541,898
231	- Historical cost		1,062,446,783,203	1,062,448,635,389
232	- Accumulated depreciation		(149,927,567,422)	(125,288,093,491)
240	III. Long-term assets in progress	09	198,116,044,333	349,560,000
242	1. Construction in progress		198,116,044,333	349,560,000
250	IV. Long-term investments	04	95,965,871,876	-
255	1. Held-to-maturity investments		95,965,871,876	-
260	V. Other long-term assets		131,602,995,471	108,614,178,848
261	1. Long-term prepaid expenses	13	915,818,042	796,226,723
262	2. Deferred income tax assets	33	39,639,114,561	2,550,796,315
269	3. Goodwill	14	91,048,062,868	105,267,155,810
270	TOTAL ASSETS		<u>11,987,005,200,998</u>	<u>8,914,111,959,932</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

(continued)

Code	CAPITAL	Note	31/03/2026	01/04/2025
300	C. LIABILITIES		4,408,365,133,340	1,397,425,815,769
310	I. Current Liabilities		4,352,292,376,873	1,056,003,021,545
311	1. Short-term trade payables	16	195,530,921,601	179,310,508,586
312	2. Short-term prepayments from customers	17	3,960,343,509,828	140,590,529,729
313	3. Taxes and other payables to State budget	18	3,507,517,461	75,305,306,557
314	4. Payables to employees		9,152,977	-
315	5. Short-term accrued expenses	19	28,800,324,730	188,084,953,201
318	6. Short-term unearned revenue	21	9,238,864,363	10,952,083,298
319	7. Other short-term payables	20	154,862,085,913	145,259,640,174
320	8. Short-term borrowings and finance lease liabilities	15	-	316,500,000,000
330	II. Non-current liabilities		56,072,756,467	341,422,794,224
336	1. Long-term unearned revenue	21	18,869,697,588	-
337	2. Other long-term payables	20	12,997,208,345	16,414,964,302
338	3. Long-term borrowings and finance lease liabilities	15	-	296,158,379,001
341	4. Deferred income tax liabilities	33	24,205,850,534	28,849,450,921
400	D. OWNER'S EQUITY		7,578,640,067,658	7,516,686,144,163
410	I. Owner's equity	22	7,578,640,067,658	7,516,686,144,163
411	1. Contributed capital		6,873,998,750,000	6,724,166,400,000
411a	Ordinary shares with voting rights		6,873,998,750,000	6,724,166,400,000
412	2. Share Premium		238,037,786,182	(1,357,800,000)
421	3. Retained earnings		466,365,831,325	793,600,364,707
421a	Retained earnings accumulated to previous year		390,150,380,707	508,191,495,417
421b	Retained earnings of the current year		76,215,450,618	285,408,869,290
429	4. Non – Controlling Interests		237,700,151	277,179,456
440	TOTAL CAPITAL		11,987,005,200,998	8,914,111,959,932

Preparer

Do Thu Huong

Chief Accountant

Nguyen Kim Quyên

Hanoi, 24 June 2026

General Director



Phạm Thị Thu Huyền

CONSOLIDATED STATEMENT OF INCOME
From 01/04/2025 to 31/03/2026

Code	ITEMS	Note	From 01/04/2025 to 31/03/2026 VND	From 01/04/2024 to 31/03/2025 VND
01	1. Revenue from sales of goods and rendering of services	24	331,626,283,533	2,194,917,156,959
02	2. Revenue deductions		-	-
10	3. Net revenue from sales of goods and rendering of services		331,626,283,533	2,194,917,156,959
11	4. Cost of goods sold and services rendered	25	174,732,189,485	1,326,942,571,760
20	5. Gross profit from sales of goods and rendering of services		156,894,094,048	867,974,585,199
21	6. Financial income	26	81,610,468,471	42,352,818,685
22	7. Financial expenses	27	5,489,150,685	24,491,058,811
23	<i>In which: Interest expenses</i>		5,489,150,685	24,479,684,930
24	8. Share of joint ventures and associates' profit or loss		-	-
25	9. Selling expense	28	69,302,945,393	176,580,296,902
26	10. General and administrative expenses	29	44,715,727,090	61,658,615,253
30	11. Net profit from operating activities		118,996,739,351	647,597,432,918
31	12. Other income	30	5,113,981,357	3,487,457,124
32	13. Other expenses	31	11,057,304,903	38,592,626,405
40	14. Other profit		(5,943,323,546)	(35,105,169,281)
50	15. Total net profit before tax		113,053,415,805	612,492,263,637
51	16. Current corporate income tax expense	32	78,557,363,125	175,206,509,290
52	17. Deferred corporate income tax expense	33	(41,731,918,633)	(25,031,633,401)
60	18. Profit after corporate income tax		76,227,971,313	462,317,387,748
61	19 Profit after tax attributable to owners of the parent		76,215,450,618	462,251,907,420
62	20 Profit after tax attributable to non-controlling interest		12,520,695	65,480,328
70	21. Basic earnings per share	34	113	687

Preparer

Do Thu Huong

Chief Accountant

Nguyen Kim Quyen



Hanoi, 24 June 2026

General Director

Pham Thi Thu Huyen

CONSOLIDATED STATEMENT OF CASH FLOWS

From 01/04/2025 to 31/03/2026

(Indirect method)

Code	ITEMS	Note	From 01/04/2025 to 31/03/2026 VND	From 01/04/2024 to 31/03/2025 VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
01	1. Profit before tax		113,053,415,805	612,492,263,637
	2. Adjustment for		(27,263,416,287)	36,715,404,439
02	- Depreciation and amortization of fixed assets and investment properties		48,805,806,340	48,421,272,983
04	- Exchange gains / losses from retranslation of monetary items denominated in foreign currency		(21,095,569)	(233,204,477)
05	- Gains / losses from investment activities		(81,537,277,743)	(42,054,187,768)
06	- Interest expense		5,489,150,685	24,479,684,930
07	- Other adjustments		-	101,838,771
08	3. Operating profit before changes in working capital		85,789,999,518	643,207,668,076
09	- Increase/ decrease in receivables		(185,487,815,855)	(252,304,808,817)
10	- Increase/ decrease in inventories		(1,826,752,024,304)	1,099,645,128,178
11	- Increase/ decrease in payables (excluding interest payable/ corporate income tax payable)		3,691,782,666,418	(605,642,763,364)
12	- Increase/ decrease in prepaid expenses		(208,141,861,605)	33,909,142,408
14	- Interest paid		(10,952,027,397)	(22,723,547,943)
15	- Corporate income tax paid		(135,033,259,534)	(252,788,494,759)
20	Net cash flow from operating activities		1,411,205,677,241	643,302,323,779
II. CASH FLOWS FROM INVESTING ACTIVITIES				
21	1. Purchase or construction of fixed assets and other long-term assets		(221,038,399,131)	(77,577,317,228)
22	2. Proceeds from disposals of fixed assets and other long-term assets		2,717,272,727	-
23	3. Loans and purchase of debt instruments from other entities		(3,883,981,571,321)	(1,935,028,000,000)
24	4. Collection of loans and resale of debt instrument of other entities		3,194,323,763,039	1,507,168,390,168
27	5. Interest and dividend received		75,473,725,369	185,125,185,938
30	Net cash flow from investing activities		(832,595,209,317)	(320,311,741,122)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
31	1. Proceeds from issuance of shares and receipt of contributed capital		389,227,936,182	-
33	2. Proceeds from borrowings		586,664,735,757	296,158,379,001
34	3. Repayment of principal		(1,199,323,114,758)	(34,150,000,000)
36	4. Dividends or profits paid to owners		(403,501,984,000)	(450,603,148,800)
40	Net cash flow from financing activities		(626,932,426,819)	(188,594,769,799)

