Vingroup Joint Stock Company

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

QUARTER III 2026

Vingroup Joint Stock Company

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GENERAL INFORMATION

THE COMPANY

Vingroup Joint Stock Company ("the Company") is a joint stock company established in Vietnam pursuant to the Business Registration Certificate No. 0103001016 issued by the Hanoi Department of Planning and Investment on 3 May 2002 and the Business Registration Certificate No. 0101245486 re-issued on 12 May 2010. The Company subsequently received amended Enterprise Registration Certificates, with the 77th amendment dated 15 July 2026 as the latest.

The Company's shares were officially listed on the Hochiminh City Stock Exchange ("HOSE") from 19 September 2007 pursuant to Decision No.106/QD-TTGDHCM issued by the Director of HOSE on 7 September 2007.

The principal activities of the Company are to construct, trade and invest in real estate properties; to carry out capital mobilization and investment activities; and to provide general administrative services. The principal activities of the Company's subsidiaries during the period are detailed in the Appendix 1.

The Company's head office is located at No. 7, Bang Lang 1 street, Vinhomes Riverside Urban Area, Phuc Loi ward, Hanoi, Vietnam. Its branch is located at No. 72, Le Thanh Ton street and No. 45A, Ly Tu Trong street, Sai Gon ward, Hochiminh city, Vietnam.

BOARD OF DIRECTORS

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

Mr Pham Nhat Vuong	Chairman
Ms Pham Thuy Hang	Vice Chairwoman
Ms Pham Thu Huong	Vice Chairwoman
Ms Nguyen Dieu Linh	Vice Chairwoman
Mr Nguyen Viet Quang	Vice Chairman
Mr Adil Ahmad	Independent Board Member
Mr Chin Michael Jaewuk	Independent Board Member
Mr Ronaldo Dy-Liacco Ibasco	Independent Board Member

SUPERVISORY BOARD

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

Mr Nguyen The Anh	Head of Supervisory Board
Ms Do Thi Hong Van	Member
Ms Nguyen Hong Mai	Member

GENERAL INFORMATION (continued)

MANAGEMENT

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

Mr Nguyen Viet Quang	Chief Executive Officer	
Ms Mai Huong Noi	Deputy Chief Executive Officer	Resigned on 9 September 2026
Ms Duong Thi Hoan	Deputy Chief Executive Officer	

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr. Nguyen Viet Quang.

REPORT OF MANAGEMENT

Management of Vingroup Joint Stock Company ("the Company") is pleased to present its report and the interim consolidated financial statements of the Company and its subsidiaries (collectively referred to as the "Group") for Quarter III 2026.

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

Management is responsible for the interim consolidated financial statements of each financial period which give a true and fair view of the interim consolidated financial position of the Group and of the interim consolidated results of its operation and its interim consolidated cash flows for the period. In preparing those interim consolidated financial statements, management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements; and
- prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

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

Management confirmed that it has complied with the above requirements in preparing the accompanying interim consolidated financial statements for Quarter III 2026.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Group as at 30 September 2026, and of the interim consolidated results of its operations and its interim consolidated cash flows in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

For and on behalf of management:

TẬP ĐOÀN VINGROUP - CÔNG TY CP
MSDN: 0101245486

Nguyen Viet Quang
Chief Executive Officer

Hanoi, Vietnam
Approved, 30 October 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 September 2026

Currency: VND million

Code	*ASSETS*	*Notes*	*Ending balance*	*Beginning balance (Restated)*
100	**A. CURRENT ASSETS**		**1,123,267,155**	**658,772,464**
110	***I. Cash and cash equivalents***	***4***	***52,603,199***	***72,226,561***
111	1. Cash		45,283,628	35,442,719
112	2. Cash equivalents		7,319,571	36,783,842
120	***II. Short-term investments***	***5***	***54,242,206***	***28,216,858***
121	1. Held-for-trading securities		1,200,000	1,583,614
123	2. Short-term held-to-maturity investments		53,124,911	26,729,436
124	3. Provision for dimunition in value of short-term held-to-maturity investments		(82,705)	(96,192)
130	***III. Current accounts receivables***		***465,873,410***	***248,831,549***
131	1. Short-term trade receivables	6	51,604,651	35,205,585
132	2. Short-term advances to suppliers		253,448,924	84,195,016
135	3. Other short-term receivables	7	161,477,559	130,130,850
136	4. Provision for doubtful debts		(657,724)	(699,902)
140	***IV. Inventories***	***8***	***293,816,021***	***201,580,276***
141	1. Inventories		299,012,882	213,465,632
142	2. Provision for obsolete inventories		(5,196,861)	(11,885,356)
160	***V. Other current assets***		***256,732,319***	***107,917,220***
161	1. Short-term unallocated expenses	9	8,060,314	4,610,562
162	2. Value-added tax deductible		11,171,813	13,568,614
163	3. Tax and other receivables from the State		397,790	266,775
165	4. Other current assets	10	237,102,402	89,471,269

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
As at 30 September 2026

Currency: VND million

Code	*ASSETS*	*Notes*	*Ending balance*	*Beginning balance (Restated)*
200	**B. NON-CURRENT ASSETS**		**495,945,456**	**459,850,161**
210	***I. Long-term receivables***		***30,318,385***	***5,573,294***
211	1. Long-term trade receivables		1,732,814	808,169
215	2. Other long-term receivables	7	28,585,571	4,765,125
220	***II. Fixed assets***		***113,913,164***	***195,394,144***
221	1. Tangible fixed assets	12	104,506,046	158,914,158
222	Cost		147,395,158	229,032,461
223	Accumulated depreciation		(42,889,112)	(70,118,303)
224	2. Finance leases		90,637	147,132
225	Cost		410,292	308,317
226	Accumulated depreciation		(319,655)	(161,185)
227	3. Intangible fixed assets	13	9,316,481	36,332,854
228	Cost		14,305,014	69,353,838
229	Accumulated amortisation		(4,988,533)	(33,020,984)
240	***III. Investment properties***	***14***	***20,066,160***	***19,353,620***
241	1. Cost		24,094,876	22,681,433
242	2. Accumulated depreciation		(4,028,716)	(3,327,813)
250	***IV. Long-term assets in progress***		***144,278,263***	***131,774,981***
252	1. Construction in progress	15	144,278,263	131,774,981
260	***V. Long-term investments***		***51,986,957***	***53,503,424***
262	1. Investments in associates, jointly controlled entities	16.1	9,739,581	10,437,972
263	2. Investment in other entities	16.2	41,260,890	44,490,445
264	3. Provision for long-term investments		(1,892,023)	(3,339,307)
265	4. Long-term held-to-maturity investments	5.2	2,878,509	1,914,314
270	***VI. Other long-term assets***		***135,382,527***	***54,250,698***
271	1. Long-term unallocated expenses	9	9,729,652	9,153,790
272	2. Deferred tax assets		2,184,863	1,790,889
274	3. Other long-term assets	10	119,938,321	39,350,025
279	4. Goodwill	17	3,529,691	3,955,994
280	**TOTAL ASSETS**		**1,619,212,611**	**1,118,622,625**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
As at 30 September 2026

Currency: VND million

Code	*RESOURCES*	*Notes*	*Ending balance*	*Beginning balance (Restated)*
300	**C. LIABILITIES**		**1,382,893,215**	**967,133,690**
310	***I. Current liabilities***		***887,987,490***	***602,600,247***
311	1. Short-term trade payables		73,316,495	57,785,917
312	2. Short-term advances from customers	18	183,138,442	139,519,412
313	3. Dividend payables		248,128	8,218
314	4. Statutory obligations	19	65,417,313	35,125,248
315	5. Payables to employees		3,923,253	2,499,134
316	6. Short-term accrued expenses	20	113,346,196	98,653,396
319	7. Short-term unallocated revenues	21	8,043,098	7,054,915
320	8. Other short-term payables	22	301,768,746	122,510,784
321	9. Short-term loan and finance lease obligations	23.1	136,404,514	129,146,167
322	10. Short-term provisions		2,381,305	10,297,056
330	***II. Non-current liabilities***		***494,905,725***	***364,533,443***
331	1. Long-term trade payables		34,834,146	-
332	2. Long-term advances from customers		-	949,876
334	3. Long-term accrued expenses		3,718,579	2,873,387
337	4. Long-term unallocated revenues	21	2,752,871	5,522,282
338	5. Other long-term liabilities	22	190,057,560	123,085,730
339	6. Long-term loans and finance lease obligations	23.2	253,495,407	209,354,865
342	7. Deferred tax liabilities		3,782,429	2,370,025
343	8. Long-term provisions		6,264,733	20,377,278

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
As at 30 September 2026

Currency: VND million

Code	*RESOURCES*	*Notes*	*Ending balance*	*Beginning balance*
400	**D. OWNERS' EQUITY**	24	**236,319,396**	**151,488,935**
411	1. Contributed share capital		77,621,864	77,334,919
411a	- *Shares with voting rights*		*77,621,864*	*77,060,310*
411b	- *Preference shares*		-	*274,609*
412	2. Share premium		5,683,443	2,037,169
414	3. Other owners' capital		43,918,120	15,306,530
415	4. Treasury shares		(714,713)	(1,344,123)
417	5. Foreign exchange differences reserve		778,568	(163,385)
419	6. Other funds belonging to owners' equity		127,845	117,845
420	7. Accumulated undistributed earnings		65,737,191	54,277,387
420a	- *Undistributed earnings accumulated to prior year-end*		*54,270,180*	*44,459,675*
420b	- *Undistributed earnings of this period*		*11,467,011*	*9,817,712*
429	8. Non-controlling interests		43,167,078	3,922,593
440	**TOTAL LIABILITIES AND OWNERS' EQUITY**		**1,619,212,611**	**1,118,622,625**

Approved, 30 October 2026

Van Thi Hai Ha	Nguyen Thi Thu Hien	Nguyen Viet Quang
Preparer	Chief Accountant	Chief Executive Officer

INTERIM CONSOLIDATED INCOME STATEMENT
Quarter III 2026

Currency: VND million

Code	*ITEMS*	*Notes*	*Quarter III 2026*	*Quarter III 2025 (Restated)*	*For the 9-month period ended 30 September 2026*	*For the 9-month period ended 30 September 2025 (Restated)*
01	**1. Revenue from sale of goods and rendering of services**	**25.1**	**150,595,569**	**39,074,136**	**372,563,984**	**167,930,018**
02	**2. Deductions**	**25.1**	**16,608**	**7,920**	**64,613**	**25,168**
10	**3. Net revenue from sale of goods and rendering of services**	**25.1**	**150,578,961**	**39,066,216**	**372,499,371**	**167,904,850**
11	**4. Cost of goods sold and services rendered**	**26**	**101,131,584**	**44,572,499**	**267,618,311**	**146,267,577**
20	**5. Gross profit from sale of goods and rendering of services**		**49,447,377**	**(5,506,283)**	**104,881,060**	**21,637,273**
21	**6. Gain/(loss) from disposal of investment properties**	**25**	**-**	**-**	**-**	**384,250**
22	**7. Finance income**	**25.2**	**5,911,658**	**33,505,199**	**31,196,888**	**39,906,774**
23	**8. Finance expenses**	**27**	**18,835,498**	**13,283,744**	**47,508,726**	**37,513,472**
24	*- In which: Interest expense*		*11,042,466*	*9,027,158*	*28,830,387*	*22,743,716*
25	**9. Selling expenses**	**16**	**4,658,503**	**5,629,076**	**26,164,414**	**15,410,845**
26	**10. General and administrative expenses**		**6,876,626**	**4,269,305**	**16,836,257**	**12,995,394**
27	**11. Shares of profit of associates**		**282,305**	**217,925**	**786,742**	**528,609**
30	**12. Operating profit**		**25,270,713**	**5,034,716**	**46,355,293**	**(3,462,805)**
31	**13. Other income**	**28**	**7,520,958**	**470,969**	**22,201,010**	**23,986,950**
32	**14. Other expenses**	**28**	**2,855,652**	**1,481,308**	**4,220,193**	**5,340,845**
40	**15. Other profit**	**28**	**4,665,306**	**(1,010,339)**	**17,980,817**	**18,646,105**
50	**16. Profit before tax**		**29,936,019**	**4,024,377**	**64,336,110**	**15,183,300**
51	**17. Current corporate income tax expense**	**29**	**7,548,388**	**1,180,051**	**21,393,019**	**7,280,291**
52	**18. Deferred income tax expense/(income)**	**29**	**(372,166)**	**(181,012)**	**(721,677)**	**337,869**
60	**19. Net profit after tax**		**22,759,797**	**3,025,338**	**43,664,768**	**7,565,140**
	Attributable to:					
61	*- Equity holders of the parent*	*24*	*22,354,112*	*640,184*	*38,342,083*	*6,678,038*
62	*- Non-controlling interests*	*24*	*405,685*	*2,385,154*	*5,322,685*	*887,102*

INTERIM CONSOLIDATED INCOME STATEMENT (continued)
Quarter III 2026

Currency: VND

Code	*ITEMS*	*Notes*	*Quarter III 2026*	*Quarter III 2025*	*For the 9-month period ended 30 September 2026*	*For the 9-month period ended 30 September 2025 (Restated)*
70	**20. Basic earnings per share**				**5,045**	**898**

Approved, 30 October 2026

Van Thi Hai Ha	Nguyen Thi Thu Hien	Nguyen Viet Quang
Preparer	Chief Accountant	Chief Executive Officer

INTERIM CONSOLIDATED CASH FLOW STATEMENT
Quarter III 2026

Currency: VND million

Code	*ITEMS*	*Notes*	*For the 9-month period ended 30 September 2026*	*For the 9-month period ended 30 September 2025*
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	**Profit before tax**		**64,336,110**	**15,183,300**
	Adjustments for:			
02	Depreciation and amortisation		19,372,483	22,001,953
03	Changes in provisions		4,583,870	6,854,747
04	Foreign exchange (gain)/losses		151,121	1,919,096
05	(Profits)/losses from investing activities		(31,080,485)	(36,955,833)
06	Interest expense		28,830,387	22,743,716
08	**Operating profit before changes in working**		**86,193,486**	**31,746,979**
09	(Increase)/decrease in receivables		(205,695,488)	21,080,311
10	(Increase)/decrease in inventories		(95,561,601)	(65,751,585)
11	Increase/(decrease) in payables (other than interest, corporate income tax)		415,085,640	125,022,707
12	(Increase)/decrease in unallocated expenses		(6,326,282)	(905,441)
13	(Increase)/decrease in held-for-trading securities		782,659	3,628,250
14	Interest paid		(26,228,111)	(19,186,511)
15	Corporate income tax paid		(11,720,946)	(16,945,399)
20	**Net cash flows from operating activities**		**156,529,357**	**78,689,311**
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase, construction of fixed assets and other long-term assets		(95,925,109)	(68,826,707)
22	Proceeds from disposals of fixed assets and other long-term assets		2,985,174	988,869
23	Loans to other entities and payments for purchase of debt instruments of other entities		(27,241,987)	(30,113,480)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		12,471,556	16,696,813
25	Payments for investments in other entities (net of cash acquired)		(271,820,499)	(104,437,073)
26	Proceeds from sale of investments in other entities (net of cash held by entity being disposed)		48,029,465	39,182,604
27	Interest and dividends received		5,671,651	1,973,266
30	**Net cash flows from investing activities**		**(325,829,749)**	**(144,535,708)**

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)
Quarter III 2026

Currency: VND million

Code	*ITEMS*	*Notes*	*For the 9-month period ended 30 September 2026*	*For the 9-month period ended 30 September 2025*
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Capital contribution and issuance of shares		28,006,930	1,949,028
32	Capital redemption		(753,561)	-
33	Drawdown of borrowings		252,018,068	220,486,929
34	Repayment of borrowings		(122,589,278)	(126,127,881)
36	Dividends paid to non-controlling interests		(7,005,129)	(893,326)
40	**Net cash flows from financing activities**		**149,677,030**	**95,414,750**
50	**Net decrease in cash and cash equivalents**		**(19,623,362)**	**29,568,353**
60	**Cash and cash equivalents at beginning of the period**		**72,226,561**	**42,582,366**
61	Impact of exchange rate fluctuation		-	-
70	**Cash and cash equivalents at end of the period**	4	**52,603,199**	**72,150,719**

Approved, 30 October 2026

Van Thi Hai Ha	Nguyen Thi Thu Hien	Nguyen Viet Quang
Preparer	Chief Accountant	Chief Executive Officer

1. CORPORATE INFORMATION

Vingroup Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 0103001016 issued by the Hanoi Department of Planning and Investment on 3 May 2002 and the Business Registration Certificate No. 0101245486 re-issued on 12 May 2010. The Company subsequently received amended Enterprise Registration Certificates, with the 77th amendment dated 15 July 2026 as the latest.