CONSOLIDATED STATEMENT OF CASH FLOWS

From 01/04/2025 to 31/03/2026

(Indirect method)

Code	ITEMS	Note	From 01/04/2025 to 31/03/2026 VND	From 01/04/2024 to 31/03/2025 VND
50	Net cash flows in the year		(48,231,958,895)	134,395,812,858
60	Cash and cash equivalents at the beginning of the year		346,686,620,082	212,057,602,747
61	Effect of exchange rate fluctuations		21,095,569	233,204,477
70	Cash and cash equivalents at the end of the year		<u>298,475,756,756</u>	<u>346,686,620,082</u>

Hanoi, 24 June 2026

Preparer

Chief Accountant

General Director



Do Thu Huong



Nguyen Kim Quyen



Pham Thi Thu Huyen

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

From 01/04/2025 to 31/03/2026

1. GENERAL INFORMATION

Form of ownership

CRV Real Estate Group Joint Stock Company was established and operates under the Business Registration Certificate No. 0102003419 issued by the Department of Planning and Investment (now the Department of Finance) of Hanoi City on July 21, 2006, with the eighteenth amendment registered on January 27, 2026.

The Company's head office is located at: Floor 4, No.183, Ba Trieu Street, Hai Ba Trung Ward, Hanoi city.

The charter capital of the Company is VND 6,873,998,750,000; equivalent to 687,399,875 shares, The par value per share is VND 10,000.

The total number of employees of the Company as at 31 March 2026 is: 151 people (as at 01 April 2025 is: 116 people).

Business field

- Real estate business.

Business activities

Main business activities of the Company include:

- Real estate business and trading of land use rights owned, held, or leased by the Company;
- Real estate consultancy, brokerage and auction services; auction of land use rights;

Details:

- + Real estate brokerage services;
- + Real estate consultancy services;
- + Real estate management services.
- Building residential houses;
- Building non-residential houses;
- Completing construction works.

Normal business and production cycle:

- The average business cycle of the Company and its subsidiaries' real estate transfer activities begins from the time of approval as an investor and the commencement of land clearance and construction until the completion and handover to the customer. Therefore, the business cycle of the Company and its subsidiaries' real estate transfer activities can last over 12 months.
- The production and business cycle for other activities of the Company and its subsidiaries is typically within 12 months.

The Corporation's operation in the fiscal year that affects the Consolidated Financial Statements

In the financial year 2025, the Group's consolidated revenue from sales of goods and rendering of services amounted to VND 331.63 billion, representing a decrease compared to the previous year. This was primarily attributable to the fact that the Hoang Huy Commerce Project - H1 Building had commenced handover and revenue recognition from the third quarter of the financial year 2023, resulting in revenue from the handover of real estate products being recognized predominantly in the financial year 2023 and 2024. In addition, during fiscal year 2025, the Hoang Huy New City - II Project commenced implementation and customer collections were made in accordance with the contractual payment schedule; however, no revenue was recognized as the project had not yet reached the stage for handover of properties to customers. Accordingly, the Group's consolidated profit before tax for the financial year 2025 amounted to VND 113.05 billion, a decrease of 81.54% compared to the previous year.

The Corporation's structure

- The Company has the following subsidiaries as at 31 March 2026:

Name	Address	Proportion of ownership	Proportion of voting rights	Principal activities
Dai Thinh Vuong Construction Joint Stock Company	Hai Phong City	99.9981%	99.9981%	Real estate business.
Dai Loc House Development Joint Stock Company	Hai Phong City	99.9890%	99.9890%	Real estate business.

The company and its subsidiaries are hereinafter referred to as the "Group of Companies".

2. ACCOUNTING SYSTEM AND ACCOUNTING POLICY AT COMPANY

2.1. Accounting period and accounting currency

Annual accounting period of the Group commences from 1 April and ends as at 31 March of the following year.
The Company maintains its accounting records in Vietnam Dong (VND).

2.2. Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Group applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance, the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC by the Ministry of Finance guiding the preparation and presentation of Consolidated Financial Statements.

Declaration of compliance with Accounting Standards and Accounting System

The Group applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3. Basis for the preparation of Consolidated Financial Statements

Consolidated Financial Statements are prepared based on consolidating Separate Financial Statements of the Company and Financial Statements of its subsidiaries under its control as at 31 March annually.

Control right is achieved when the Group has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Consistent accounting policies are applied in Financial Statements of subsidiaries and the Company. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Company and its subsidiaries.

The operating results of subsidiaries acquired or disposed during the year are included in the Consolidated financial statements from the effective date of acquisition or up to the effective date of disposal.

Balance, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated financial statements.

Non - controlling interests

The interests of non-controlling shareholders are the interests of noncontrolling owners in gains, or losses, and in the net assets of the subsidiary.

2.4. Accounting estimates

The preparation of Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to Consolidate Financial Staments requires the Board of Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the end of the fiscal year and the reported amounts of revenues and expenses during the fiscal year.

The estimates and assumptions that have a material impact in the Consolidated Financial Statements include:

- Provision for bad debts;
- Provision for devaluation of inventory;
- Estimated allocation of prepaid expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimated income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on Consolidated Financial Statements of the Group and that are assessed by the Board of Management of the Company to be reasonable under the circumstances.

2.5. Financial Instruments

Initial recognition

Financial assets

Financial assets of the Group include cash, cash equivalents, trade receivables, other receivables, lending loans, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Group include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the fiscal year because the Circular No.210/2009/TT-BTC and prevailing statutory regulations require to present Financial statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

2.6. Cash and cash equivalents

Cash comprises cash on hand, demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.7. Goodwill

The goodwill or interest from a cheap purchase is defined as the difference between the cost of the business combination and acquirer's interest in the net fair value of the identifiable subsidiary assets at the acquisition date held by Parent. Cheap purchase interest (if any) will be recognized in the consolidated income statement. Goodwill is allocated to costs by the straight-line method for an estimated useful period of 10 years. Periodically, the Group will assess goodwill losses at the subsidiary, if there is evidence that the loss of goodwill is greater than the annual allocation, the allocation shall be based on the loss of goodwill in the year of arising.

2.8. Financial investments

Investments held to maturity comprise term deposits/certificates of deposit and other held to maturity to earn profits periodically and other held to maturity investments.

Provision for impairment of held-to-maturity investments is made at year-end based on the recoverability of the investments, in accordance with legal regulations on doubtful debts.

2.9. Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Group. The receivables shall be classified into short-term receivables or long-term receivables on the Consolidated Financial Statements according to their remaining terms at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating the possible losses.

2.10. Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory minus the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated using specific identification.

Inventory is recorded by perpetual method.

Method for valuation of work in process at the end of the Company:

- The value of work in progress is recorded for each construction project which is incomplete or revenue is unrecognised, corresponding to the amount of work in progress at the end of the year.

Provision for devaluation of inventories made at the end of the year is based on the excess of original cost of inventory over their net realizable value.

2.11. Fixed assets, Finance lease fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Subsequent measurement after initial recognition

If these costs augment future economic benefits obtained from the use of tangible fixed assets are extended to their initial standards conditions, these costs are capitalized as an incremental in their historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Consolidated Statement of income in the year in which the costs are incurred.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	10 - 50 Years
- Vehicles, Transportation equipment	06 - 10 years
- Office equipment and furniture	03 - 05 years
- Other fixed assets	05 - 06 years
- Management software	05 years

2.12. Investment properties

Investment properties are initially recognised at historical cost.

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount.

Investment properties are depreciated using the straight-line method with expected useful life as follows:

- Buildings, structures	44 - 50 years
- Land use rights	44 - 50 years

An item of owner-occupied property or inventories only becomes an investment property when its using purposed has been changed, evidenced by commencement of stopping using that item and starting to operate leasing for the third party or completing the construction period. The investment property is transferred to owner-occupied property or inventories only where it undergoes a change in use, evidenced by commencement of starting using the assets by owner or development with a view to sale. The transferring from investment property to owner-occupied property or inventories will not change the original cost and carrying amount of asset as at the date of transfer.

2.13. Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

2.14. Prepaid expenses

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the fiscal year.

The calculation and allocation of long-term prepaid expenses to operating expenses in the fiscal year should be based on the nature of these expenses to select a reasonable allocation method and criteria.

Types of prepaid expenses of the Company include:

- Tools and supplies include assets which are possessed by the Group in an ordinary course of business, with historical cost of each asset less than VND 30 million and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis within 3 years.
- Brokerage fees and other sales expenses for real estate projects are recorded at their actual cost at the time they are incurred. These expenses are recorded in the income statement corresponding to the portion of real estate sold during the period.
- Other prepaid expenses are recorded at their historical costs and allocated on the straight-line basis within 3 years.

2.15. Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Group. The payables shall be classified into short-term payables or long-term payables on the consolidated financial statements according to their remaining terms at the reporting date.

2.16. Borrowings and finance lease liabilities

Borrowings shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings. In case of borrowings denominated in foreign currency, they shall be recorded in details in terms of types of currency.

2.17. Borrowing costs

Borrowing costs are recognized as operating expenses in the year, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

2.18. Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made which are recorded as operating expenses of the year.

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.19. Unearned revenues

Unearned revenues include prepayments from customers for one or many financial years relating to asset leasing and other unearned revenues.

Unearned revenues are transferred to revenue from sale of goods and rendering of services with the amount corresponding to each financial year.

2.20. Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Group.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the Board of Director of the Company and announcement of cut-off date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.21. Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns.

Revenue from sale of goods:

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The Company no longer holds the right to manage the goods as the goods owner, or the right to control the goods.

Revenue from rendering of services:

- The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

Financial income

Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the Company shall be recognised when the two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The amount of the revenue can be measured reliably.

2.22. Cost of goods sold

Cost of goods sold and services rendered are cost of finished goods, merchandises, materials sold or services rendered during the year, and recorded on the basis of matching with revenue and on a prudence basis. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, provision for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the year even when products and goods have not been determined as sold.

The expense accrual to estimate the cost of real estate must comply with the following principles:

- The accrued expenses have been stated in approved budget and actually arisen but there are insufficient dossiers and documents for acceptance;
- The expense accrual is only aimed at calculating the cost of real estate that has been completed during the year and meets all requirements for revenue recognition;
- The accrued expenses and actual expenses included in cost of goods sold are in conformity with the norm of cost price on the basis of total cost estimate of sold real estate (determined by area).

2.23. Financial expenses

Items recorded into financial expenses comprise:

- Borrowing costs;
- Provision for diminution in value of trading securities price; provision for losses from investment in other entities, losses from sale of foreign currency, exchange loss, etc.

The above items are recorded by the total amount arising in the year without offsetting against financial income.

2.24. Corporate income tax

a) Deferred income tax asset

Deferred income tax asset is recognized for deductible temporary differences and the carrying forward of unused tax losses and unused tax credits. Deferred income tax liability is recognized for taxable temporary differences.

Deferred income tax liabilities are determined based on prevailing corporate income tax rate, tax rates and tax laws enacted at the end of accounting year.

Deferred tax assets are recognized only to the extent that it is probable that taxable profit in future will be available against which the deductible temporary difference can be utilised. Deferred tax assets are recorded and decrease to the extent that it is not sure taxable economic benefits will be usable.

b) Current corporate income tax expenses and deferred corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during the year and current corporate income tax rate.

Deferred corporate income tax expenses are determined based on deductible temporary differences, the taxable temporary differences and corporate income tax rate.

Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each other.

c) Current corporate income tax rate

The Company applies the corporate income tax rate of 20% for the operating activities which has taxable income for the fiscal year ended as at 31/03/2026.

2.25. Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for Board of Management) by the weighted average number of ordinary shares outstanding during the year.

2.26. Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. the Group's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Group or being under the control of the Company, or being under common control with the Group, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Group that have a significant influence on the Company, key management personnel including directors and employees of the Group, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of the Company, the Company should consider the nature of the relationship rather than the legal form of the relationship.

2.27. Segment information

Since the Group and its subsidiaries operate mainly in the field of real estate business and takes place mainly in the territory of Vietnam, the Company does not prepare segment reports by business segment and geographical segment.

3. CASH AND CASH EQUIVALENTS

	31/03/2026	01/04/2025
	VND	VND
Cash on hand	1,863,785,735	1,887,448,024
Demand deposits	137,438,267,213	100,999,172,058
Cash equivalents (*)	159,173,703,808	243,800,000,000
	<u>298,475,756,756</u>	<u>346,686,620,082</u>

(*) As at 31 March 2026, the cash equivalents are deposits with term of from 1 to 3 months with the amount of VND 159,173,703,808 at commercial banks at the interest rate of 4.75%/year.

4. FINANCIAL INVESTMENTS

	31/03/2026		01/04/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Short-term investments	1,401,793,059,694	-	808,101,123,288	-
- Term deposits (*)	1,401,793,059,694	-	808,101,123,288	-
Long-term investments	95,965,871,876	-	-	-
- Certificate of deposit (**)	95,965,871,876	-	-	-
	1,497,758,931,570	-	808,101,123,288	-

(*) As at 31 March 2026, the short-term investment are deposits with term of from 06 to 12 months with the amount of VND 1,401,793,059,694 at commercial banks at the interest rate of 6.5%/year to 8.6%/year.

(**) As of March 31, 2026, long-term investments held to maturity are 4-year term deposit certificates worth VND 95,965,871,876 issued by Vietnam Technological and Commercial Bank with interest rates ranging from 4.4%/year to 5.5%/year.