The Company's shares were officially listed on the Ho Chi Minh City Stock Exchange ("HOSE") from 19 September 2007 pursuant to Decision No.106/QD-TTGDHCM issued by the Director of HOSE on 7 September 2007.

The current principal activities of the Company are to invest in, construct and trade real estate properties; to carry out capital mobilization and investment activities; and to provide general administrative services. The current principal activities of the Company's subsidiaries are presented in Appendix 1.

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

The Company's head office is located at No. 7, Bang Lang 1 street, Vinhomes Riverside Urban Area, Phuc Loi ward, Hanoi, Vietnam. Its branch is located at No. 72, Le Thanh Ton street and No. 45A, Ly Tu Trong street, Sai Gon ward, Hochiminh City, Vietnam.

As at 30 September 2026, the Company and its subsidiaries (collectively referred to as the Group) have 119 subsidiaries. The information on these subsidiaries, along with the Company's voting rights and equity interest in each subsidiary are detailed in the Appendix 1.

As at 30 September 2026, the Group also holds investments in a number of associates and jointly controlled entities as presented in Note 16.1.

2. BASIS OF PREPARATION

2.1 Accounting standards and system

The consolidated financial statements of the Group expressed in Vietnam dong ("VND") are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard issued by the Ministry of Finance as per:

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

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

2. BASIS OF PREPARATION (continued)

2.2 *Applied accounting documentation system*

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

2.3 *Fiscal year*

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

2.4 *Accounting currency*

The consolidated financial statements are prepared in Vietnam dong ("VND") which is also the Company's accounting currency. For the purpose of preparing the consolidated financial statements as at 30 September 2026, all amounts are rounded to the nearest million and presented in Vietnam dong million ("VND million").

2.5 *Basis of consolidation*

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries for Quarter III 2026.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The financial statements of the subsidiaries are prepared for the same reporting year as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses resulting from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the consolidated income statement and within equity in the consolidated statement of financial position.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

In case the Group disposes a partial interest in a subsidiary and loses control but retains an interest as an associate or a joint venture, the Group's investment is accounted for using the equity method of accounting. Profit/(loss) from this transaction is recognised in the consolidated income statement.

In case the Group contributes capital by non-monetary assets or disposes assets to an associate or a joint ventures, the gain resulting from the transaction is recognised in the Group's consolidated income statement only to the extent of the unrelated investors' interests in that associate or joint ventures. The remaining part of the gain is recognised in deferred revenue and after that recognised in the Group's consolidated income statement in accordance with the time in which the asset recovered in financial statements of that associate or joint ventures.

In case the Group disposes a partial interest in a subsidiary and loses control but retains an interest as an investment in other entities, the Group's investment is accounted for using the cost method. Profit/(loss) from this transaction is recognised in the consolidated income statement.

In case the Group previously disposed a partial interest in a subsidiary and recognised difference between the consideration and carrying amount of the transferred equity interest in undistributed earnings in the consolidated statement of financial position, and then disposes a further interest in that subsidiary which results in a loss of control, thereby, the Group reclassifies the difference recognised previously in undistributed earnings to the consolidated income statement.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Changes in accounting policies and disclosures

The accounting policies adopted by the Group in preparation of the consolidated financial statements are consistent with those followed in the preparation of the Group's consolidated financial statements for the year ended 31 December 2025 and for the period ended 30 September 2025, except for changes in accouting policies arising from the initial adoption of Circular No. 99/2025/TT-BTC ("Circular 99") and Circular No. 43/2026/TT-BTC amending, supplementing Circular 202/2024/TT-BTC ("Circular 43").

The Group has applied changes in accounting policies in accordance with Circular 99, which have affected the Group on a prospective basis, as Circular 99 does not require retrospective application for these changes. The Company has also re-presented the corresponding figures of certain line items to conform with the presentation under Circular 99, as disclosed in Note 32.

The Group has applied the changes in accounting policies in accordance with the provisions of Circular 43 that have an impact on the Group on a prospective basis, depending on the specific accounts, as guided by the implementation provisions of Circular 43. Accordingly, the Group has also restated the corresponding comparative information for the prior period in respect of certain items to align with the presentation required under Circular 43 in these interim consolidated financial statements, as disclosed in Note 32.

3.2 Cash and cash equivalents

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

3.3 Inventories

Inventory property

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

Cost of inventory property comprise direct cost incurred on the property and overheads allocated based on the appropriateness of that property, specialist as below:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction;
- Borrowing costs, consultancy and design costs, site preparation costs, site clearance and compensation costs, construction overheads and other related costs.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market price at the end of the reporting period, and less cost to complete and the estimated selling cost.

The cost of the inventory property sold recognised in the consolidated income statement based on specific identification method.

Inventories for manufacturing activities

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase and costs of conversion (including costs of raw materials, direct labour, other directly attributable costs, and manufacturing overheads allocated based on normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value.

Net realisable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated selling costs.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 *Inventories* (continued)

Inventories for manufacturing activities (continued)

The Group determines quantities and values of inventories issued during the period based on the quantities and values determined for each transaction and recognises the value of inventories issued as follows:

Raw materials, tools and consumables	- cost of purchase on a weighted average basis.
Finished goods and work-in process	- cost of finished goods and semi products on weighted average basis.

Other inventories

Other inventories are carried at the lower of cost and net realisable value. Costs are valued on a weighted average basis and include all costs incurred in bringing each product to its present location and condition. Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

For inventories relating to the hospitality, tourism and related services segment, the Group determines inventory quantities and values based on the quantities and values of inventories at the end of the reporting period.

For all other inventories, the Group determines quantities and values of inventories based on each incurred transaction.

Provision for obsolete inventories

Inventory write-down allowance represents an amount estimated in advance for the decline in value of inventories (due to price reductions, damage, deterioration, obsolescence, etc.) below their carrying amounts and is intended to cover actual losses arising from decreases in the value of raw materials, finished goods, merchandise and other inventories. The Group recognises an inventory write-down allowance when there is evidence that the net realisable value of inventories is lower than their cost.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the consolidated income statement.

3.4 *Receivables*

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

The provision for doubtful debts represents amounts of outstanding receivables at the consolidated statement of financial position date which are doubtful of being recovered. Increases and decreases to the provision balance are recorded as general and administrative expenses in the consolidated income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the difference between the provision for doubtful receivables previously made and historical cost of receivables are included in the consolidated income statement.

For receivables where the Group does not have sufficient evidence that the amounts can be collected, or where the amounts are considered uncollectible, an allowance for doubtful debts is recognised up to the full outstanding amount recorded in the accounting records.

For overdue receivables where the Group has sufficient evidence supporting their recoverability, including but not limited to assessments of the debtor's financial position, the value of collateral, or other factors relevant to debt recovery, an allowance for doubtful debts is recognised based on the estimated uncollectible amount or according to the applicable ageing percentage of the receivable, whichever is more appropriate.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to the location and condition necessary for it to be capable of operating as intended by the Group.

Expenditures for additions, improvements and renewals are added to the historical cost of the assets and expenditures for maintenance and repairs are charged to the interim consolidated statement as incurred.

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

3.6 Leased assets

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

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

Where the Group is the lessee

Assets held under finance leases are capitalised in the consolidated statement of financial position at the inception of the lease at the fair value of the leased assets or, if lower, at the net present value of the minimum lease payments. The principal amount included in future lease payments under finance leases are recorded as a liability. The interest amounts included in lease payments are charged to the consolidated income statement over the lease term to achieve a constant rate of interest on the remaining balance of the finance lease liability.

Capitalised financial leased assets are depreciated using straight-line method over the shorter of the estimated useful live of the asset and the lease term, if there is no reasonable certainty that the Group will obtain ownership by the end of the lease term.

Rentals under operating leases are charged to the consolidated income statement on a straight-line method over the lease term.

Where the Group is the lessor

Assets subject to operating leases are included as the Group's investment properties or tangible fixed assets in the consolidated statement of financial position. Initial direct costs incurred in negotiating an operating lease are recognised in the consolidated income statement as incurred.

Lease income is recognised in the consolidated income statement on a straight-line method over the lease term.

The net investment under finance lease contracts is included as a receivable in the consolidated statement of financial position. The interest amount of the leased payments is recognised in the consolidated income statement over the period of the lease contracts to achieve a constant rate of interest on the net investment outstanding.

3.7 Intangible fixed assets

Intangible assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset to a condition for it to be capable of operating for its intended use of the Group.

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

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Intangible fixed assets* (continued)

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

Land use rights

Land use rights includes:

- Land use rights allocated by the State with payment of land use fees or legally transferred to the Group are recognised as intangible fixed assets based on land use right certificates issued by competent government authorities.
- Advance payment for land rental, of which the land lease contracts have effectiveness prior to 2003, and Land use right certificate being issued, are recorded as intangible fixed asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets ("Circular 45").

Research and development costs

All expenses incurred during the research phase are recorded as expenses incurred in the period. Development expenditure on an individual project is recognised as an intangible fixed asset only if the Group can demonstrate all the following conditions:

- The technical feasibility study of completing the intangible fixed asset so that it will be available for use or sale;
- The intention to complete and use or sell the intangible fixed asset;
- The ability to use or sell the intangible fixed asset;
- The asset will generate probable future economic benefits;
- The availability of resources to complete the development and to use or sell the intangible fixed
- The ability to measure reliably the expenditure during the development; and
- They are estimated to meet all criteria for use duration and value prescribed for intangible fixed assets.

Development costs capitalised as intangible fixed asset are stated at cost less accumulated amortisation. Amortisation of the asset begins when development is completed and the asset is

3.8 *Depreciation and amortisation*

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

Buildings and structures	5 - 50 years
Machinery and equipment	3 - 25 years
Means of transportation	3 - 12 years
Office equipment	2 - 15 years
Computer software	3 - 8 years
Land use rights with definite term	30 - 48 years
Copyright, development expenditure and other related :	2 - 10 years
Others	2 - 20 years

The estimated useful life of land use rights with definite term is recorded based on the term of land use rights issued by governing bodies. No amortisation is required for infinite land use right.

3.9 *Investment properties*

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

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

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 Investment properties (continued)

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

Land use rights, buildings and structures	5 - 50 years
Machinery and equipment	3 - 20 years

No amortization is charged on land use rights with indefinite terms that are presented as investment properties.

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

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

3.10 Construction in progress

Construction in progress represents the costs of acquiring new assets that have not yet been fully installed or the costs of construction that have not yet been fully completed. Construction in progress is stated at cost, which includes all necessary costs to construct, repair, renovate, expand, or re-equip the projects with technologies, such as construction costs, tools and equipment costs, project management costs, construction consulting costs, and borrowing costs that are eligible for capitalization.

Construction in progress will be transferred to the appropriate fixed asset or investment property account when these assets are fully installed or the construction project is fully completed, and depreciation of these assets will commence when they are ready for their intended use.

Construction costs are recognised as expenses when such costs do not meet the conditions to be recognised as fixed assets or investment properties.

3.11 Business cooperation contracts ("BCCs")

Where the Group is a BCC contributor and does not have joint control over the BCC

The Group assesses the terms and conditions and the substance of each BCC to determine whether the economic benefits to which the Group is entitled depend on the operating results of the BCC or represent fixed returns that are not dependent on the operating results of the BCC.

Where the BCC arrangement provides that the participating parties are entitled to benefits that depend on the operating results of the BCC, the Group's capital contributions to the BCC are recognised as investments in other entities in the consolidated statement of financial position (Note 18.2).

Where the BCC arrangement provides that the participating parties are entitled to fixed returns that are not dependent on the operating results of the BCC, the accounting treatment depends on the substance of the arrangement, as follows:

- Where the substance of the arrangement is a lease of assets (the Group contributes non-cash assets to the BCC), the Group accounts for the arrangement as a leasing transaction.
- Where the substance of the arrangement is a lending transaction (the Group contributes cash to the BCC), the Group accounts for the arrangement as a loan.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 *Business cooperation contracts ("BCCs")* (continued)

The Group contributes fixed assets to investment cooperation agreements relating to shopping malls, under which the counterparties are entitled to participate in the management, operations, usage, and other business activities of such shopping malls upon commencement of their operations. Under such arrangement, the Group is entitled to a share of profits generated from the operations, business activities, and leasing of these shopping malls. In these arrangements, the Group's capital contribution to the investment cooperation arrangements is recognised as investments in other entities in the consolidated statement of financial position when the Group transfers the assets to the counterparties

Where the Group is a BCC receiver and has control over the BCC

The Group recognises the entire revenue, expenses and profit after tax of the BCC in the consolidated income statement. The portion of profit shared to the BCC participants is recognised as finance expenses in the consolidated income statement. Capital contributions received from BCC participants are recognised as other payables in the consolidated statement of financial position (Note 25).