5. SHORT - TERM TRADE RECEIVABLES

	31/03/2026		01/04/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Related parties	-	-	-	-
Others	155,111,387,132	-	357,800,060,441	-
- Receivable from customers for the sale of real estate	147,053,736,324	-	344,504,333,129	-
- Receivable from customers for property rentals and other services.	8,057,650,808	-	13,295,727,312	-
	155,111,387,132	-	357,800,060,441	-

6. SHORT - TERM PREPAYMENTS TO SUPPLIERS

	31/03/2026		01/04/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<i>Related parties</i>	-	-	-	-
<i>Others</i>	213,974,736,547	-	139,767,306,170	-
- Exsmart Huy Hoang Services Joint Stock Company	-	-	15,984,000,000	-
- Hong Diep Construction Investment and Trading Joint Stock Company	17,526,139,183	-	53,729,621,979	-
- Minh Truong Mechanical and Construction Joint Stock Company	7,356,548,241	-	36,024,764,116	-
- Thuy Ngan Trading and Construction Company Limited	2,934,684,098	-	29,152,769,546	-
- Hanoi Construction Joint Stock Company No1	54,465,345,664	-	-	-
- Bac Giang Construction Company No. 1	42,703,611,585	-	-	-
- Phuong Ngoc Construction - Trade - Service Company Limited	27,934,131,028	-	-	-
- Havie Trading And Construction Company Limited	12,477,208,248	-	-	-
- Others	48,577,068,500	-	4,876,150,529	-
	<u>213,974,736,547</u>	<u>-</u>	<u>139,767,306,170</u>	<u>-</u>

7. OTHER SHORT - TERM RECEIVABLES

	31/03/2026		01/04/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
- Dividends and profits receivables	21,138,237,797	-	15,110,731,200	-
- Payments for apartment owners on fees for issuance of land use right certificates	2,016,702,974	-	171,169,573	-
- Deposit for auction of land use rights for project implementation (*)	256,475,941,000	-	-	-
- Deposit (**)	22,600,000,000	-	-	-
- Receivables from maintenance fund	3,527,424,235	-	3,415,292,183	-
- Other receivables	1,351,635,698	-	1,320,904,556	-
	<u>307,109,941,704</u>	<u>-</u>	<u>20,018,097,512</u>	<u>-</u>

(*) The deposit for the land use rights auction for the project was made according to auction regulations No. 113.3/2026/QC - VNA dated February 27, 2026. On May 7, 2026, the People's Committee of Hai Phong City issued Decision No. 1738/QĐ-UBND recognizing the winning bid for land use rights for the investment project in Thuy Nguyen Ward, Hai Phong City. Accordingly, the winning bidder was Dai Loc Housing Development Joint Stock Company.

(**) Deposit paid for the acquisition of land use rights and assets attached to land at No. 17B Ba Trieu under individual transfer agreements as presented in Note 9.

8. INVENTORIES

	31/03/2026		01/04/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
- Raw materials	1,165,322,132	-	1,165,322,132	-
- Work in progress	7,230,421,554,606	-	5,184,559,639,900	-
+ Hoang Huy New City - II Project ^(1.1)	7,230,421,554,606	-	5,184,559,639,900	-
- Finished goods	413,736,263,144	-	633,356,045,546	-
+ N01 Building ^(2.1)	11,542,564,991	-	11,542,564,991	-
+ Gold Tower Building ^(2.2)	22,569,412,848	-	22,330,329,204	-
+ Hoang Huy - So Dau Project	-	-	4,979,427,118	-
+ Hoang Huy Commerce Project - H1 Building ^(2.3)	379,624,285,305	-	594,503,724,233	-
- Goods	509,892,000	-	-	-
	8,059,569,295,026	-	6,452,437,053,124	-

^(1.1) The investment project for the development of a new urban area along the extended Do Muoi Street surrounding areas, located in Thuy Nguyen Ward, Hai Phong City (Hoang Huy New City-II Project), comprises lowrise housing, social housing apartment blocks, and apartment blocks with integrated commercial and service functions. As of March 31, 2026, the structural works of certain low-rise residential units had been completed, while the remaining components and project items were under construction. Borrowing costs capitalized during the year for the Hoang Huy New City - II project amounted to VND 19,275,562,994.

^(2.1) Finished products are unsold apartments and commercial centers in the completed N01 Building.

^(2.2) The finished products are the unsold commercial center units belonging to Gold Tower - Golden Land Building Project which has been completed. Gold Tower is currently undergoing final project settlement.

^(2.3) Finished products are unsold apartments and commercial floors in H1 building of the completed Hoang Huy Commerce project. The value of finished products is provisionally calculated based on the accumulated project costs and will be adjusted upon final project settlement.

9. LONG-TERM ASSET IN PROGRESS

	31/03/2026	01/04/2025
	VND	VND
- Marketing package costs for introducing the real estate project	-	349,560,000
- Project 17B Ba Trieu (*)	198,116,044,333	-
	198,116,044,333	349,560,000

(*) Costs related to the acquisition of land use rights and assets on the land at 17B Ba Trieu Street for the purpose of constructing the Company's office building and leasing it. As of March 31, 2026, the Company is still in the process of carrying out the legal procedures related to the acquisition of this land.

10. TANGIBLE FIXED ASSETS

	Buildings, structures	Vehicles, transportation equipment	Fixed assets used in management	Total
	VND	VND	VND	VND
Historical cost				
Beginning balance of the year	300,082,682,810	11,122,040,773	720,758,180	311,925,481,763
- Purchase in the year	-	8,081,256,000	328,828,872	8,410,084,872
- Other increase (*)	11,815,682,112	-	-	11,815,682,112
- Liquidation, disposal	-	(4,679,045,000)	-	(4,679,045,000)
Ending balance of the year	311,898,364,922	14,524,251,773	1,049,587,052	327,472,203,747
Accumulated depreciation				
Beginning balance of the year	13,745,988,190	2,469,604,052	364,967,670	16,580,559,912
- Depreciation in the year	6,883,544,493	2,022,046,273	181,727,444	9,087,318,210
- Other increase (*)	537,187,925	-	-	537,187,925
- Liquidation, disposal	-	(1,997,818,050)	-	(1,997,818,050)
Ending balance of the year	21,166,720,608	2,493,832,275	546,695,114	24,207,247,997
Net carrying amount				
Beginning balance	286,336,694,620	8,652,436,721	355,790,510	295,344,921,851
Ending balance of the year	290,731,644,314	12,030,419,498	502,891,938	303,264,955,750

(*) The increase in original cost is due to the adjustment of the provisional original cost of the basement at H1 building of the Hoang Huy Commerce project, which has been completed and is currently being leased, resulting in a corresponding increase in accumulated depreciation. The value of the investment property is provisionally calculated based on the accumulated project costs and will be adjusted upon final project settlement.

- Cost of fully depreciated tangible fixed assets but still in use at the end of the year: VND 6,075,355,097.

11. INTANGIBLE FIXED ASSETS

	Computer software	Other intangible fixed assets	Total
	VND	VND	VND
Historical cost			
Beginning balance of the year	-	-	-
- Purchase in the year	260,000,000	2,788,000,000	3,048,000,000
Ending balance of the year	260,000,000	2,788,000,000	3,048,000,000
Accumulated amortization			
Beginning balance of the year	-	-	-
- Amortization in the year	25,999,998	296,733,334	322,733,332
Ending balance of the year	25,999,998	296,733,334	322,733,332
Net carrying amount			
Beginning balance	-	-	-
Ending balance of the year	234,000,002	2,491,266,666	2,725,266,668

12. INVESTMENT PROPERTIES

	Buildings and land-use rights VND	Total VND
Historical cost		
Beginning balance of the year	1,062,448,635,389	1,062,448,635,389
- Other increase	953,242,633	953,242,633
- Decrease in the year	21,767,002,447	(22,722,097,266)
- Other decrease	(22,722,097,266)	(22,722,097,266)
Ending balance of the year	1,085,168,880,469	1,040,679,780,756
Accumulated depreciation		
Beginning balance of the year	125,288,093,491	125,288,093,491
- Depreciation in the year	24,639,473,931	24,639,473,931
Ending balance of the year	149,927,567,422	149,927,567,422
Net carrying amount		
Beginning balance	937,160,541,898	937,160,541,898
Ending balance of the year	935,241,313,047	890,752,213,334

- During the year, rental income from investment properties is VND 70,566,291,312. (From 01/04/2024 to 31/03/2025 is VND 63,009,327,028).