3.12 *Borrowing costs*

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

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

Costs directly related to the borrowing, excluding interest expense, such as valuation fees, audit fees, loan documentation costs, and loan arrangement fees, are allocated during the lifetime of the loan following the straight-line basis.

3.13 *Deferred expenses*

Deferred expenses are amortised over the period to which they relate or during which the related economic benefits are consumed.

The following types of expenses related to business operation over multiple accounting period are recorded as long-term deferred expenses and are amortised to the consolidated income statement: Costs related to leased infrastructures and operating fixed assets incurred for production and business operations over multiple accounting periods; Tools and consumables used for more than one year with high value; Repair and periodic maintenance costs of fixed assets related to business operations over multiple accounting periods; Deferred land rental expenses; Other long-term deferred expenses incurred for production and business operations over multiple accounting periods.

Prepaid land rental represents the unamortised balance of land rental payments made under land rental contract relating to land use rights that do not qualify for recognition as intangible fixed assets, including one-off land rental payments made for the entire lease term where no land use right certificate has been granted for land lease periods commencing after the effective date of the 2003 Land Law. In accordance with Circular No. 45/2013/TT-BTC, such prepaid land rental is recognised as a long-term deferred expense and amortised to expense over the remaining lease term.

3.14 *Business combinations and goodwill*

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Business combinations and goodwill (continued)

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortisation. Goodwill is amortised over 10-year period on a straight-line basis. The Group conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators the impairment loss is higher than the annual goodwill amortisation charged on the straight-line basis, the higher amount is recognised in the consolidated income statement.

Assets acquisitions and business combinations

In cases the Group acquires subsidiaries that own assets and business operations, at the date of acquisition, the Group considers whether the acquisition represents the acquisition of a business. The Group accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the assets.

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised. Non-controlling interests in the acquired identifiable assets and liabilities are also recognised. The acquired assets and liabilities are presented in classes of assets and liabilities with the same characteristics of the Group.

In case prior to the date that control is obtained, the investment is an investment in associate or a long-term investment and the acquisition of the subsidiary is not a business combination, when preparing the consolidated financial statements, the Group shall not re-measure the previously held equity interests. Instead, previously held equity interests and the consideration was allocated to the assets and liabilities acquired based on their relative fair values on acquisition date.

Change of equity interest in subsidiary without losing control

When there are changes in equity interest of the Group in subsidiaries, the difference between the consideration and the carrying amount of the changed equity interest in net assets is recognised in undistributed earnings.

Business combinations involving entities under common control

A business combination involving entities under common control is a business combination in which all of the combining entities or businesses are ultimately controlled by the same party or parties both before and after the business combination, and that control is not transitory.

Business combinations involving entities under common control are accounted for as follows:

- The assets and liabilities of the two combined entities are reflected at their carrying amounts on the date of business combination;
- No goodwill is recognised from the business combination;
- The consolidated income statement reflects the results of the combined entities from the date of the business combination; and
- Any difference between the consideration paid and the net assets of the acquiree is recorded in equity.

After the date of the business combination, when the Group disposes or reduces the equity interest in such entities, the difference between the consideration paid and the net assets of such entities previously recognised in equity is allocated and recorded in undistributed earnings of the consolidated financial position.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Investments

Investment in associates

When the Group acquires investment in associates, the difference between the acquisition cost and the investor's interest in the fair value of net identifiable assets of investees is accounted for as follows:

- Goodwill arising from the acquisition of an investment in associates is included in the investment amount. The Group is not allowed to amortise this goodwill gradually.
- The difference between the Group's interest in the fair value of the investee's net identifiable assets that is greater than the acquisition cost is recognised immediately as the gain when determining the Group's interest in the consolidated Income statements of the associates in accordance with the period of acquisition of the investment.
- Adjustments related to the Group's interest in the consolidated income statements of the associates after the date of acquisition must be made, such as the impairment of fixed assets or depreciation of fixed assets based on their fair value at the acquisition date.

The Group's investment in associates is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence that is neither subsidiaries nor joint ventures. The Group generally deems they have significant influence if they have at least 20% of the voting rights.

Under the equity method, the investment is carried in the consolidated statement of financial position at cost plus post-acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment.

The share of post-acquisition profit/(loss) of the associates is presented on face of the consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing receivable from associates reduces the carrying amount of the investment.

The financial statements of the associates are prepared for the same reporting period and used the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

The Group ceases the use of the equity method of accounting since the date it no longer has significant influence over the associate. If the retained equity interest is a long-term investment, the Group measures the retained equity interest at fair value regarded as the cost on initial recognition. Profit/(loss) from the disposal of associate is recognised in the consolidated income statement. The unrealised profits related to interest of the Group in joint ventures or associates at the time of ceasing the application of the equity method is also recognised in the consolidated income statement.

Investments in joint venture

The Group's investment in joint venture is accounted for using the equity method of accounting. Under the equity method, the investment is carried in the consolidated statement of financial position at cost plus post joint venture entity changes in the Group's share of net assets of the joint venture entity.

The share of profit/(loss) of joint venture is presented on face of the consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing receivable from joint venture reduces the carrying amount of the investment.

The financial statements of the joint venture are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Investments (continued)

Held-for-trading securities

Held-for-trading securities are initially stated at fair value, being the consideration paid at the trade date.

Investment in other entities

Investment in other entities are stated at their acquisition costs.

Provision for diminution in value of investments

Provision for diminution in value of the investment is made when there are reliable evidences that a part or whole of an investment (including investments held to maturity, if any) has suffered a diminution in value or is not recoverable at the end of the reporting period.

Where fair value is used in assessing provision for investments, the Group determines fair value using valuation models that incorporate significant assumptions, including expected selling prices, project development and market absorption rates, development costs and other relevant factors, etc. These assumptions are based on available information and management's business plans and are reviewed and updated at each reporting date.

Increases or decreases to the provision balance are recorded as finance expense in the consolidated income statement.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs.

3.16 Payables and accruals

Trade and other payables comprise obligations of the Group to suppliers of materials and goods, service providers, vendors of property, plant and equipment, investment properties and financial investments under executed economic contracts and amounts payable to main and subcontractors for construction and installation works.

Accrued expenses comprise amounts payable for goods and services that have been received from suppliers or provided to customers during the reporting period but have not yet been paid due to the absence of sufficient supporting documents, accounting records or documentation and are recognised as production and business expenses of the reporting period.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Accrual for severance pay

The severance pay for employees is accrued at the end of each reporting period for employees who have been working for more than 12 months at the Group. The accrued amount is determined at one-half of the average monthly salary for each year of service qualifying for severance pay, in accordance with the Labour Code and related implementing guidance. The average monthly salary used in the calculation is updated at the end of each reporting period based on the average monthly salary for the six-month period up to the end of the reporting period. Any increase or decrease in the accrued amount, other than actual payment made to employees, is recognised in the consolidated income statement.

The accrued severance pay is used to settle severance benefits payable to employees upon termination of their labour contract in accordance with Article 46 of the Labour Code.

3.18 Provisions

General provisions

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

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

A provision for onerous contracts is recognised when the unavoidable costs of fulfilling the obligations under a contract exceed the economic benefits expected to be received from that contract. In such circumstances, the present obligation arising from the contract is recognised and measured as a provision. For provisions related to inventories used to fulfil contracts, provisions arising from contracts in the Group's normal course of business are recognized in cost of sales, whereas provisions arising from other onerous contracts are recognized in other expenses

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

Provision for warranty for construction works and inventory properties

Warranty provisions for construction works and inventory properties are provisions for costs related to construction works and inventory properties that have been handed over to buyers but are still within the warranty period, and the Group is still obligated to continue repairing according to the contracts or commitments with customers.

Warranty provisions for construction works and inventory properties are made for each construction project or properties that have been completed and handed over during the period. The warranty provision for construction works and inventory properties is made at the end of the reporting period and is recognised as selling expenses. Increases or decreases to the provision balance are recorded as selling expenses in the consolidated income statement.

Warranty provisions for construction works and sold properties are estimated based on revenue and historical information relating to repairs performed on similar properties sold in prior periods.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Provisions (continued)

Provision for warranty expenses of sold vehicles

The Group provides customers purchasing cars with the manufacturer's warranty policy for all new vehicle models at the time of sale, as well as warranty for electric vehicle batteries. The Group determines the standard warranty period ("assurance type") for internal-combustion-engine ("ICE") cars, electric vehicles ("EVs"), E-scooter, batteries, and other components primarily based on assessments of nature, frequency, and average warranty costs, as well as comparisons with other companies in the same industry in the market. Accordingly, the Group recognises provision for warranty costs corresponding to assurance type in the selling expenses in the consolidated income statement.

The Group estimates provision for warranty costs of products sold based on the Group's estimates of future costs to replace and repair sold products in accordance with the published warranty policies for each vehicle model, number of products sold, and available information on the repair and replacement of products sold in the past.
As for the extended warranty beyond standard warranty period, the Group evaluates and recognises it as a separate performance obligation and only recognises revenue when the obligation has been fulfilled as disclosed in Note 3.25.

3.19 Bonds issued

Straight bonds

At initial recognition, straight bonds are measured at cost which comprises proceed from issuance net of issuance costs. Any discount, premium and issuance costs are amortized on a straight-line basis over the term of the bond.

Convertible bonds

Bonds that are convertible by the holder into a fixed number of ordinary shares of the entity are separated into financial liability (a contractual arrangement to deliver cash or other financial assets) and equity instrument (a conversion option granting the holder the right, for a specified period of time) based on the terms of the contract.

Exchangeable bonds issued by the Company that can be exchanged into a number of ordinary shares of other entities are recognised entirely as a liability and presented in Short-term or Long-term loans and finance lease obligations accounts in the consolidated financial position.

Transaction costs directly attributable to the issuance of convertible bonds are allocated during the lifetime of the bond following straight line basis. At recognition, the bond issuance costs is deducted from the carrying amount of the principal of the bonds.

Issuance costs relating to bonds are allocated to both successfully issued and unsuccessfully issued bonds based on the number of bonds. The portion of issuance costs allocated to unsuccessfully issued bonds is recognised as finance costs in the consolidated income statement.

Transaction costs directly attributable to the issuance of convertible bonds are allocated to the liability component and the equity component based on the proportion of proceeds attributable to each component. The portion of bond issuance costs allocated to the equity component is recorded as the convertible bond option. The portion of bond issuance costs allocated to the liability component is deducted from the carrying amount of the principal of the convertible bonds and is amortized to financial expenses over the term of the bonds using the straight-line basis.

3.20 Loan/Bond issuance costs

Transaction costs relating to bond/loan issuance are charged to the consolidated income statement on a straight-line basis over the tenor of the bonds/loans. At initial recognition, these transaction costs are deducted from liability component of the bonds/loans.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 Advances from customers

Payments received from customers as advance for the purchase of goods and services in the future that do not meet the conditions for revenue recognition, are recognised and presented as "Advances from customers" in the liabilities section in the consolidated financial position. Supports under promotion programs which are, in substance, revenue deductions are presented as deductions against "Advances from customers" for the goods and services that do not meet the conditions for revenue recognition in the period.

3.22 Foreign currency transactions

Transactions in currencies other than the Group's reporting currency ("VND") are recorded at the exchange rate that approximates the average of buying and selling transfer exchange rates announced by the commercial bank where the Group most frequently conducts its transactions ("the average transfer exchange rate"). This approximate exchange rate does not exceed +/- 1% of the average transfer exchange rate. The average transfer exchange rate is determined daily based on the average of daily buying transfer rates and selling transfer rates of the commercial bank. The application of approximate exchange rates must not result in any material impact on the financial position and results of operations of the Group for the relevant accounting period.

Borrowing contracts which are hedged by cross-currency interest rate swap contracts ("swap contracts") are translated at the exchange rates determined in the swap contracts (Note 3.31).

At the end of the year, balances of monetary items denominated in foreign currencies are translated at the transfer exchange rate announced by the commercial bank where the Group most frequently conducts its transactions. This transfer exchange rate is the average transfer exchange rate of the commercial bank. For foreign currencies deposited at the bank, the exchange rate used for revaluation is the buying exchange rate of the bank where the Group opens its foreign currency account.

All foreign exchange differences incurred are taken to the consolidated income statement.

Conversion of the financial statements of foreign operations

Conversion of the financial statements of subsidiaries of the Group which maintain its accounting records in currencies other than the Group's accounting currency (VND), for consolidation purpose, is as follows:

- Assets and liabilities of foreign subsidiaries, together with goodwill arising from the acquisition of foreign subsidiaries, are converted into VND at the closing exchange rate at the end of the reporting period (being the average buying and selling transfer exchange rate of the commercial bank with which the Group frequently conducts transactions as at the end of the reporting period or an exchange rate approximating the average buying and selling transfer exchange rate of the commercial bank with which the Group regularly conducts its transactions as at the end of the reporting period);
- The net assets of the subsidiary held by the parent company as at the acquisition date are translated at the carrying exchange rate on the acquisition date;
- Retained earnings after tax arising after the acquisition date of the subsidiary are translated by recalculating based on the revenue and expense items in the consolidated income statement;
- Dividends paid are translated at the actual exchange rate on the dividend payment date;
- Items presented in the consolidated income statement and the consolidated Statement of Cash Flows are translated at the actual exchange rates prevailing at the dates of the transactions. Where the average exchange rate for the reporting period approximates the actual exchange rates at the transaction dates (with differences not exceeding the spot exchange rate band prescribed by the State Bank of Vietnam), the average exchange rate may be applied.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.23 *Share capital*

Ordinary shares

Ordinary shares with voting right are recognised at par value.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual expenses incurred for the issuance of the shares.

Preference shares

Preference shares are classified as liabilities if:

- the Company is required to redeem those preference shares at a specified future date and the obligation to redeem the shares is clearly stated in the issuance documentation at the time of issuance; or
- the Company is required to pay dividends at a fixed rate/amount, regardless of the Company's business performance including in cases where the Company has no obligation to redeem such preference shares; or
- the preference shares are convertible into ordinary shares and the issuance plan do not specify a fixed conversion ratio or a predetermined number of original shares upon conversion, but instead bases the conversion on the market price of the shares at the conversion date.

Preference shares are classified as equity if the preferred shares do not have the substance of preference shares classified as liabilities.

Treasury shares

Treasury shares are recognised at their repurchase cost, comprising the repurchase price and directly attributable costs incurred in the repurchase transaction, such as transaction cost and information costs. Treasury shares are presented in the statement of financial position as a deduction from equity and are disclosed as a negative amount within equity.

When treasury shares are sold, reissued, or distributed as bonus shares, the difference between the proceeds from sale or reissuance and the carrying amount of the treasury shares is recognised in share premium. Upon cancellation of treasury shares in accordance with applicable laws and regulations, the difference between the repurchase cost and the par value of the cancelled shares is recognised in share premium.

No gain or loss is recognised in the consolidated income statement upon purchase, sale, re-issue or cancellation of the Group's own equity instruments.

3.24 *Appropriation of net profits*

Net profit after tax (excluding negative goodwill arising from bargain purchases) is available for appropriation to shareholders after approval by shareholders at the General Shareholders' Meeting, and after making appropriation to reserve funds in accordance with the Company's Charter, each subsidiary's Charter and Vietnam's regulatory requirements.

The Group recognises dividends and profits payables when it no longer has the right to refuse payment of dividends or profits to its shareholders or capital contributors in accordance with applicable laws and regulations. The Group maintains the reserve funds which are appropriated from the Group's net profit after approval by shareholders at the General Shareholders' Meeting.

3.25 *Revenue recognition*

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

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.25 Revenue recognition (continued)

Revenue from sale of inventory properties

Revenue from sale of inventory properties is recognised when the significant risks and rewards associated with the ownership of the properties have been transferred to the buyer. Revenue from sales of inventory properties also includes revenue from transfer of real estate projects.

Revenue from leasing of properties

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

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have been passed to the buyer, usually upon the delivery of the goods.

Rendering of services

Revenue from hotel, amusement park, education, hospital, real estate management and other related services are recorded when the services are rendered and the outcome of the contract can be determined certainly.

Revenue from goods and services in bundle package

In bundled sale arrangements where the Group provides multiple products and services to the customers in the same arrangement, the Group determines the obligations to provide the products and the obligations to render the services and/or related goods separately and only recognises the revenue when each performance obligation is completed by the Group. For sale arrangements where the performance obligations of the seller arise at the current time and in the future, revenues must be allocated according to the relative fair value of each performance obligation and are recorded when the performance obligations are fulfilled. Payments from customers under contracts corresponding to the unfulfilled performance obligations will be recognised as advance from customers/deferred revenues in the consolidated financial position.

Residual Value Guarantee for electric vehicles

The Group has a number of programs to sell electric vehicles to customers with a commitment to a minimum residual value guarantee. The Group estimates the fair value of this commitment (and record this as a liability) and deducts it from the contract value at initial recognition. The remainder of the contract value will be allocated to contract obligations for revenue recognition purpose. Subsequently, the Group remeasures the fair value of those guarantees. Increase and decrease of the fair value will be recognised in the consolidated income statement.

Gains from transfer of capital/shares and held-for-trading securities

Gains from transfer of capital/shares and held-for-trading securities are determined as the excess of selling prices against the cost of shares/securities and capital sold. Such gains are recognised on the transaction date when the relevant contracts are executed.

Interest income

Interest is recognised on an accrual basis based on the time and effective interest rate for each period.

Dividends and profit distribution income

Dividend and profit distribution income are recognised when the Group is entitled to receive dividends or when the Group is entitled to receive profits from its capital contributions.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.26 Construction contract

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the end of the reporting period based on the construction works as certified by customers. Variations in contract work, claims and incentive payments are included in contract revenue to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that is probably recoverable. Contract costs are recognised as expenses in the year in which they are incurred.

3.27 Cost of sales

Cost of sales of the Group comprises the cost of products and merchandise (including the cost of finished real estate products and real estate inventory); direct costs of completed rendering services (including services related to the leasing of investment properties and fixed assets); and other costs charged to or deducted from the cost of sales during the period. The cost of sales excludes the carrying amount and costs directly related to the disposal or sale of investment properties (including investment properties held for lease and those held for capital appreciation).

3.28 Finance expenses

The Group records finance expense in the consolidated income statement, including expenses and losses related to financial investment activities, costs of acquiring trading securities, borrowing costs not eligible for capitalization in accordance with applicable regulations, losses on the disposal of financial investments, transaction costs incurred on the sale of financial investments, the amount by which the repurchase price of bonds redeemed prior to maturity exceeds their carrying amount, provisions for diminution in the value of trading securities and impairment losses on investments in other entities, foreign exchange losses arising from the disposal of foreign currencies or the remeasurement of foreign currency-denominated monetary items at the reporting date, cash discounts granted to customers, etc.

3.29 General and administrative expenses and selling expenses

Selling expenses reflect actual costs incurred in connection with the sale of goods and the provision of services of the Group.

General and administrative expenses reflect actual costs incurred in the course of the general management of the Group.

3.30 Taxation

Current income tax (including the Top-up Tax under the Global Anti-Base Erosion (GloBE) Rules)

Current income tax assets and liabilities for the current and prior period are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the end of the reporting period.

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

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

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the end of the reporting period between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.30 Taxation (continued)

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

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

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

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

The carrying amount of deferred tax assets is reviewed at the end of the reporting period and reduced to the extent that it is probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at the end of the reporting period and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the end of the reporting period.

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

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

- either the same taxable entity; or
- when the Group intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.31 Exchange rate and interest rate swap contract

The Group enters into swap contracts to mitigate the risk relating to fluctuation of interest rate and exchange rate for its borrowing contracts. The Group recognises and translates principal and interest expenses related to borrowing contracts, which the risks are mitigated by swap contracts at the interest rates and exchange rates determined in the swap contracts.

3.32 Earnings/loss per share

Basic earnings/loss per share amounts are calculated by dividing net profit/(loss) after tax for the year attributable to ordinary shareholders of the Group (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the period.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.32 *Earnings/loss per share* (continued)

Diluted earnings per share amounts are calculated by dividing the net profit/(loss) after tax attributable to ordinary equity holders of the Group (after adjusting for interest expense of exchangeable bonds and dividend of the convertible preference shares) by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.33 *Segment information*

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments. Management defines the Group's segment report to be based on type of products and services provided. Management defines the Group's geographical segments based on the geographical location of its assets and customers.

3.34 *Related parties*

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

3.35 *Significant accounting estimates*

The preparation of the interim consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements requires management to make estimates and assumptions that affect the carrying amounts of assets and liabilities, the disclosure of contingent assets and liabilities as at the reporting date, as well as the reported amounts of revenue and expenses during the reporting period.

Such estimates and assumptions are continually evaluated based on past experience and other factors, including expectations of future events that are believed to be reasonable and have a significant impact on the Group's consolidated financial statements. Although accounting estimates are made based on management's best knowledge and judgement, actual results may differ from those estimates and assumptions.

4. CASH AND CASH EQUIVALENTS

Currency: VND million

	Ending balance	*Beginning balance (Restated)*
Cash on hand	81,255	19,629
Cash in banks	45,173,257	35,411,952
Cash in transit	29,116	11,138
Cash equivalents	7,319,571	36,783,842
TOTAL	**52,603,199**	**72,226,561**

Cash equivalents include investments and bank deposits in VND with terms ranging from 1 month to 3 months and earn interest at rates ranging from 1.9% to 4.75% per annum (as at 31 December 2025: from 1.6% per annum to 4.75% per annum).

5. SHORT-TERM INVESTMENTS

5.1 Held-for-trading securities

Currency: VND million

	Ending balance			*Beginning balance*		
	Cost	*Carrying value*	*Provision*	*Cost*	*Carrying value*	*Provision*
- Share	-	-	-	1,583,614	1,583,614	-
- Other investments	1,200,000	1,200,000	-	-	-	-
TOTAL	**1,200,000**	**1,200,000**	**-**	**1,583,614**	**1,583,614**	**-**

5.2 Held-to-maturity investments

Currency: VND million

	Ending balance			*Beginning balance (Restated)*		
	Cost	*Recoverable amount*	*Provision*	*Cost*	*Recoverable amount*	*Provision*
Short-term						
Short-term bank deposits (i)	11,669,540	11,669,540	-	8,393,354	8,393,354	-
Short-term loan receivables	32,535,395	32,452,690	(82,705)	9,477,452	9,381,260	(96,192)
Other loans	8,919,976	8,919,976	-	8,858,630	8,858,630	-
TOTAL	**53,124,911**	**53,042,206**	**(82,705)**	**26,729,436**	**26,633,244**	**(96,192)**
Long-term						
Long-term bank deposits	2,870,930	2,870,930	-	368,150	368,150	-
Long-term loan receivables	7,579	7,579	-	1,546,164	1,546,164	-
TOTAL	**2,878,509**	**2,878,509**	**-**	**1,914,314**	**1,914,314**	**-**

(i) Short-term deposits and bonds as at 30 September 2026 have terms ranging from 3 months to 1 year and earn interest at rates ranging from 2.9% per annum to 8.3% per annum (as at 31 December 2025: from 2.9% per annum to 7.4% per annum).

6. TRADE RECEIVABLES

Currency: VND million

	Ending balance	*Beginning balance (Restated)*
Receivables from transfer of inventory properties	22,969,034	13,308,759
Receivables from manufacturing activities	12,553,154	12,630,416
Receivables from construction contract	6,983,302	2,899,087
Receivables from rendering of hotel, amusement park and related services	586,062	253,308
Receivables from rendering of hospital and related services	439,353	370,694
Other receivables	8,073,746	5,743,321
TOTAL	**51,604,651**	**35,205,585**

7. OTHER RECEIVABLES

Currency: VND million

	Ending balance	*Beginning balance (Restated)*
Short-term		
Advances for land clearances	85,477,314	91,118,012
Receivables from consortium contracts	34,350,400	-
Advances under investment and business cooperation contracts	18,012,002	10,760,333
Receivables from Build-Transfer contracts	10,079,466	10,079,466
Receivables from termination of deposit contracts	826,943	8,639,574
Guarantee deposits for project development and contract implementation	1,377,017	1,681,456
Others	11,354,417	7,852,009
TOTAL	**161,477,559**	**130,130,850**
Long-term		
Receivables from finance lease contracts	26,453,630	92,706
Guarantee deposits for project development and contract implementation	1,774,012	3,013,970
Others	357,929	1,658,449
TOTAL	**28,585,571**	**4,765,125**

8. INVENTORIES

Currency: VND million

	Ending balance	*Beginning balance*
Inventory properties under construction	253,338,898	149,204,656
Completed inventory properties	10,351,530	10,937,155
Work in progress for manufacturing activities	1,086,509	4,964,341
Goods in transit	2,554,463	3,828,780
Raw materials	5,538,548	22,424,221
Finished goods, goods for manufacturing activities	12,941,162	16,313,494
Others	13,201,772	5,792,985
TOTAL	**299,012,882**	**213,465,632**
Provision for obsolete inventories	(5,196,861)	(11,885,356)
Net value of inventories	**293,816,021**	**201,580,276**

9. UNALLOCATED EXPENSES

Currency: VND million

	Ending balance	*Beginning balance*
Short-term		
Selling expenses related to apartments not yet handed over	5,794,529	2,801,186
Unallocated expenses related to loans and bonds	1,351,992	925,362
Other short-term unallocated expenses	913,793	884,014
TOTAL	**8,060,314**	**4,610,562**
Long-term		
Unallocated land rentals	4,602,527	5,578,058
Tools and equipment	3,995,008	2,365,472
Major repair expenses	228,040	211,977
Unallocated expenses related to bonds	-	200,470
Other long-term unallocated expenses	904,077	797,813
TOTAL	**9,729,652**	**9,153,790**

10. OTHER CURRENT AND NON-CURRENT ASSETS

Currency: VND million

	Ending balance	*Beginning balance (Restated)*
Short-term		
Deposits for investment purpose (i)	234,808,823	88,155,588
Others	2,293,579	1,315,681
TOTAL	**237,102,402**	**89,471,269**
Long-term		
Deposits for investment purpose (i)	118,905,984	38,107,587
Deposits for commercial purpose	1,032,337	1,032,337
Others	-	210,101
TOTAL	**119,938,321**	**39,350,025**

(i) Balance as at 30 September 2026 mainly includes deposits to a related party and other counterparties to cooperate under business cooperation agreements, acquire certain real estate projects and acquire share interests in entities holding protential real estate projects.

12. TANGIBLE FIXED ASSETS

Currency: VND million

	Buildings & construction	*Machinery & equipment*	*Means of transportation*	*Office equipment*	*Others*	*Total*
Cost:						
Beginning balance	99,329,732	117,719,395	7,977,748	1,414,710	2,590,876	229,032,461
Newly purchased	1,084,988	4,869,657	1,674,118	323,312	68,360	8,020,435
Newly constructed	6,667,969	10,501,607	469,806	595,132	876,619	19,111,133
Disposal	(1,425,737)	(843,957)	(545,753)	(39,047)	(61,851)	(2,916,345)
Decrease due to loss of control of subsidiaries	(21,004,558)	(80,766,274)	(413,393)	(251,951)	(86,428)	(102,522,604)
Others	(40,663)	(2,287,996)	(149,575)	(819,091)	(32,597)	(3,329,922)
Ending balance	84,611,731	49,192,432	9,012,951	1,223,065	3,354,979	147,395,158
Accumulated depreciation:						
Beginning balance	17,056,743	47,667,386	2,381,657	845,089	2,167,428	70,118,303
Depreciation for the period	2,613,339	8,411,908	701,004	108,472	333,316	12,168,039
Disposal	(699,982)	(410,170)	(233,030)	(22,408)	(40,836)	(1,406,426)
Decrease due to loss of control of subsidiaries	(2,615,453)	(34,439,463)	(313,851)	(151,894)	(82,195)	(37,602,856)
Others	(80,425)	(202,387)	(1,126)	(27,691)	(76,319)	(387,948)
Ending balance	16,274,222	21,027,274	2,534,654	751,568	2,301,394	42,889,112
Net carrying amount:						
Beginning balance	82,272,989	70,052,009	5,596,091	569,621	423,448	158,914,158
Ending balance	68,337,509	28,165,158	6,478,297	471,497	1,053,585	104,506,046

13. INTANGIBLE FIXED ASSETS

Currency: VND million

	Land use rights	*Computer software*	*Copyrights and other related intangible assets*	*Others*	*Total*
Cost:					
Beginning balance	604,462	5,230,603	60,996,960	2,521,813	69,353,838
Newly purchased	-	171,768	163	12,455	184,386
Newly constructed	-	60,733	4,203,422	2,194	4,266,349
Decrease due to loss of control of subsidiaries	-	(1,807,593)	(56,495,531)	(203,246)	(58,506,370)
Others	(192,348)	(345,202)	(341,050)	(114,589)	(993,189)
Ending balance	412,114	3,310,309	8,363,964	2,218,627	14,305,014
Accumulated amortization:					
Beginning balance	196,460	3,516,508	28,600,126	707,890	33,020,984
Amortization for the period	60,271	551,726	5,046,796	172,769	5,831,562
Decrease due to loss of control of subsidiaries	-	(1,318,201)	(31,686,698)	(6,663)	(33,011,562)
Others	(88,323)	(458,204)	(251,310)	(54,614)	(852,451)
Ending balance	168,408	2,291,829	1,708,914	819,382	4,988,533
Net carrying amount:					
Beginning balance	408,002	1,714,095	32,396,834	1,813,923	36,332,854
Ending balance	243,706	1,018,480	6,655,050	1,399,245	9,316,481