The future lease income received in instalments is presented in Note 23.

(*) Other reductions due to adjustments in the allocation ratio of usable areas, which affected the original cost of the commercial center for lease in H1 Building of the Hoang Huy Commerce project at Dai Loc Housing Development Joint Stock Company, which has been completed and is currently being leased. The investment property value is provisionally calculated based on the accumulated project costs and will be adjusted upon final project settlement.

The Gold Tower Building, owned by the parent company, the Grand Tower building, part of the Hoang Huy - So Dau project by Dai Thinh Vuong Construction Joint Stock Company, and the H1 building, part of the Hoang Huy Commerce project by Dai Loc Housing Development Joint Stock Company, are currently undergoing final project settlement. The investment property value is provisionally calculated based on the accumulated project costs and will be adjusted upon final project settlement.

The fair value of investment properties has not been formally assessed and determined as of April 1, 2025 and March 31, 2026. However, based on the rental performance and market prices of these properties, the Company's Board of Management believes that the fair value of the investment properties is greater than their book value at the beginning, during, and end of the fiscal year.

13. PREPAID EXPENSES

	31/03/2026	01/04/2025
	VND	VND
a) Short-term		
- Dispatched tools and supplies	9,443,373	1,083,416
- Advertising, brokerage, and interest subsidy costs for unhand-over apartments.	239,763,963,993	31,663,583,722
- Office rental expenses	211,164,300	211,164,300
- Others	189,078,187	275,548,129
	240,173,649,853	32,151,379,567
b) Long-term		
- Dispatched tools and supplies	650,194,830	395,620,128
- Others	265,623,212	400,606,595
	915,818,042	796,226,723

14. GOODWILL

	Dai Loc House Development JSC	Dai Thinh Vuong Construction JSC	Total
	VND	VND	VND
Cost			
- Beginning balance of the year	142,190,929,416	39,731,727,445	181,922,656,861
- Ending balance of the year	142,190,929,416	39,731,727,445	181,922,656,861
Accumulated allocation			
- Beginning balance of the year	36,923,773,606	39,731,727,445	76,655,501,051
- Allocation in the year	14,219,092,942	-	14,219,092,942
- Ending balance of the year	51,142,866,548	39,731,727,445	90,874,593,993
Net carrying amount			
Beginning balance of the year	105,267,155,810	-	105,267,155,810
Ending balance of the year	91,048,062,868	-	91,048,062,868

15. BORROWINGS

	01/04/2025		During the year		31/03/2026	
	Outstanding Balance	Amount can be paid	Increase	Decrease	Outstanding Balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term borrowings						
- <i>Related parties</i>	316,500,000,000	316,500,000,000	-	316,500,000,000	-	-
+ Hoang Huy Investment Financial Services Joint Stock Company	316,500,000,000	316,500,000,000	-	316,500,000,000	-	-
	<u>316,500,000,000</u>	<u>316,500,000,000</u>	<u>-</u>	<u>316,500,000,000</u>	<u>-</u>	<u>-</u>
b) Long-term borrowings						
- <i>Long-term debts</i>	296,158,379,001	296,158,379,001	586,664,735,757	882,823,114,758	-	-
+ Vietnam Joint Stock Commercial Bank for Industry and Trade – Ngo Quyen Branch	296,158,379,001	296,158,379,001	586,664,735,757	882,823,114,758	-	-
	<u>296,158,379,001</u>	<u>296,158,379,001</u>	<u>586,664,735,757</u>	<u>882,823,114,758</u>	<u>-</u>	<u>-</u>

16. SHORT - TERM TRADE PAYABLES

	31/03/2026		01/04/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
<i>Related parties</i>	-	-	-	-
<i>Others</i>	195,530,921,601	195,530,921,601	179,310,508,586	179,310,508,586
- Phuoc Hung Holdings Construction Joint Stock Company	12,876,342,833	12,876,342,833	12,876,342,833	12,876,342,833
- Ecoba Vietnam Joint Stock Company	114,773,249,724	114,773,249,724	147,247,550,969	147,247,550,969
- T.AM Mining and Mineral Processing Joint Stock Company	2,970,540,388	2,970,540,388	3,478,924,490	3,478,924,490
- Song Hoang Company Limited	7,559,738,600	7,559,738,600	2,306,635,895	2,306,635,895
- Hanoi Construction Joint Stock Company No.1	24,435,664,364	24,435,664,364	-	-
- Other suppliers	32,915,385,692	32,915,385,692	13,401,054,399	13,401,054,399
	<u>195,530,921,601</u>	<u>195,530,921,601</u>	<u>179,310,508,586</u>	<u>179,310,508,586</u>

17. PREPAYMENTS FROM CUSTOMERS

	31/03/2026	01/04/2025
	VND	VND
<i>Related parties</i>	-	-
<i>Others</i>	3,960,343,509,828	140,590,529,729
- Advance payment from customers purchasing apartments and townhouses according to construction schedule	3,959,127,813,461	140,526,516,749
- Other suppliers	1,215,696,367	64,012,980
	<u>3,960,343,509,828</u>	<u>140,590,529,729</u>

18. TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Opening receivable	Opening payables	Payables in the year	Actual payment in the year	Closing receivables	Closing payables
	VND	VND	VND	VND	VND	VND
- Value-added tax	-	16,281,166,879	147,095,810,301	161,537,748,817	279,214,193	2,118,442,556
- Corporate income tax	31,259,303,268	58,891,569,590	78,557,363,124	135,033,259,534	29,656,706,931	813,076,843
- Personal income tax	-	116,009,888	4,842,644,650	4,388,302,318	5,672,447	576,024,667
- Land tax and land rental	4,814,870	-	5,259,123,001	5,259,123,001	4,814,870	-
- Other taxes	-	16,560,200	1,111,939,611	1,128,499,811	-	-
- Fees, charges and other payables	-	-	3,003,747,093	3,003,747,093	-	-
	<u>31,264,118,138</u>	<u>75,305,306,557</u>	<u>239,870,627,780</u>	<u>310,350,680,574</u>	<u>29,946,408,441</u>	<u>3,507,544,066</u>

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Consolidated Financial Statements could be changed at a later date upon final determination by the tax

19. SHORT - TERM ACCRUED EXPENSES

	31/03/2026	01/04/2025
	VND	VND
- Advance deduction for construction costs, equipment supply and installation, and completion of Gold Tower building	10,802,919,250	10,802,919,250
- Accrued land use fee for Building N01 (*)	7,865,996,645	7,865,996,645
- Advance deduction for construction costs, equipment supply and installation, and completion of the Hoang Huy - So Dau project	725,393,200	725,393,200
- Advance deduction for construction costs, equipment supply and installation, and completion of the Hoang Huy Commerce project (Building H1)	-	133,334,946,433
- Advance deduction for expenses supporting interest on loans for customers purchasing apartments	510,485,208	4,875,017,528
- Advance deduction for commission expenses payable	3,842,075,531	26,993,048,790
- Other accrued expenses	5,053,454,896	3,487,631,355
	28,800,324,730	188,084,953,201

(*) The additional financial obligation relating to the podium area of Residential Building N01 under the Golden Land Building Commercial, Service and Residential Project has been provisionally estimated based on Notification No. 2124/TB-TTCT dated 11 October 2024 issued by the Government Inspectorate regarding the inspection conclusions on the conversion of land use purposes from production and business land to land for commercial purposes and residential development during the period from 2011 to 2019 by state-owned enterprises and equitized enterprises. As at the reporting date, CRV Real Estate Group Joint Stock Company had not received any official notification or determination from the competent authorities regarding any additional financial obligations, if any, arising in connection with the Project. On 27 November 2024, CRV Real Estate Group Joint Stock Company issued Board of Directors' Resolution No. 12/2024/NQ-HDQT approving certain matters relating to the Company's project located at 275 Nguyen Trai Street, Khuong Dinh Ward, Hanoi.