14. INVESTMENT PROPERTIES

Currency: VND million

	Land use rights & Buildings and structures	*Machinery & equipment*	*Total*
Cost:			
Beginning balance	20,073,227	2,608,206	22,681,433
Newly constructed	961,811	13,108	974,919
Others	339,886	98,638	438,524
Ending balance	21,374,924	2,719,952	24,094,876
Accumulated depreciation:			
Beginning balance	1,868,571	1,459,242	3,327,813
Amortisation during the period	454,669	187,507	642,176
Others	34,619	24,108	58,727
Ending balance	2,392,478	1,694,965	4,028,716
Net carrying amount:			
Beginning balance	18,204,656	1,148,964	19,353,620
Ending balance	18,982,446	1,024,987	20,066,160

15. CONSTRUCTION IN PROGRESS

Currency: VND million

	For the 9-month period ended 30 September 2026	*For the 9-month period ended 30 September 2025*
Beginning balance	**131,774,981**	**113,358,029**
Increase during the period	72,199,288	57,431,982
Transfer to tangible fixed assets	(19,111,133)	(15,921,396)
Transfer to intangible fixed assets	(4,266,349)	(6,032,755)
Transfer to investment properties	(974,919)	(7,517,991)
Transfer to inventories	(29,616,177)	(10,523,737)
Disposal of subsidiaries	(6,261,374)	(8,947)
Others	533,946	(6,048,653)
Ending balance	**144,278,263**	**124,736,532**

Details for each item of which balance is higher than 10% of total balance:

Currency: VND million

Projects	*Ending balance*	*Beginning balance*
Vinhomes Paradise Can Gio project	20,214,509	10,153,186

16. LONG-TERM INVESTMENTS

16.1 Investment in associates

Currency: VND million

	Beginning balance (Restated)	*Shared profit/(loss) in the period*	*Additional investment/ Transfer from subsidiaries*	*Ending balance*
Vincom Retail JSC	9,094,520	813,231	(427,715)	9,480,036
V-G High-Tech Energy Solutions Co.,	1,083,937	(26,519)	(1,057,418)	-
Others	259,515	30	-	259,545
TOTAL	**10,437,972**	**786,742**	**(1,485,133)**	**9,739,581**

The information on these associates, along with the Group's voting rights and equity interest in each associate are as follows:

No	*Name*	*Voting rights (%)*	*Equity interest (%)*	*Principal activities*
1	Vincom Retail JSC	18.82	18.82	► Investing, developing, and trading real estate properites and leasing real estate properties
2	Tuong Phu Natural Stone Exploiting and Processing LLC	40.00	27.90	► Mining
3	Hanoi Breeds JSC	37.63	37.63	► Breeding livestock
4	Genestory JSC	47.11	47.11	► Research and experimental development on engineering and technology
5	Vinventures Venture Investment Fund JSC	28.00	28.00	► Investment consulting activities
6	Vietnam Book Printing JSC	27.76	18.13	► Printing
7	V-Smart Service and Technology Company Limited	49.00	25.90	► Payment intermediary services
8	VinTech Technology Development JSC	30.00	29.40	► Research and experimental development of natural sciences and technology

16. LONG-TERM INVESTMENTS (continued)

16.2 Other long-term investments

Currency: VND million

	Ending balance	*Beginning balance (Restated)*
MV1 Vietnam Real Estate Trading LLC	1,142,387	2,593,324
MV2 Vietnam Real Estate Trading JSC	900,333	2,081,434
MV Vietnam Real Estate Trading JSC	614,958	614,958
Promissory Notes ("P-notes")	454,227	2,076,411
Investment Contract	-	1,958,365
Prologium Holdings Ltd	1,298,500	1,303,850
NVY Viet Nam Development JSC	2,326,779	2,326,779
VYHT Joint Stock Company	2,836,345	2,836,345
VinEnergo Energy Joint Stock Company	-	5,383,650
VinEnergo Holding Joint Stock Company	15,185,385	-
VinSpeed High-speed Railway Investment and Development JSC	4,500,000	4,500,000
GSM VN Holding Joint Stock Company	2,170,000	-
Vien Dong Pearl Urban Development Investment LLC	521,072	521,072
S-Vin Vietnam Real Estate Trading JSC	363,621	363,621
Business cooperation contracts	7,350,337	13,969,410
StoreDot Ltd	-	937,268
Others	1,596,946	3,023,958
TOTAL	**41,260,890**	**44,490,445**

17. GOODWILL

Currency: VND million

	VinWonders Nha Trang JSC	*Landmark 81 Hotel Investment and Development JSC*	*Thanh Hoa Hotel Investment and Development JSC*	*Others*	*Total*
Cost					
Beginning balance	2,892,377	1,077,557	623,933	4,366,147	8,960,014
Increase	-	-	-	-	-
Decrease	-	-	-	(58,539)	(58,539)
Ending balance	2,892,377	1,077,557	623,933	4,307,608	8,901,475
Accumulated amortisation					
Beginning balance	532,077	198,225	114,778	4,158,940	5,004,020
Amortisation for the period	216,156	80,529	46,628	63,132	406,445
Decrease	-	-	-	(38,681)	(38,681)
Ending balance	748,233	278,754	161,406	4,183,391	5,371,784
Net carrying amount					
Beginning balance	2,360,300	879,332	509,155	207,207	3,955,994
Ending balance	2,144,144	798,803	462,527	124,217	3,529,691

18. ADVANCE FROM CUSTOMERS

The balance of short-term advances from customers as at 30 September 2026 mainly includes downpayment from customers under sale and purchase agreements for real-estate properties, advances for the purpose of implementation of construction contract and other business activities of the Group.

19. STATUTORY OBLIGATIONS

Currency: VND million

	Ending balance	*Beginning balance*
Corporate income tax	20,989,022	11,236,501
Value added tax payable	14,357,877	5,173,348
Personal income tax	885,460	510,210
Property tax, land use fees and land rental fees payable	28,175,554	13,880,502
Others	1,009,400	4,324,687
TOTAL	**65,417,313**	**35,125,248**

20. ACCRUED EXPENSES

Currency: VND million

	Ending balance	*Beginning balance (Restated)*
Accrued construction costs for real estate properties, other assets and accrued development costs of handed-over real estate properties	87,939,113	73,243,068
Accrual for selling expenses	10,849,431	15,161,890
Accrued deposit and interest expenses	4,853,940	3,830,336
Other accrued expenses	9,703,712	6,418,102
TOTAL	**113,346,196**	**98,653,396**

21. UNEARNED REVENUE

Currency: VND million

	Ending balance	*Beginning balance (Restated)*
Short-term		
Unearned revenues from education services	4,952,445	3,353,801
Unearned revenues from hotel and entertainment services	221,339	400,409
Unearned revenues from villa and apartment management services	245,836	233,167
Other unearned revenues	2,623,478	3,067,538
TOTAL	**8,043,098**	**7,054,915**
Long-term		
Unearned revenue from extended warranty, battery leasing and other related services	967,546	3,805,452
Unearned revenue from rendering of general contractor service contract	490,199	490,199
Unearned revenues from hotel and entertainment services	433,690	436,466
Unearned revenues from villa and apartment management services	192,044	210,895
Other unearned revenues	669,392	579,270
TOTAL	**2,752,871**	**5,522,282**

22. OTHER PAYABLES

Currency: VND million

	Ending balance	*Beginning balance (Restated)*
Short-term		
Capital contribution under investment and business co-operation contracts and other agreements	223,788,720	53,790,199
Payables under deposit and other agreements relating to real estate projects	47,677,181	41,134,809
Other payables related to investment and business co-operation contracts	11,458,226	10,143,393
Payables related to letters of credit	27,789	3,984,711
Deposits for investment purpose	4,407,319	2,839,256
Apartment maintenance fund	2,711,931	2,273,528
Other payables	11,697,580	8,344,888
TOTAL	**301,768,746**	**122,510,784**
Long-term		
Deposit under business co-operation contracts	178,571,720	107,880,521
Payables under deposit and other agreements relating to real estate projects	10,577,268	10,577,268
Deposits for investment purpose	519,233	754,133
Other long-term payables	389,339	3,873,808
TOTAL	**190,057,560**	**123,085,730**

23. LOANS AND BORROWINGS

23.1 Short-term loans

Currency: VND million

		Ending balance	*Beginning balance Restated*
Short-term loans		70,865,093	68,191,514
- Utilization of revolving credit limits		*67,700,581*	*68,191,514*
- Other short-term loans		*3,164,512*	-
Current portion of long-term loans	23.2.1	19,504,785	18,463,680
Short-term bonds	23.2.2	17,236,821	12,721,783
Current portion of exchangeable bonds	23.2.2	28,766,704	26,580,081
Short-term exchangeable bonds	23.3	-	3,081,207
Current portion of finance lease		31,111	107,902
TOTAL		**136,404,514**	**129,146,167**

23.2 Long-term loans and borrowings

Currency: VND million

	Note	*Ending balance*	*Beginning balance*
Long-term loans	23.2.1	133,298,359	127,043,464
Corporate bonds	23.2.2	120,113,927	82,279,936
Finance lease		83,121	31,465
TOTAL		**253,495,407**	**209,354,865**

23.2.1 Long-term loans

Details of long-term loans as at 30 September 2026 are as follows:

Lender	*Original currency*	*Ending balance (VND million)*	*Maturity date*
Joint Stock Commercial Bank for Foreign Trade of Vietnam	VND	18,378,652	From October 2026
In which: current portion		*(3,551,692)*	to July 2032
Tien Phong Commercial Joint Stock Bank	VND	3,299,774	December 2027
Military Commercial Joint Stock Bank	VND	6,532,524	From November 2026
In which: current portion		*(406,250)*	to April 2030
Vietnam Joint Stock Commercial Bank for Industry	VND	1,427,256	From January 2027
In which: current portion		*(8,431)*	to May 2045
Joint stock Commercial Bank for Investment and Development of Viet Nam	VND	1,588,807	From November 2026
In which: current portion		*(192,737)*	to April 2036
EVF General Finance Joint Stock Company	VND	1,000,000	December 2027
Development Joint Stock Commercial Bank	VND	2,819,511	From October 2026
In which: current portion		*(79,430)*	to December 2035
Vietnam Prosperity Joint Stock Commerical Bank	VND	1,060,021	From November 2026
In which: current portion		*(511,743)*	to November 2033
Vietnam Technological and Commercial Joint Stock Bank	VND	223,093	From December 2026
In which: current portion		*(62,930)*	to September 2030
Woori Bank - Singapore	USD	1,546,049	October 2028
Central bank	INR	3,653,644	From September 2027

23. LOANS AND BORROWINGS (continued)

23.2 Long-term loans and borrowings (continued)

23.2.1 Long-term loans (continued)

Details of long-term loans as at 30 September 2026 are as follows: (continued)

Lender	*Original currency*	*Ending balance (VND million)*	*Maturity date*
Cargill Financial Services International	USD	8,406,193	From July 2028 to July 2029
Syndicated loan No.1	USD	4,899,940	December 2026
In which: current portion		*(4,899,940)*	
Syndicated loan No.2	USD	5,047,041	From October 2027 to October 2030
Syndicated loan No.3	USD	5,806,111	From May 2027
In which: current portion		*(1,194,620)*	to May 2029
Syndicated loan No.4	USD	2,577,415	From November 2026
In which: current portion		*(455,686)*	to November 2028
Syndicated loan No.5	VND	380,792	From November 2026
In which: current portion		*(66,342)*	to November 2028
Syndicated loan No.6	USD	3,395,232	From January 2027
In which: current portion		*(778,950)*	to April 2031
Syndicated loan No.7	VND	21,400,000	From August 2027
In which: current portion		*(1,280,000)*	to July 2030
Syndicated loan No.8	VND	19,500,000	From October 2027 to September 2030
Syndicated loan No.9	USD	3,810,721	From September 2027
In which: current portion		*(973,875)*	to September 2028
Syndicated loan No.10	USD	2,564,049	September 2027
In which: current portion		*(2,564,049)*	
Syndicated loan No.11	IDR	1,299,674	From December 2026
In which: current portion		*(68,396)*	to April 2032
Syndicated loan No.12	USD	5,190,082	April 2032
Syndicated loan No.13	VND	6,300,000	From October 2028 to July 2031
Syndicated loan No.14	USD	4,791,015	From March 2028 to September 2031
Other Corporates	VND	15,905,548	From January 2027
In which: current portion		*(2,372,549)*	to July 2028
TOTAL		**152,803,144**	
In which:			
Long-term loans		*133,298,359*	
Current portion		*19,504,785*	

23. LOANS AND BORROWINGS (continued)

23.2 Long-term loans and borrowings (continued)

23.2.1 Long-term loans (continued)

Details of interest rates for long-term loans as at 30 September 2026 are as follows:

Loans	*Currency*	*Interest rate*
Secured loans	VND	Floating interest rate
Unsecured loans	VND	Fixed interest rate
Secured loans without fixed interest rate swap contract	USD	Floating interest rate
Secured loans with floating interest rate swapped for fixed interest rate (also fixed transaction rate) under swap contracts	USD	Fixed interest rate
Secured loans	INR	Floating interest rate
Secured loans	IDR	Floating interest rate

23. LOANS AND BORROWINGS (continued)

23.2 Long-term loans and borrowings (continued)

23.2.2 Corporate bonds

Details of corporate bonds as at 30 September 2026 are as follows:

Bond arranger	*Ending balance VND million*	*Term*	*Interest*
Techcom Securities Ltd	76,388,275	From 2 to 5 years	Floating interest rate, interest for the period ranging from 9.275% to 12.5% per annum; Fixed interest rate ranging from 11% to 12.5% per annum
In which: current portion	*(13,050,952)*		
HD Securities Corporation	27,446,199	From 2 to 3 years	Fixed interest rate 12.5% per annum
In which: current portion	*(9,864,669)*		
VPBank Securities JSC	27,653,861	2 years	Fixed interest rate 11% per annum; Floating interest rate, interest for the period 12% per annum
In which: current portion	*(13,050,952)*		
BIDV Securities JSC	4,808,408	3 years	Fixed interest rate ranging from 12% to 12.5% per annum
LPBank Securities	4,747,415	3 years	Floating interest rate for the period 12.5% per annum
MB Securities JSC	4,851,637	5 years	Floating interest rate for the period 12% per annum
TPBank Securities JSC	2,984,836	2 years	Floating rate, interest for the period ranging from 11% to 12% per annum
The Hongkong and Shanghai Banking Corporation Limited; Deutsche Bank AG, Singapore Branch and Barclays Bank PLC	8,289,501	5 years (*)	Fixed interest rate 5.5% per annum
In which: current portion	*(8,289,501)*		
The Hongkong and Shanghai Banking Corporation Limited; Deutsche Bank AG, Singapore Branch and Barclays Bank PLC	8,947,320	5 years (*)	Fixed interest rate 5.5% per annum
In which: current portion	*(8,947,320)*		
	166,117,452		
In which:			
Long-term bonds	*120,113,927*		
Current portion of long-term bonds	*28,766,704*		
Short-terrm bonds	*17,236,821*		

23. LOANS AND BORROWINGS (continued)

23.2 Long-term loans and borrowings (continued)

The Group's collateral assets for debt obligations as at 30 September 2026 include:
- Inventories, tangible fixed assets, investment properties, construction in progress and benefits accompanied with certain inventories;
- The Debt Service Reserve Account at the offshore account management bank; a payment guarantee by a bank in Vietnam; and a deposit account at commercial banks;
- A number of shares of subsidiaries held by the Company;
- A number of shares of an associate held by the Company;
- A number of shares of the Company held by related parties;
- Assets of some associates of the Group;
- Standby letters of credit issued by commercial banks.

(*) Bondholders have the right to exchange the bonds into ordinary shares of a subsidiary, at the exercise price pre-determined at bond issue date, which can be adjusted based on terms and conditions of the bonds. Bondholders have the right to request the Company to redeem such bonds at the redemption price and at the time specified in the relevant bond documents.

24. OWNERS' EQUITY

Increase and decrease in owners' equity

Currency: VND million

	Contributed charter capital	*Share premium*	*Treasury shares*	*Other funds belonging to Owner's Equity*	*Other owners' capital*	*Foreign exchange differences reserve*	*Undistributed earnings*	*Non-controlling interests*	*Total*
For the 9-month period ended 30 September 2025									
Beginning balance	**38,785,833**	**40,308,020**	**15,306,530**	**(1,344,123)**	**(235,621)**	**107,845**	**44,468,350**	**16,437,647**	**153,834,481**
- Net profit for the period	-	-	-	-	-	-	6,678,038	887,102	7,565,140
- Increase in capital	18,931	(18,931)	-	-	-	-	-	-	-
- Disposal of subsidiaries	-	-	-	-	-	-	917,783	102,880	1,020,663
- Change of equity interest in existing subsidiaries without loss of control	-	46,004	-	-	-	-	449,894	(733,949)	(238,051)
- Capital contribution from non-controlling interests	-	-	-	-	-	-	-	1,949,028	1,949,028
- Dividends declared to non-controlling-interests	-	-	-	-	-	-	-	(2,543,381)	(2,543,381)
- Others	-	-	-	-	220,157	10,000	(8,675)	94,537	316,019
Ending balance	**38,804,764**	**40,335,093**	**15,306,530**	**(1,344,123)**	**(15,464)**	**117,845**	**52,505,390**	**16,193,864**	**161,903,899**
For the 9-month period ended 30 September 2026									
Beginning balance	**77,334,919**	**2,037,169**	**15,306,530**	**(1,344,123)**	**(163,385)**	**117,845**	**54,277,387**	**3,922,593**	**151,488,935**
- Net profit for the period	-	-	-	-	-	-	38,342,083	5,322,685	43,664,768
- Increase in capital	286,945	(286,945)	-	-	-	-	-	-	-
- Disposal of subsidiaries	-	-	-	-	416,407	-	(1,331,462)	431,082	(483,973)
- Change of equity interest in existing subsidiaries without loss of control	-	2,226,710	-	-	-	-	3,067,943	12,154,487	17,449,140
- Exchangeable bonds	-	1,706,509	-	629,410	-	-	-	-	2,335,919
- Stock dividend in subsidiaries	-	-	28,611,590	-	-	-	(28,611,590)	-	-
- Capital contribution from non-controlling interests	-	-	-	-	-	-	-	28,006,930	28,006,930
- Dividends declared to non-controlling-interests	-	-	-	-	-	-	-	(7,245,038)	(7,245,038)
- Others	-	-	-	-	525,546	10,000	(7,171)	574,340	1,102,715
Ending balance	**77,621,864**	**5,683,443**	**43,918,120**	**(714,713)**	**778,568**	**127,845**	**65,737,190**	**43,167,079**	**236,319,396**

25. REVENUES

25.1 Revenue from sale of goods and rendering of services

Currency: VND million

	Quarter III 2026	*Quarter III 2025 (Restated)*
Gross revenue	**150,595,569**	**39,074,136**
In which:		
Revenue from sale of inventory properties	*98,487,569*	*7,766,858*
Revenue from manufacturing activities	*36,705,029*	*17,688,010*
Revenue from rendering hotel, amusement, park and related services	*3,582,576*	*3,122,250*
Revenue from rendering education and related services	*1,527,142*	*1,407,379*
Revenue from rendering hospital and related services	*1,763,540*	*1,351,492*
Other revenue	*8,529,713*	*7,738,147*
Revenue deduction	**(16,608)**	**(7,920)**
Net revenue	**150,578,961**	**39,066,216**
In which:		
Revenue from sale of inventory properties	*98,487,569*	*7,766,858*
Revenue from manufacturing activities	*36,704,563*	*17,684,885*
Revenue from rendering hotel, amusement, park and related services	*3,566,434*	*3,117,455*
Revenue from rendering education and related services	*1,527,142*	*1,407,379*
Revenue from rendering hospital and related services	*1,763,540*	*1,351,492*
Other revenue	*8,529,713*	*7,738,147*

25. REVENUES (continued)

25.2 Finance income

Currency: VND million

	Quarter III 2026	*Quarter III 2025*
Interest income	1,810,415	1,837,391
Foreign exchange gain	569,666	276,293
Income from investment activities	2,800,837	30,920,267
Others	730,740	471,248
TOTAL	**5,911,658**	**33,505,199**

26. COST OF GOODS SOLD AND SERVICES RENDERED

Currency: VND million

	Quarter III 2026	*Quarter III 2025 (Restated)*
Cost of inventory properties sold	37,048,677	3,516,983
Cost of manufacturing activities	51,138,348	30,118,102
Cost of rendering hotel, amusement park and related services	2,479,126	2,366,633
Cost of rendering education and related services	1,528,167	1,333,206
Cost of rendering hospital and related services	1,377,349	1,130,615
Others	7,559,917	6,106,960
TOTAL	**101,131,584**	**44,572,499**

27. FINANCE EXPENSES

Currency: VND million

	Quarter III 2026	*Quarter III 2025*
Interest expense	10,492,132	8,185,152
Bond issuance cost	550,334	842,006
Foreign exchange losses	468,166	467,255
Other financial expenses	7,324,866	3,789,331
TOTAL	**18,835,498**	**13,283,744**

28. OTHER INCOME AND OTHER EXPENSES

Currency: VND million

	Quarter III 2026	*Quarter III 2025 (Restated)*
Other income	**7,520,958**	**470,969**
Income from sponsor	7,007,839	-
Other income	513,119	470,969
Other expenses	**2,855,652**	**1,481,308**
Loss from disposal and write-off of fixed assets	68,365	594,194
Contract penalties and other fines	390,180	419,147
Other expenses	2,397,107	467,967
NET	**4,665,306**	**(1,010,339)**

29. CORPORATE INCOME TAX

Currency: VND million

	Quarter III 2026	*Quarter III 2025*
Current corporate income tax expense	7,548,388	1,180,051
Deferred tax income	(372,166)	(181,012)
TOTAL	**7,176,222**	**999,039**

30. TRANSACTIONS WITH RELATED PARTIES

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

Related parties	*Relationship*	*Transactions*	*Amount VND million*
Mr. Pham Nhat Vuong	Chairman	Sponsorship to subsidiary	19,500,000
	Chairman	Acquisition of new shares	30,826,000
		Deposit to acquire new shares	1,290,984
Vincom Retail JSC	Associate	Deposit interest from Investment Cooperation contracts	1,764,269
		Profit sharing revenues from Investment Cooperation contracts	87,361
Vincom Retail Operation LLC	Associate	Deposit received from investment cooperation contracts	665,001
		Capital contribution for Investment Cooperation contracts	130,000
		Deposit interest from Investment Cooperation contracts	315,819
		Profit sharing revenues from Investment Cooperation contracts	70,645
GSM JSC	Under common control	Revenue from selling goods	11,322,192
		Capital contribution	730,000
VinEnergo JSC	Under common control	Capital contribution	9,801,735
		Revenue from selling goods	204,957

30. TRANSACTIONS WITH RELATED PARTIES (continued)

Terms and conditions of transactions with related parties:

During the period, the Group also sold/purchased goods and rendering/purchased services to/from related parties based on market price.

During the period, the Group has not made provision for doubtful debts relating to amounts due from related parties (31 December 2025: nil). This assessment is undertaken each financial period through the examination of the financial position of the related party and the market in which the related party

Balances of significant receivables and payables with related parties as at 30 September 2026 are as follows:

Related parties	*Relationship*	*Transactions*	*Amount VND million*
Short-term trade receivables			
GSM JSC	Under common control	Receivables from sales of goods and rendering of services	6,930,767
Vincom Retail JSC	Associates	Receivables from sales of goods and rendering of services	75,949
Vincom Retail Operation LLC	Associates	Receivables from sales of goods and rendering of services	176,496
V-Green JSC	Under common control	Receivables from sales of goods and rendering of services	79,918
Other related parties	Other related parties	Other receivables	137,249
			7,400,379
Other short-term receivables			
V-Green JSC	Under common control	Receivables from payment on behalf	442,138
Vincom Retail JSC	Associates	Receivables from finance lease contracts	412,019
Vincom Retail Operation LLC	Associates	Interest receivables from business cooperation contracts	151,176
Other related parties	Other related parties	Other receivables	71,925
			1,077,258

30. TRANSACTIONS WITH RELATED PARTIES (continued)

Related parties	*Relationship*	*Transactions*	*Amount VND million*
Other long-term receivables			
Vincom Retail JSC	Associates	Receivables from finance lease contracts	92,706
			92,706
Investment in other entities			
Vincom Retail JSC	Associates	Investments in BCC	2,951,077
Vincom Retail Operation LLC	Associates	Investments in BCC	2,721,628
			5,672,705
Other short-term assets			
Vietnam Investment Group JSC	Under common control	Deposit for business cooperation purposes	25,200,000
			25,200,000
Other long-term assets			
Mr. Pham Nhat Vuong	Chairman	Deposit for business cooperation purposes	1,290,984
			1,290,984
Short-term trade payables			
V-Green JSC	Under common control	Payables related to rendering goods & services	90,253
Vincom Retail Operation LLC	Associates	Payables related to rendering goods & services	92,252
GSM JSC	Under common control	Payables related to rendering goods & services	16,557
Vincom Retail JSC	Associates	Payables related to rendering goods & services	4,658
			203,720

30. TRANSACTIONS WITH RELATED PARTIES (continued)

Related parties	*Relationship*	*Transactions*	*Amount VND million*
Short-term accrued expenses			
Major shareholder of a subsidiary	Major shareholder of a subsidiary	Interest payables	234,752
			234,752
Long-term accrued expenses			
Vincom Retail JSC	Associates	Interest on deposits payables	304,477
Vincom Retail Operation LLC	Associates	Interest on deposits payables	285,574
			590,051
Other short-term payables			
Vincom Retail JSC	Associates	Deposit receipt for business cooperation contract	3,315,085
			3,315,085
Other long-term payables			
Vincom Retail JSC	Associates	Deposit receipt for business cooperation contracts	11,042,615
		Deposit receipt for real estate transfer	10,383,168
Vincom Retail Operation LLC	Associates	Deposit receipt for business cooperation contracts	8,887,190
Vietnam Investment Group JSC	Under common control	Deposit receipt for real estate transfer	194,100
			30,507,073
Long-term loans			
Major shareholder of a subsidiary	Major shareholder of a subsidiary	Long-term loans	908,000
			908,000

31. SEGMENT INFORMATION

For the management purpose, the operating businesses are organised and managed separately according to the nature of the products and services provided, and consist of business segments as followings:

- Sales of inventory properties: including developing and trading properties at real estate projects of the Group as well as other investment activities in real estate sector;
- Hospitality, entertainment and related services: including rendering hotel and related services at the hotels and resorts owned by the Group;
- Health care and related services: including provision of health care and related services at Vinmec International General Hospitals and Vinmec international polyclinic;
- Education and related services: including provision of education and related services at Vinschool, Brighton and VinUni education system of the Group;
- Manufacturing and related activities: including manufacturing and trading automotive vehicles and other related products and services; and
- Others: including provision of general contractor services; rendering real estate management services; leasing investment properties and related services; information technology services and other services.

The Group monitors each segment's performance for the purpose of making decisions on resource allocation and performance assessment. The performance of each segment is assessed based on profit and loss and is determined in a consistent manner with the Group's profit and loss on the consolidated financial statements. However, the Group's financing activities including finance expenses and finance income are monitored on a centralised basis and not allocated to segment. Other incomes and others expenses are not included in segment profit.

Unallocated assets monitored on a centralised basis are mainly deferred tax assets, short-term investments, other long-term investments, loan receivables, interest receivables, value-added tax deductible and tax and other receivables from the State.

Unallocated liabilities monitored on a centralised basis are mainly loans and debts, exchangeable bonds, statutory obligations, interest payables and deferred tax liabilities.

Transaction price between segments are determined on the basis of the same contractual agreement as transactions with third parties. Revenue, costs and profit/loss of the segment include transactions between segments. These transactions are eliminated in the consolidated financial statements.