20. OTHER PAYABLES

	31/03/2026	01/04/2025
	VND	VND
a) Short-term payables		
- Trade union fee	377,987,083	296,805,483
- Short-term deposits received	17,956,525,199	13,110,613,634
- Other payables	136,527,573,631	131,852,221,057
+ Apartment maintenance fee (*)	120,615,174,797	111,341,202,751
+ Payable to customers for apartment completion deposits	2,470,000,000	3,070,000,000
+ Interest payable	-	5,462,876,712
+ Land Use Right Certificate issuance fee	7,067,220,467	7,695,281,932
+ Business cooperation in the implementation of commercial and service projects and healthcare infrastructure projects.	2,727,938,998	-
+ Other payables	3,647,239,369	4,282,859,662
	154,862,085,913	145,259,640,174
b) Long-term payables		
- Long-term deposits received	12,997,208,345	16,414,964,302
	12,997,208,345	16,414,964,302

(*) Maintenance funds for the Golden Land Building project, Hoang Huy Commerce - Building H1 project, and Hoang Huy - So Dau project will be transferred to the Building Management Boards. The company currently maintains these maintenance funds in its balances (bank deposits, cash equivalents, investments held to maturity).

21. UNEARNED REVENUES

	31/03/2026	01/04/2025
	VND	VND
a) Short-term unearned revenues		
- Revenue received in advance from asset leasing	9,238,864,363	10,952,083,298
	<u>9,238,864,363</u>	<u>10,952,083,298</u>
b) Long-term unearned revenues		
- Revenue received in advance from asset leasing	18,869,697,588	-
	<u>18,869,697,588</u>	<u>-</u>

22. OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	and investment funds	Other capital	Retained earnings	Total
	VND	VND	VND	VND	VND
Beginning balance of the previous year	6,724,166,400,000	(1,357,800,000)	781,799,775,070	295,699,128	7,504,904,074,198
Profit for previous year	-	-	462,251,907,420	65,480,328	462,317,387,748
Profit distribution in 2023	-	-	(273,622,982,210)	(20,000,000)	(273,642,982,210)
Interim dividend payment for 2024	-	-	(176,896,166,590)	(64,000,000)	(176,960,166,590)
Other decrease	-	-	67,831,017	-	67,831,017
Ending balance of previous period	<u>6,724,166,400,000</u>	<u>(1,357,800,000)</u>	<u>793,600,364,707</u>	<u>277,179,456</u>	<u>7,516,686,144,163</u>
Beginning balance of the current year	6,724,166,400,000	(1,357,800,000)	793,600,364,707	277,179,456	7,516,686,144,163
Increase in capital in current year (*)	149,832,350,000	239,395,586,182	-	-	389,227,936,182
Profit for current year	-	-	76,215,450,618	12,520,695	76,227,971,313
Profit distribution in 2024 (**)	-	-	(403,449,984,000)	(50,000,000)	(403,499,984,000)
Interim dividend payment for 2025 (**)	-	-	-	(2,000,000)	(2,000,000)
Ending balance of current year	<u>6,873,998,750,000</u>	<u>238,037,786,182</u>	<u>466,365,831,325</u>	<u>237,700,151</u>	<u>7,578,640,067,658</u>

(*) On 4 July 2025, the Company's Annual General Meeting of Shareholders for fiscal year 2025 approved a plan to issue additional shares through a public offering to existing shareholders.

On 20 January 2026, the Board of Directors approved Resolution No. 02/2026/NQ-HDQT on the results of the 2025 public offering of additional shares, with the following details:

+Total number of shares successfully offered: 14,983,235 shares;

+Gross proceeds from the offering: VND 389,564,110,000;

+Closing date of the offering: 19 January 2026;

+Purpose of the offering: To invest in the Hoang Huy New City II New Urban Area Construction Project in Thuy Nguyen Ward, Hai Phong City.

(**) According to Resolution No. 07/2025/NQ-HDQT of the Board of Directors dated July 7, 2025, CRV Real Estate Group Joint Stock Company announces the payment of the final dividend for the 2024 fiscal year in cash; and the General Meeting of Shareholders Resolutions and Board of Directors Resolutions of Dai Loc Housing Development Joint Stock Company announce the distribution of profits and dividend payment for 2024, and interim dividend payment for 2025 as follows:

Profit distribution	Distributed in Subsidiaries			Total (3) - (1) + (2)	In which, provisionally distributed in 2024
	Parent company	Parent company	Non - controlling interests		
	(1) VND	(2) VND	VND	VND	VND
Final dividend payment for 2024	403,449,984,000	-	-	-	-
Final dividend payment for 2024 at Dai Loc House	-	454,975,000,000	50,000,000	455,025,000,000	-
Interim dividend for the year 2025 at Dai Loc House	-	18,199,000,000	2,000,000	18,201,000,000	-

b) Details of Contributed capital

	Ending of the year	Rate	Beginning of the year	Rate
	VND	%	VND	%
Hoang Huy Investment Financial Services Joint Stock Company	2,625,079,030,000	38.19	2,561,052,720,000	38.09
Hoang Huy Investment Services Joint Stock Company	2,423,824,470,000	35.26	2,364,706,800,000	35.17
Hoang Giang Service Development Joint Stock Company	579,844,750,000	8.44	565,702,200,000	8.41
HHS Capital Joint Stock Company	513,525,000,000	7.47	501,000,000,000	7.45
Others	731,725,500,000	10.64	731,704,680,000	10.88
	6,873,998,750,000	100	6,724,166,400,000	100

c) Capital transactions with owners and distribution of dividends and profits

	From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
	VND	VND
Owner's contributed capital		
- At the beginning of the year	6,724,166,400,000	6,724,166,400,000
- Increase in the year	149,832,350,000	-
- At the end of the year	6,873,998,750,000	6,724,166,400,000
Distributed dividends and profit:		
- Dividend payment from last year's profit	403,449,984,000	273,622,982,210

d) Share

	31/03/2026	01/04/2025
Quantity of Authorized issuing shares	687,399,875	672,416,640
Quantity of issued shares	687,399,875	672,416,640
- Common shares	687,399,875	672,416,640
Quantity of outstanding shares in circulation	687,399,875	672,416,640
- Common shares	687,399,875	672,416,640
Par value per share (VND):	10,000	10,000

23. OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) Operating asset for leasing

The Company is the lessor under operating lease contracts. As at 31 March 2026, total future minimum lease income under irrevocable operating lease contracts are presented as follows:

	31/03/2026	01/04/2025
	VND	VND
- Under 1 year	83,661,443,181	61,780,087,636
- From 1 year to 5 years	186,651,226,123	148,560,530,546
- Over 5 years	58,321,325,306	75,857,259,149

b) Operating leased assets

The company signed office lease contract No. 250723/TCH-CRV with Hoang Huy Financial Services Investment Joint Stock Company to rent office space on the 4th floor, No. 183 Ba Trieu Street, Hai Ba Trung Ward, Hanoi City, with an area of 202 m2, for a lease term from July 25, 2023 to July 25, 2024, automatically renewed unless otherwise agreed, and the rent is paid in a lump sum for the entire lease term.