31. SEGMENT INFORMATION (continued)

The following table present revenue and profit and certain assets and liability information regarding the Group's business segment as at 30 September 2026 and for the nine months then ended are as follows:

Currency: VND million

	Sales of inventory properties	*Hospitality, entertainment and other services*	*Health care and related services*	*Education and related services*	*Manufacturing activities*	*Others*	*Adjustment and elimination*	*Total*
Net revenue								
Net sales to external customers	225,674,289	10,745,847	4,688,955	5,162,541	97,883,857	28,343,882	-	372,499,371
Net inter-segment sales (1)	-	140,284	160,610	4,288	130,969	7,813,206	(8,249,357)	-
Net total revenue	**225,674,289**	**10,886,131**	**4,849,565**	**5,166,829**	**98,014,826**	**36,157,088**	**(8,249,357)**	**372,499,371**
Results								
Depreciation and amortisation	453,937	2,819,424	500,447	373,678	13,202,547	2,022,450	-	19,372,483
Share in profit/(loss) of associates and jointly controlled entities	-	-	-	-	(26,520)	813,262	-	786,742
Segment net profit/(loss) before tax	**132,011,406**	**942,602**	**(1,008,524)**	**(229,934)**	**(69,232,401)**	**1,711,151**	**85,322**	**64,279,622**
Unallocated income (2)	-	-	-	-	-	-	-	**56,488**
Assets and liabilities								
Segment assets	**1,187,195,205**	**86,743,533**	**13,751,630**	**33,610,623**	**143,914,688**	**199,361,560**	**(240,738,134)**	**1,423,839,105**
Unallocated assets (3)	-	-	-	-	-	-	-	**195,373,506**
Segment liabilities	**537,871,114**	**9,430,746**	**2,643,303**	**7,037,979**	**100,998,325**	**481,246,433**	**(240,738,134)**	**898,489,766**
Unallocated liabilities (4)	-	-	-	-	-	-	-	**484,403,449**
Other segment information								
Investments into associates	-	-	-	-	-	9,739,581	-	9,739,581
Capital expenditure	14,068,205	12,323,201	2,366,395	6,290,687	30,593,067	14,833,497	-	80,475,052

32. RESTATEMENT OF CORRESPONDING FIGURES

Certain corresponding figures in the consolidated statement of financial position as at 31 December 2025, consolidated income statement for the nine-month ended 30 September 2025 have been reclassified to adopt the presentation required under Circular No.99 in the interim consolidated financial statements. The details are as follows:

Currency: VND million

	31 December 2025 (As previously stated)	*Restatement*	*31 December 2025 (Restated)*
CONSOLIDATED STATEMENT OF FINANCIAL POSITION			
Cash	35,989,397	(546,678)	35,442,719
Cash equivalents	37,552,845	(769,003)	36,783,842
Short-term held-to-maturity investments	8,254,830	18,474,606	26,729,436
Provision for dimunition in value of short-term held-to-maturity investments	-	(96,192)	(96,192)
Short-term loan receivables	8,438,394	(8,438,394)	-
Short-term trade receivables	35,747,342	(541,757)	35,205,585
Other short-term receivables	139,625,305	(9,494,455)	130,130,850
Provision for doubtful debts	(796,094)	96,192	(699,902)
Other current assets	88,155,588	1,315,681	89,471,269
Long-term loan receivables	1,546,164	(1,546,164)	-
Other long-term receivables	18,734,535	(13,969,410)	4,765,125
Investment in other entities	30,521,035	13,969,410	44,490,445
Long-term held-to-maturity investments	368,150	1,546,164	1,914,314
Dividends payable	-	8,218	8,218
Short-term accruals	98,844,756	(191,360)	98,653,396
Short-term unallocated revenues	5,522,282	2,105,783	7,628,065
Other short-term payables	124,433,425	(1,922,641)	122,510,784
Short-term loan and finance lease obligations	114,000,484	15,145,683	129,146,167
Long-term loans and finance lease obligations	221,419,341	(12,064,476)	209,354,865
Exchangeable bonds	3,081,207	(3,081,207)	-

CONSOLIDATED INCOME STATEMENT

Currency: VND million

	For the 9-month period ended 30 September 2025 (As previously stated)	*Restatement*	*For the 9-month period ended 30 September 2025 (Restated)*
Revenue from sale of goods and rendering of services	169,636,109	(1,706,091)	167,930,018
Cost of goods sold and services rendered	154,280,423	(8,012,846)	146,267,577
Gain/(loss) from disposal of investment properties	-	384,250	384,250
Finance income	39,893,819	12,955	39,906,774
Finance expenses	31,308,179	6,205,293	37,513,472
Selling expenses	15,900,185	(489,340)	15,410,845
General and administrative expenses	12,720,692	274,702	12,995,394
Other income	24,718,895	(731,945)	23,986,950
Other expenses	5,359,485	(18,640)	5,340,845

33. EVENTS AFTER THE BALANCE SHEET DATE

There is no other matter or circumstance that has arisen since the consolidated statement of financial position date that requires adjustment or disclosure in the consolidated financial statements of the Group.

Approved, 30 October 2026

Van Thi Hai Ha	Nguyen Thi Thu Hien	Nguyen Viet Quang
Preparer	Chief accountant	Chief Executive Officer

APPENDIX 1 – THE GROUP STRUCTURE AS AT 30 SEPTEMBER 2026

No	*Company name*	*Voting right (%)*	*Effective interest (%)*	*Address*	*Principal activities*
1	Vinhomes JSC	71.58%	71.58%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Investing, developing and trading real estate properties Leasing office, apartments and rendering real estate management services Residential and civil constructions
2	Royal City Real Estate Exchange JSC	97.85%	69.80%	No. 72A, Nguyen Trai street, Thanh Xuan ward, Hanoi, Vietnam	Investing, developing and trading real estate properties
3	Metropolis Hanoi Company Limited	100.00%	71.53%	HH land area, Pham Hung street, Yen Hoa ward, Hanoi, Vietnam	Investing, developing and trading real estate properties
4	Cangio Tourist City Corporation	100.00%	71.53%	20A Floor, Vincom Center Dong Khoi, No. 72, Le Thanh Ton Street, Sai Gon ward, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
5	Ecology Development and Investment JSC	100.00%	71.40%	No. 191, Ba Trieu street, Hai Ba Trung ward, Hanoi, Vietnam	Investing, developing and trading real estate properties
6	Gia Lam Urban Development And Investment Company limited	99.39%	70.96%	2nd floor, Vincom Mega Mall Ocean Park, Lot CCTP-10, Gia Lam Urban Area Project, Gia Lam Commune, Hanoi, Vietnam	Investing, developing and trading real estate properties
7	Vietnam Investment and Consulting Investment JSC	70.00%	49.86%	No. 191, Ba Trieu street, Hai Ba Trung ward, Hanoi, Vietnam	Investing, developing and trading real estate properties
8	Berjaya Vietnam International University Town JSC	98.33%	70.29%	20A Floor, Vincom Center Dong Khoi, No. 72, Le Thanh Ton Street, Sai Gon ward, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
9	Berjaya Vietnam Financial Center Company limited	67.50%	32.12%	20A Floor, Vincom Center Dong Khoi, No. 72, Le Thanh Ton Street, Sai Gon ward, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
10	Millennium Trading Investment And Development Company Limited	100.00%	71.58%	20A Floor, Vincom Center Dong Khoi, No. 72, Le Thanh Ton Street, Sai Gon ward, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
11	Thai Son Investment Construction Corporation	100.00%	47.58%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Investing, developing and trading real estate properties

APPENDIX 1 – THE GROUP STRUCTURE AS AT 30 SEPTEMBER 2026

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
12	GS Cu Chi Development JSC	100.00%	71.34%	20A Floor, Vincom Center Dong Khoi, No. 72, Le Thanh Ton Street, Sai Gon ward, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
13	Green City Development JSC	100.00%	71.53%	No. 72, Le Thanh Ton Street, Sai Gon ward, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
14	Delta JSC	100.00%	71.56%	No. 110 Dang Cong Binh street, Ba Diem commune, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
15	Vinhomes Industrial Zone Investment Hai Phong JSC	100.00%	71.08%	Vinfast automobile production complex, Dinh Vu - Cat Hai Economic Zone, Cat Hai special economic zone, Hai Phong city, Vietnam	Investing, developing and trading real estate properties
16	Vinhomes Industrial Zone Investment Ha Tinh JSC	100.00%	71.45%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Investing, developing and trading real estate properties
17	Son Thai Trading And Investment Joint Stock Compnay	99.99%	71.53%	No. 65, Hai Phong Street, Hai Chau Ward, Da Nang City, Vietnam	Investing, developing and trading real estate properties
18	VinCons Construction Development and Investment JSC	100.00%	71.58%	10th Floor, Techno Park Tower, Gia Lam Urban Area, Da Ton commune, Gia Lam	Real estate agent, consultant activities
19	Vincons Windows Construction Development JSC	100.00%	71.58%	10th Floor, TechnoPark Tower, Vinhomes Ocean Park Urban Area, Da Ton Commune, Gia Lam District, Hanoi, Vietnam	Real estate consultancy, brokerage, auction
20	Muoi Cam Ranh JSC	100.00%	71.58%	Km 15, Km 1497, Cam Nghia Ward, Cam Ranh City, Khanh Hoa Province, Vietnam	Trading real estate properties
21	Truong Thinh Real Estate Development Investment JSC	99.00%	70.82%	8th Floor, Techno Park Tower, Vinhomes Ocean Park Urban Area, Da Ton commune,	Trading real estate properties
22	Ca Tam Tourism Joint Stock Company	100.00%	71.56%	Hon Tre Island, Vinh Nguyen ward, Nha Trang City, Khanh Hoa province, Vietnam	Investing, developing and trading real estate properties
23	Hiep Thanh Cong Investment JSC	100.00%	71.56%	Hon Tre Island, Vinh Nguyen ward, Nha Trang City, Khanh Hoa province, Vietnam	Investing, developing and trading real estate properties

APPENDIX 1 – THE GROUP STRUCTURE AS AT 30 SEPTEMBER 2026

No	*Company name*	*Voting right (%)*	*Effective interest (%)*	*Address*	*Principal activities*
24	Xavinco Land JSC	96.44%	96.14%	No. 191, Ba Trieu street, Hai Ba Trung ward, Hanoi, Vietnam	Investing, developing and trading real estate properties
25	Xalivico LLC	74.00%	71.14%	No. 233 Nguyen Trai Street, Thanh Xuan ward, Hanoi, Vietnam	Investing, developing and trading real estate properties
26	Thang Long Real Estate Trading Investment JSC	73.00%	70.16%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Investing, developing and trading real estate properties
27	Vietnam Exhibition Fair Centre JSC	87.97%	86.65%	Lai Da village, Dong Hoi commune, Dong Anh district, Hanoi, Vietnam	Investing, developing and trading real estate properties
28	Vietnam Books JSC	65.33%	65.33%	No 44, Trang Tien street, Hoan Kiem ward, Hanoi City, Vietnam	Public books
29	TS Holding Real estate Development Limited	65.99%	47.21%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Trading real estate properties
30	TPX Holding Real estate Development Limited	99.99%	71.53%	No. 72, Le Thanh Ton Street, Sai Gon ward, Hochiminh city, Vietnam	Trading real estate properties
31	Cam Ranh Investment JSC	100.00%	71.56%	Hon Tre Island, Vinh Nguyen ward, Nha Trang City, Khanh Hoa province, Vietnam	Investing, developing and trading hospitality services
32	Sao Mai Commerce and Trading Development Limited	100.00%	47.58%	Techno Park Tower, Vinhomes Ocean Park Urban Area, Da Ton commune, Gia Lam	Trading real estate properties
33	Vinh Xanh 1 Real Estate Development Limited	99.74%	71.40%	Apartment TĐ 6-02, Dai An Urban Area, Nghia Tru Commune, Van Giang District, Hung Yen Province, Vietnam	Trading real estate properties
34	Vinh Xanh 2 Real Estate Investment Development Limited	99.77%	71.42%	Apartment TĐ 6-02, Dai An Urban Area, Nghia Tru Commune, Van Giang District, Hung Yen Province, Vietnam	Trading real estate properties
35	VinCargo Joint Stock Company	99.00%	99.00%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Coastal and ocean freight transport

APPENDIX 1 – THE GROUP STRUCTURE AS AT 30 SEPTEMBER 2026

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
36	Huong Duong Real Estate Development Company Limited	100.00%	71.55%	No. 7, Chua Hamlet, Group 15, Hai Ba Trung Ward, Hanoi City, Vietnam	Trading real estate properties
37	VinES Energy Solutions Joint Stock Company	100.00%	71.50%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi	Manufacture of batteries and accumulators
38	Clairmont 1 Limited Liability Company	99.00%	70.87%	Lot CC-01, Cau Rao 2 Urban Area, An Bien Ward, Hai Phong City, Vietnam	Trading real estate properties
39	Clairmont 2 Limited Liability Company	99.00%	70.87%	Lot CC-01, Cau Rao 2 Urban Area, An Bien Ward, Hai Phong City, Vietnam	Trading real estate properties
40	Vingroup DRC Holding S.A.R.L.U	100.00%	100.00%	60 Ave. Uvira, Imm. Aimée Tower, Gombe, Kinshasa	Real estate and electric vehicles
41	Vinhomes DRC S.A.R.L.U	100.00%	100.00%	No. 70 Batetela avenue, Gombe district, Kinshasa city, Kinshasa province, Democratic	Trading real estate properties
42	Vinpearl JSC	85.55%	85.55%	Hon Tre Island, Nha Trang ward, Khanh Hoa province, Vietnam	Investing, developing and trading hospitality services
43	Phuc An Travel Development And Investment LLC	100.00%	85.69%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Providing short-time accommodation services
44	Nha Trang Port JSC	99.35%	50.21%	No. 05 Tran Phu street, Nha Trang ward, Khanh Hoa province, Vietnam	Goods loading, warehouse leasing
45	Vinpearl Australia PTY LTD	100.00%	50.53%	234 Balaclava Road, Caulfield North 3161, Melbourne, Victoria, Australia	Providing accommodation services and travel agencies
46	Cape Wickham Golf Links PTY LTD	100.00%	50.53%	1 Cape Wickham Road, Wickham, TAS 7256, Australia	Golf management services
47	Vinpearl Cua Hoi JSC	100.00%	85.55%	Binh Minh street, Cua Lo ward, Nghe An province, Vietnam	Providing short-time accommodation services
48	Landmark 81 Hotel Investment and Development JSC	100.00%	85.54%	1st Floor to 3rd Floor, 47th Floor to 63rd Floor and 65th Floor to 77th Floor, Landmark 81	Providing short-time accommodation services
49	Thanh Hoa Hotel Investment and Development JSC	100.00%	85.54%	No 27, Tran Phu, Hac Thanh ward, Thanh Hoa province, Vietnam	Providing short-time accommodation services

APPENDIX 1 – THE GROUP STRUCTURE AS AT 30 SEPTEMBER 2026

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
50	VinWonders Nha Trang JSC	100.00%	85.55%	Hon Tre Island, Nha Trang ward, Khanh Hoa province, Vietnam	Amusement park and theme park entertainment services
51	VMC Holding Business Investment JSC	100.00%	96.00%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Consulting and management activites
52	Vinmec International General Hospital JSC	100.00%	96.00%	No 458, Minh Khai street, Vinh Tuy ward, Hanoi, Vietnam	Health care, medical and related services
53	VS Development Investment Joint Stock Company	61.42%	61.42%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Management consultancy services
54	Vinschool JSC	100.00%	61.43%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Providing education services
55	World Academy Limited Liability Company	60.00%	60.00%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Providing education services
56	EduCore Research and Advisory Company Limited	100.00%	61.42%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Providing education services
57	VinAcademy Education and Training LLC	100.00%	100.00%	Land lot DH, Vinhomes Ocean Park Urban Area, Da Ton Commune, Gia Lam District, Hanoi, Vietnam	Providing education services
58	Vincom Security Service Company limited	100.00%	100.00%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Providing security services
59	Vinbus Ecology Transport Services LLC	100.00%	100.00%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Transportation
60	Vin New Horizon JSC	65.00%	65.00%	Symphony office tower, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Health care and related services
61	EduCore Education Research Company Limited	100.00%	61.42%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Providing education services
62	VinFast Auto Ltd.	50.65%	50.65%	61 Robinson Road, #06-01, 61 Robinson, Singapore (068893)	Management consultancy services; Other financial service activities

APPENDIX 1 – THE GROUP STRUCTURE AS AT 30 SEPTEMBER 2026

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
63	VinFast Vietnam Joint Stock Company	99.90%	50.60%	Dinh Vu - Cat Hai Economic Zone, Cat Hai Island, Cat Hai special economic zone, Hai Phong city, Vietnam	Manufacture of motor vehicles
64	VinFast Investment and Development Joint Stock Company	99.90%	50.60%	Dinh Vu - Cat Hai Economic Zone, Cat Hai Island, Cat Hai special economic zone, Hai Phong city, Vietnam	Supporting and investing
65	Vinfast Germany GmbH	100.00%	50.60%	Hanauer Landstraße 172 60314 Frankfurt am Main, Germany	Import/Export spare parts, components and materials for the automotive industry and related services
66	Vinfast Engineering Australia PTY Ltd	100.00%	50.60%	65 Fennel Street, Port Melbourne, Victoria, Australia	Design automobile & motorbike, Technology research, Import/Export products
67	Vingroup Investment Viet Nam JSC	100.00%	50.72%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Consulting and investing activities
68	Vinfast Commercial And Services Trading LLC	99.50%	50.35%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Retail cars
69	Vingroup USA, LLC	100.00%	50.65%	9881 Irvine Center Drive, Irvine, CA 92618	Import and distribution of electronic and telecommunications equipment
70	VinFast Auto, LLC	100.00%	50.65%	9881 Irvine Center Drive, Irvine, CA 92618	Import and distribution of automotive vehicles
71	Vinfast USA Distribution, LLC	100.00%	50.65%	9881 Irvine Center Drive, Irvine, CA 92618	Import and distribution of automotive vehicles
72	VinFast Auto Canada Inc.	100.00%	50.72%	Suite 2600, Three Bentall Centre 595 Burrard Street, P.O. Box 49314, Vancouver Bc V7X 1L3 Canada	Import and distribution of automotive vehicles
73	Vinfast France	100.00%	50.72%	95, rue La Boétie 75008 Paris	Import and distribution of automotive vehicles
74	Vinfast Netherlands B.V	100.00%	50.72%	Vijzelstraat 68, 1017HL Amsterdam, Netherlands	Sale and repair of passenger cars and light motor vehicles; Sale and installation of motor vehicle parts

APPENDIX 1 – THE GROUP STRUCTURE AS AT 30 SEPTEMBER 2026

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
75	VinFast Manufacturing US, LLC	100.00%	50.65%	160 Mine Lake Court, Suite 200, Raleigh city, State of North Carolina	Assembly EV and Ebus
76	PT VinFast Automobile Indonesia	100.00%	50.68%	AXA Tower, 45th floor, Jl. Prof.Dr.Satrio Kav 18, Kuningan Setiabudi, Jakarta 12940	Market research and development
77	VinFast Auto India Private Limited	100.00%	50.69%	1st Floor, Urbanwrk, The Statement Baani, Golf Course Road, Sector 43, DLF QE, Gurgaon, Dlf	Cars Trading
78	Vinfast UK Ltd	100.00%	50.65%	21 Holborn Viaduct, London, United Kingdom EC1A 2DY	Cars Trading
79	VinFast Middle East FZE	100.00%	50.65%	Jebel Ali Freezone, Dubai United Arab Emirates	Cars Trading
80	VinFast Kazakhstan	100.00%	50.65%	Kazakhstan, Almaty city, Medeu district, Yelebekov street, 10, postal index 050051	Cars Trading
81	VinFast Auto Philippines Corp.	100.00%	50.71%	907 Trade and Financial Tower, 7th Avenue corner 32nd Street, Bonifacio Global City,	Cars Trading
82	PT.Vinfast Trading Indonesia	99.00%	50.17%	AXA TOWER, 45TH FLOOR, JL. PRCF. DR. SATRIO KAV 18, Karet Kuningan, Setiabudi	Wholesale of cars
83	VinFast Finance, LLC	100.00%	50.65%	251 Little Falls Drive, Wilmington, Delaware 19808	Financial services
84	Vinsmart Research And Manufacture JSC	50.53%	50.53%	Lot CN1-06B-1&2 Hi-tech Industrial Park 1, Hoa Lac Hi-Tech Park, Ha Bang town, Thach	Production mobile
85	Vinsmart Trading And Investment Pte. Ltd.	100.00%	50.53%	38 Kim Tain Road, #03-07, Singapore	Information technology consultancy
86	Vingroup Global Pte. Ltd.,	100.00%	50.53%	120 Lower Delta Road, #02-00, Cendex Centre, Singapore	Goods distributions, technology research
87	Vingroup Investment Pte. Ltd.,	99.75%	50.41%	120 Lower Delta Road, #02-05, Cendex Centre, Singapore	Market research and development

APPENDIX 1 – THE GROUP STRUCTURE AS AT 30 SEPTEMBER 2026

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
88	Vinfast Lithium Battery Pack Limited Liability Company	100.00%	50.53%	Bumper factory, Vinfast automobile production complex, Dinh Vu - Cat Hai Economic Zone, Cat Hai Island, Cat Hai Town, Cat Hai District, Hai Phong city, Vietnam	Batteries production
89	VinMetal Trading and Production JSC	98.00%	98.00%	Symphony office tower, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Steel production
90	VinMetal Ha Tinh Industry JSC	95.00%	93.10%	Symphony office tower, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Iron ore mining
91	VinCSS Internet Security Services Joint Stock Company	65.00%	65.00%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Scientific research and technological development
92	VinSOC Joint Stock Company	99.86%	99.68%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Providing information technology services and other services related to computers
93	Vinsmart Future JSC	53.04%	52.85%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Data processing, leasing and related activities
94	Vin3S JSC	100.00%	86.50%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	E-commerce platform
95	VinAI Artificial Intelligence Application And Research Joint Stock Company	100.00%	99.95%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Research and experimental development on engineering and technology
96	VinRobotics Robot Application and Research Development Joint Stock Company	51.00%	51.00%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Manufacture of Industrial and intelligent robot
97	VinMotion General Purpose Humanoid Robots Application Development and Research JSC	51.00%	51.00%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Manufacture of Industrial and intelligent robot
98	Vingroup Tech Holding Inc.	51.00%	51.00%	9920 Irvine Center Dr. Irvine, CA 92618	Provide humanoid robots to perform tasks
99	VinMotion INC	100.00%	51.00%	9920 Irvine Center Dr. Irvine, CA 92618	Provide humanoid robots to perform tasks

APPENDIX 1 – THE GROUP STRUCTURE AS AT 30 SEPTEMBER 2026

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
100	VinDynamics Humanoid Robot Research, Development and Application JSC	51.00%	51.00%	Symphony office tower, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Manufacture of Industrial and intelligent robot
101	VinDynamics USA Inc.	100.00%	51.00%	9920 Irvine Center Dr. Irvine, CA 92618	Provide humanoid robots to perform tasks
102	VinSurgical Joint Stock Company	51.00%	51.00%	Symphony office tower, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Research and experimental development on medical sciences
103	Bao Lai Investment JSC	96.48%	68.75%	No. 166, Pham Van Dong Street, Dong Ngac Ward, Hanoi, Vietnam	Mining
104	Bao Lai Marble One Member Company Limited	100.00%	68.75%	Hop Nhat Village, Thinh Hung Commune, Yen Binh District, Yen Bai Province, Vietnam	Mineral production
105	Doc Thang Marble JSC	100.00%	65.65%	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province, Vietnam	Mining
106	An Phu White Marble Co.,LTD	100.00%	68.75%	Khau Ca Village, An Phu Commune, Luc Yen District, Yen Bai Province, Vietnam	Mineral production
107	Bao Lai Luc Yen Mineral Exploitation One Member Company Limited	100.00%	68.75%	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province, Vietnam	Mining
108	Phan Thanh Mineral JSC	100.00%	68.91%	Ban Ro Village, Phan Thanh Commune, Luc Yen District, Yen Bai, Vietnam	Mining
109	Van Khoa Investment JSC	100.00%	69.75%	Ngoi Ken Village, Lieu Do Commune, Luc Yen District, Yen Bai Province, Vietnam	Mining
110	Vin Mining DRC Joint Stock Company	100.00%	100.00%	No 70, 2nd Floor Tilapia Building, Batetela Avenue, Batetela Ward, Gombe District, Kinshasa, Democratic Republic of the Congo	Mineral exploration, research and mining
111	Vin Oil&Gas Global Joint Stock Company	51.00%	51.00%	Symphony office tower, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City,	Investment in and trading of petroleum and gas
112	Vinpro Business And Trading Services LLC	100.00%	100.00%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Retail computers, software, telecommunication devices and audio-visual devices

APPENDIX 1 – THE GROUP STRUCTURE AS AT 30 SEPTEMBER 2026

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
113	Ecology Development And Trading JSC	100.00%	70.98%	Symphony office tower, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Investing, developing and trading real estate properties
114	Newland Investment Development JSC	99.92%	71.52%	20A Floor, Vincom Center Dong Khoi, No. 72, Le Thanh Ton Street, Sai Gon ward, Hochiminh city, Vietnam	Trading real estate properties
115	Vantix Technology Solutions And Services JSC	100.00%	100.00%	No.7, Bang Lang 1 Street, Vinhomes Riverside area, Phuc Loi Ward, Hanoi, Vietnam	Providing information technology services and other services related to computers
116	Tay Tang Long Real Estate Company Limited	90.00%	64.42%	No. 72, Le Thanh Ton Street, Sai Gon ward, Hochiminh city, Vietnam	Investing, developing and trading real estate properties
117	SV Tay Hanoi 2 Real Estate JSC	100.00%	71.04%	2nd floor, Almaz Market, Hoa Lan street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Investing, developing and trading real estate properties
118	Vinfast Auto (Thailand) Co.,Ltd	100.00%	50.65%	No. 425/1, Enco Terminal Building B, 4th Floor, Kamphaeng Phet 6 Road, Don Mueang District, Don Mueang Subdistrict, Bangkok Metropolis	Cars Trading
119	VinFast Auto México, S. DE R.L DE C.V.	100.00%	50.65%	Street: Bosque de Ciruelos |Ext Number: 180| Int Number: PP 101 | Suburb: Bosque de las Lomas| County: Miguel Hidalgo| State: Mexico City | Zip Code: 11700	Cars Trading

APPENDIX 2 – EXPLANATION FOR THE VARIANCES OF PL BETWEEN TWO PERIOD
(follow Cicular No. 96/2020/TT-BTC date 16/11/2020)

Currency: VND million

Code	ITEMS	Quarter III 2026	Quarter III 2025 (Restated)	Difference	%	For the 9-month period ended 30 September 2026
01	**Revenue from sale of goods and rendering of services**	**150,595,569**	**39,074,136**	**111,521,433**	**285%**	**372,563,984**
02	Deductions	16,608	7,920	8,688		64,613
10	**Net revenue from sale of goods and rendering of services**	**150,578,961**	**39,066,216**	**111,512,745**	**285%**	**372,499,371**
11	Cost of goods sold and services rendered	101,131,584	44,572,499	56,559,085	127%	267,618,311
20	**Gross profit from sale of goods and rendering of services**	**49,447,377**	**(5,506,283)**	**54,953,660**	**998%**	**104,881,060**
22	Financial Income	5,911,658	33,505,199	(27,593,541)	-82%	31,196,888
23	Financial expenses	18,835,498	13,283,744	5,551,754	42%	47,508,726
24	*- In which: Interest expenses and bond issuance cost*	*11,042,466*	*9,027,158*	*2,015,308*	*22%*	*28,830,387*
25	Selling expenses	4,658,503	5,629,076	(970,573)	-17%	26,164,414
26	General and administrative expenses	6,876,626	4,269,305	2,607,321	61%	16,836,257
27	Share in profit of associates	282,305	217,925	64,380	30%	786,742
30	**Operating profit**	**25,270,713**	**5,034,716**	**20,235,997**	**402%**	**46,355,293**
31	Other income	7,520,958	470,969	7,049,989	1497%	22,201,010
32	Other expenses	2,855,652	1,481,308	1,374,344	93%	4,220,193
40	**Other profit/(loss)**	**4,665,306**	**(1,010,339)**	**5,675,645**	**562%**	**17,980,817**
50	**Net profit before tax**	**29,936,019**	**4,024,377**	**25,911,642**	**644%**	**64,336,110**
51	Current corporate income tax expense	7,548,388	1,180,051	6,368,337	540%	21,393,019
52	Deferred income tax expense/(income)	(372,166)	(181,012)	(191,154)	-106%	(721,677)
60	**Net profit after tax**	**22,759,797**	**3,025,338**	**19,734,459**	**652%**	**43,664,768**
61	*Equity holders of the parent*	*22,354,112*	*640,184*	*21,713,928*	*3392%*	*38,342,083*
62	*Non-controlling interests*	*405,685*	*2,385,154*	*(1,979,469)*	*-83%*	*5,322,685*
70	Basis earnings per share					5,045

APPENDIX 2 – EXPLANATION FOR THE VARIANCES OF PL BETWEEN TWO PERIOD

(follow Cicular No. 96/2020/TT-BTC date 16/11/2020)

Explanation for variances of over 10% of PL between two period:

Net revenue increased by 285% in comparison with the the same period last year mainly due to an increase in sale of inventory properties and revenue from manufacturing activities. Cost of good sold increased in line with revenue.

Finance income decreased by 82% in comparison with the same period last year mainly due to decrease in gain from disposal of investments.

Finance expense increased by 42% in comparison with the same period last year mainly due to increase in other financial expenses.

Selling expenses decreased in comparison with the same period mainly due to decrease provisions for product warranties.

General and administrative expenses increased by 61% in comparison, primarily due to higher sponsorship expenses.

Share in profit/(loss) of associates increased in comparison with the same period last year mainly due to increase profit in associates.

Other profit increased compared to same period last year due to a decrease in sponsorship income.

Current corporate income tax expense increased in line with increase in profit from sales of inventory properties.

Deferred tax income increased compared to same period last year caused by temporary difference in this period.

Approved, 30 October 2026
Chief Executive Officer

TẬP ĐOÀN VINGROUP CÔNG TY CP
MSDN: 0101245486

Nguyen Viet Quang