Dai Thinh Vuong Construction Joint Stock Company and Dai Loc Housing Development Joint Stock Company signed an office lease agreement with Hoang Huy Financial Services Investment Joint Stock Company to rent office space at 116 Nguyen Duc Canh Street, Le Chan Ward, Hai Phong City, for a term of one year, automatically renewable unless otherwise agreed, with a one-time payment of rent for the entire lease term.

Dai Thinh Vuong Construction Joint Stock Company is currently managing and using the land plot located at No. 02A So Dau, Hong Bang Ward, Hai Phong City, with a land area of 9,701.5 square metres, for the implementation of the Hoang Huy – So Dau Project in accordance with the Investment Registration Certificate issued for the project.

Dai Loc Housing Development Joint Stock Company is currently managing and using the land plot located in Le Chan Ward, Hai Phong City, with a land area of 16,671.82 square metres, for the construction of H1 Tower under the Hoang Huy Commerce Project in accordance with the Investment Registration Certificate issued for the project.

Land's name/ location	Rented area	Rental period	Rental purpose	Note	Company
The land plot at No. 275 Nguyen Trai Street, Thanh Xuan Ward, Hanoi City, as per Contract No. 326/HDTD dated October 24, 2010.	6,579 m2	50 years	Construction of a portion of the Golden Land Building project.	Land lease with annual payments.	Parent Company – CRV Real Estate Group Joint Stock Company
The land plot is located in Duong Quan ward, Thuy Nguyen city, Hai Phong province, according to Contract No. 06/HD-TD dated January 31, 2024.	26,664.2 m2	By November 29, 2073	Leasing commercial and service land within the scope of the new urban area project along the extended Do Muoi road.	Pay the land lease fee in one lump sum.	Parent Company – CRV Real Estate Group Joint Stock Company

c) Foreign currencies

	Unit	31/03/2026	01/04/2025
- US Dollars (\$)	USD	27,867.33	219,478.06

d) Doubtful debts written-off

	31/03/2026	01/04/2025
	VND	VND
Capital Interior Investment and Construction Joint Stock Company	2,038,005,705	2,038,005,705
V.LP Land Investment and Consultant Joint Stock Company	3,132,000,000	3,132,000,000
Others	1,373,283,298	1,373,283,298
	6,543,289,003	6,543,289,003

24. TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
	VND	VND
Revenue from sale of real estate	182,422,310,500	2,063,644,206,509
Revenue from rendering of services	149,203,973,033	128,726,654,154
Other revenue	-	2,546,296,296
	331,626,283,533	2,194,917,156,959
In which: Revenue from related parties (Detailed in Note 38)	-	2,546,296,296

25. COST OF GOODS SOLD

	From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
	VND	VND
Cost of goods sold	77,025,606,097	1,231,455,130,658
Cost of finished goods sold	97,706,583,388	77,267,020,663
Cost of services rendered	-	17,491,803,926
Other decreases in cost of goods sold	-	728,616,513
	174,732,189,485	1,326,942,571,760

26. FINANCIAL INCOME

	From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
	VND	VND
Interest income	81,501,231,966	42,054,187,768
Gain on exchange difference the year	88,140,936	-
Gain on exchange difference at the year - end	21,095,569	233,204,477
Other financial income	-	65,426,440
	81,610,468,471	42,352,818,685

27. FINANCIAL EXPENSES

	From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
	VND	VND
Interest expenses	5,489,150,685	24,479,684,930
Loss on exchange difference in the year	-	11,373,881
	5,489,150,685	24,491,058,811
In which: Financial expenses paid to related parties (Detailed in Note 38)	5,489,150,685	24,479,684,930

28. SELLING EXPENSES

	From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
	VND	VND
Labour expenses	7,031,381,407	3,145,713,526
Expenses related to real estate business	53,511,422,462	155,324,991,398
Expenses of outsourcing services	1,850,669,344	2,182,080,246
Other expenses in cash	6,909,472,180	15,927,511,732
	69,302,945,393	176,580,296,902

29. GENERAL AND ADMINISTRATIVE EXPENSE

	From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
	VND	VND
Raw materials	194,706,287	180,659,585
Labour expenses	20,267,205,571	14,047,007,394
Depreciation expenses	2,245,257,950	4,856,236,629
Distributed trade advantage	14,219,092,942	14,219,092,942
Expenses of outsourcing services	2,474,761,641	21,026,063,764
Other expenses in cash	5,314,702,699	7,329,554,939
	44,715,727,090	61,658,615,253

30. OTHER INCOME

	From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
	VND	VND
Gain from liquidation, disposal of fixed assets	36,045,777	563,636,364
Gain from revaluation of assets	2,705,594,339	2,383,101,850
Deductible taxes	1,924,407,145	9,524,839
Others	447,934,096	531,194,071
	5,113,981,357	3,487,457,124

31. OTHER EXPENSES

	From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
	VND	VND
Costs of implementing project N02	-	30,121,878,113
Costs of donating to tree planting	-	2,971,868,400
Donation costs	1,215,000,000	-
Costs of storm recovery	5,952,719,963	-
Fines	3,866,044,822	4,507,470,252
Others	23,540,118	991,409,640
	11,057,304,903	38,592,626,405

32. CURRENT CORPORATE INCOME TAX EXPENSES

	From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
	VND	VND
Current corporate income tax expense in parent company	39,236,306,127	-
Current corporate income tax expense in subsidiaries	39,321,056,998	175,206,509,290
- Dai Thinh Vuong Construction Joint Stock Company	1,278,229,238	2,632,398,753
- Dai Lac House Development Joint Stock Company	38,042,827,760	172,574,110,537
Total current corporate income tax expense	78,557,363,125	175,206,509,290

33. DEFERRED INCOME TAX

a) Deferred income tax assets

	31/03/2026	01/04/2025
	VND	VND
- Corporate income tax rate used to determine deferred income tax assets	1%	1%
- Deferred income tax assets related to deductible temporary differences	39,639,114,561	2,550,796,315
Deferred income tax assets	39,639,114,561	2,550,796,315

b) Deferred income tax liabilities

	31/03/2026	01/04/2025
	VND	VND
- Corporate income tax rate used to determine deferred income tax liabilities	20%	20%
- Deferred income tax liabilities arising from deductible temporary difference	24,205,850,534	28,849,450,921
Deferred income tax liabilities	24,205,850,534	28,849,450,921

c) Deferred corporate income tax expense

	From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
	VND	VND
- Deferred CIT expense relating to taxable temporary difference	(4,643,600,387)	(25,031,633,401)
- Deferred CIT income arising from deductible temporary difference	(37,088,318,246)	-
	(41,731,918,633)	(25,031,633,401)

34. BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the Company are calculated as follows::

	From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
	VND	VND
Net profit after tax	76,215,450,618	462,251,907,420
Profit distributed to common shares	76,215,450,618	462,251,907,420
Average number of outstanding common shares in circulation in the year	675,331,187	672,416,640
Basic earnings per share	113	687

The Company has not planned to make any distribution to Bonus and welfare fund, bonus for the Executive Board from the net profit after tax at the date of preparing Consolidated Financial Statements.

As at 31 March 2026, the Company does not have shares with dilutive potential for earnings per share.

35. BUSINESS AND PRODUCTIONS COST BY ITEMS

	From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
	VND	VND
Raw materials	194,706,287	180,659,585
Labour expenses	35,094,429,801	21,156,107,537
Depreciation expenses	34,768,668,710	34,202,180,041
Goodwill	14,219,092,942	14,219,092,942
Real estate project development costs	2,067,343,890,698	368,475,137,002
Expenses of outsourcing services	54,607,325,424	46,601,116,665
Other expenses in cash	51,648,758,213	33,620,078,123
	2,257,876,872,075	518,454,371,895

36. FINANCIAL INSTRUMENTS

Financial risk management

Financial risks that the Company may face risks including: market risk, credit risk and liquidity risk.

The Board of Management has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Management of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk

The Company may face market risk such as: changes in prices, exchange rates and interest rates.

Credit Risk

Credit risk is the risk of financial loss to the Company if a counterparty fails to perform its contractual obligations. The Company has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, loans and other financial instruments), detailed as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 31/03/2026				
Cash and cash equivalents	296,611,971,021	-	-	296,611,971,021
Trade and other receivables	462,221,328,836	-	-	462,221,328,836
Loans	1,401,793,059,694	-	-	1,401,793,059,694
	2,160,626,359,551	-	-	2,160,626,359,551
As at 01/04/2025				
Cash and cash equivalents	344,799,172,058	-	-	344,799,172,058
Trade and other receivables	377,818,157,953	-	-	377,818,157,953
Loans	808,101,123,288	-	-	808,101,123,288
	1,530,718,453,299	-	-	1,530,718,453,299

Liquidity Risk:

Liquidity risk is the risk that the Group of Companies will have difficulty meeting its financial obligations due to a lack of capital. The Group's liquidity risk primarily arises from the fact that its financial assets and financial liabilities have different maturity dates.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 31/03/2026				
Trade and other payables	350,393,007,514	12,997,208,345	-	363,390,215,859
Accrued expenses	28,800,324,730	-	-	28,800,324,730
	379,193,332,244	12,997,208,345	-	392,190,540,589
As at 01/04/2025				
Borrowings and debts	316,500,000,000	296,158,379,001	-	612,658,379,001
Trade and other payables	324,570,148,760	16,414,964,302	-	340,985,113,062
Accrued expenses	188,084,953,201	-	-	188,084,953,201
	829,155,101,961	312,573,343,303	-	1,141,728,445,264

The Company believes that risk level of loan repayment is controllable. The Company has the ability to pay due debts from cash flows from its operating activities and cash received from mature financial assets.

37. SUBSEQUENT EVENTS AFTER THE REPORTING YEAR

Apart from the event presented in Note 7, no material events occurred after the end of the financial year that would require adjustment or disclosure in these consolidated financial statements.

38. TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company are as follows:

Related parties	Relationship
Hoang Huy Investment Financial Services Joint Stock	Parent company ("The group")
Hoang Huy Investment Services Joint Stock Company	Parent company from June 12, 2025
Hoang Giang Service Development Joint Stock Company	Subsidiary Company
HHS Capital Joint Stock Company	Subsidiary Company
Thinh Hiep Construction Joint Stock Company	Subsidiary Company
Thinh Phat Real Estate Construction Joint Stock Company	Subsidiary Company
To Hieu Investment Joint Stock Company	Subsidiary Company
Pruksa Vietnam Co., Ltd.	Subsidiary Company
The members of the Board of Directors, the Board of Management, the Board of Supervision and related parties.	

In addition to the information with related parties presented in the above Notes, during the year the Company has transactions with related parties as follows:

		From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
		VND	VND
Revenue from sales of goods and rendering of services	The company performs	-	2,546,296,296
Hoang Huy Investment Financial Services Joint Stock Company	Dai Loc House Development Joint Stock Company	-	2,546,296,296
Purchase		916,657,200	916,657,200
Hoang Huy Investment Financial Services Joint Stock Company - Office rental	CRV Real Estate Group Joint Stock Company	700,657,200	700,657,200
Hoang Huy Investment Financial Services Joint Stock Company - Office rental	Dai Thinh Vuong Construction Joint Stock Company	108,000,000	108,000,000
Hoang Huy Investment Financial Services Joint Stock Company - Office rental	Dai Loc House Development Joint Stock Company	108,000,000	108,000,000
Finalization of the partial transfer value of Hoang Huy Commerce project	The company performs		
Hoang Huy Investment Financial Services Joint Stock Company - Reimbursed amount under the business cooperation contract for Hoang Huy Commerce project	Dai Loc House Development Joint Stock Company	-	276,650,220,606
Hoang Huy Investment Financial Services Joint Stock Company - Additional value for the partial transfer of Hoang Huy Commerce project	Dai Loc House Development Joint Stock Company	-	276,650,220,606

		From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
		VND	VND
Financial expenses	The company performs	5,489,150,685	24,479,684,930
Hoang Huy Investment Financial Services Joint Stock Company	CRV Real Estate Group Joint Stock Company	5,489,150,685	24,479,684,930
Repayment of loan	The company performs	316,500,000,000	-
Hoang Huy Investment Financial Services Joint Stock Company	CRV Real Estate Group Joint Stock Company	316,500,000,000	-
Dividend distribution	The company performs	359,547,703,200	367,927,935,240
Hoang Huy Investment Financial Services Joint Stock Company	CRV Real Estate Group Joint Stock Company	153,663,163,200	171,590,532,240
Hoang Huy Investment Services Joint Stock Company	CRV Real Estate Group Joint Stock Company	141,882,408,000	158,435,355,600
Hoang Giang Service Development Joint Stock Company	CRV Real Estate Group Joint Stock Company	33,942,132,000	37,902,047,400
HHS Capital Joint Stock Company	CRV Real Estate Group Joint Stock Company	30,060,000,000	-

Remuneration of key management persons

		From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
		VND	VND
Remuneration of the Board of Directors			
- Do Huu Ha	Chairman	120,000,000	120,000,000
- Do Huu Hau	Member	60,000,000	60,000,000
- Nguyen Van Thu	Independent Member	60,000,000	60,000,000
- Dang Tuan Vu	Independent Member	60,000,000	60,000,000
- Le Duy Phi	Independent Member	60,000,000	60,000,000
		360,000,000	360,000,000

Salary of Supervisory Board

- Pham Anh Tu	Head of Board	48,000,000	48,000,000
- Vu Van Hoang	Member	36,000,000	36,000,000
- Chu Thi Lua	Member	36,000,000	36,000,000
		120,000,000	120,000,000

Salary and bonus of General Director and other managers

- Pham Thi Thu Huyen	General Director	1,294,985,923	889,153,846
- Tran Ngoc Binh	Deputy General Director	855,426,438	573,538,461
- Nguyen Thi Thuy Duong	Deputy General Director	399,000,000	403,846,154
- Nguyen Kim Quyen	Chief Accountant	504,019,567	396,000,000
		3,053,431,928	2,262,538,461

39. COMPARATIVE FIGURES

The comparative figures are figures in the Consolidated Financial Statements for the fiscal year ended as at 31 March 2025, which was audited by AASC Auditing Firm Company Limited.

Hanoi, 24 June 2026

Preparer



Do Thu Huong

Chief Accountant



Nguyen Kim Quyên

General Director



Pham Thi Thu Huyen

