VINGROUP

3Q2026
Earnings Presentation



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Agenda

1 Highlights

2 Business Updates

3 Financial Summary



VinFast VF 8 All New

1. Highlights



Vinhomes Central Park

9M 2026: Full-year Target Delivered Early, Momentum Continues

VND billion	3Q2026	Y-o-Y Growth	9M2026	Y-o-Y Growth
Industrials	36,705	▲ 108%	97,884	▲ 93%
Real Estate Development & Services[1]	102,554	▲ 525%	237,815	▲ 149%
Social Enterprises	3,291	▲ 19%	9,851	▲ 16%
Others[2]	8,029	▲ 8%	26,949	▲ 19%
Total Adjusted Revenue	**150,579**	▲ 240%	**372,499**	▲ 110%

9M2026 Adjusted Revenue

VND372.5tn

▲ 110% YoY 77% FY target

9M2026 Net Profit After Tax

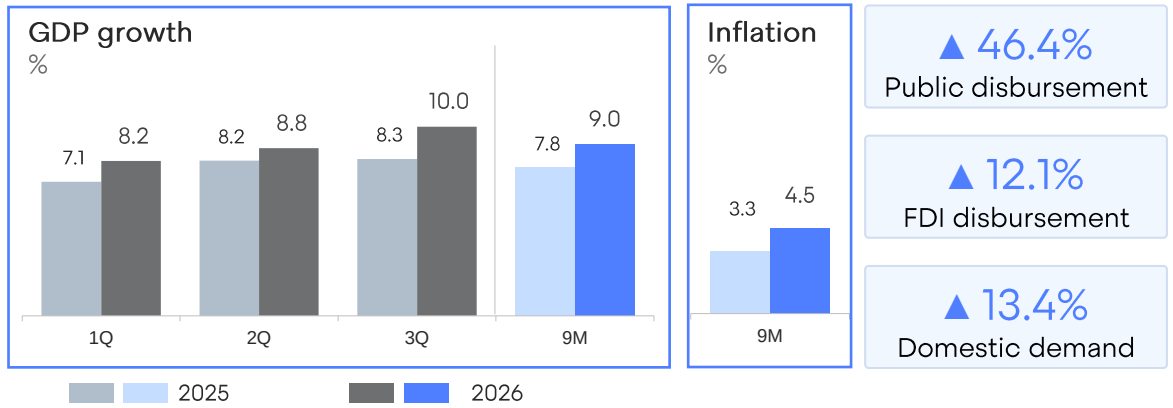
VND43.7tn

▲ 477% YoY 125% FY target

Source: VAS Consolidated Financial Statements for 9M2026. 1. Figures are pro-forma, adding revenue from bulk sales transactions recorded in financial income. 2. Included consulting and construction contracting, apartment management services, and other revenues.

Growth Bolstered by Strong Government Commitment and Stimulus Measures

GDP growth accelerated in Q3, balancing against inflationary pressure

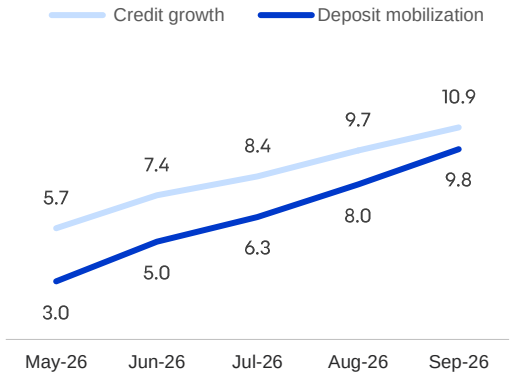


▲ 46.4%
Public disbursement

▲ 12.1%
FDI disbursement

▲ 13.4%
Domestic demand

Policy step-up to enhance liquidity



Decision 1743/QĐ-NHNN

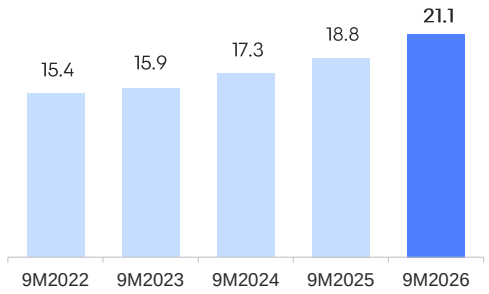
20% → 50%
of treasury term deposits recognized in LDR[1]

Circular 50/2026/TT-NHNN

90% → 100%
Net Stable Funding Ratio with preferential treatment for government bonds[2]

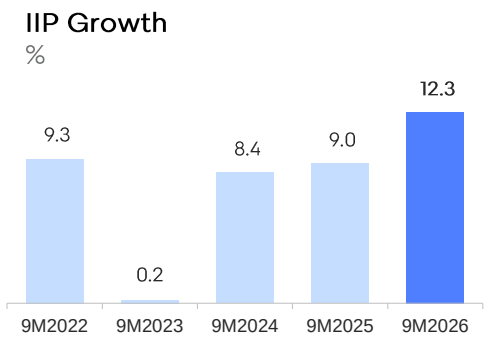
Record-level of FDI disbursement

USD billion

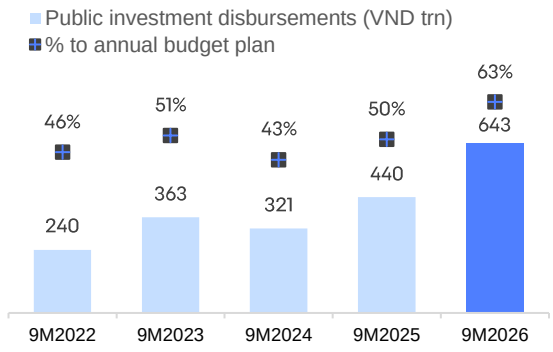


Industrialization momentum continues

USD billion



Accelerated public investment disbursement on track to support growth



Series of megaprojects completed / broke ground in Sep – Oct, 2026

Hanoi: 35 projects including 2 Vingroup projects

HCMC: 18 projects

Source: General Statistics Office Vietnam, Ministry of Finance, VnExpress, FiinPro. 1. Decision 1743/QĐ-NHNN: Adjusts the Loan-to-Deposit Ratio (LDR) calculation by increasing the recognized proportion of State Treasury term deposits from 20% to 50%, providing banks with additional lending room. 2. Circular 50/2026/TT-NHNN: Introduces Basel III-aligned Liquidity Coverage Ratio (LCR) and Net Stable Funding Ratio (NSFR) requirements.

2. Business Updates



VinUniversity

Industrials

Operational highlights

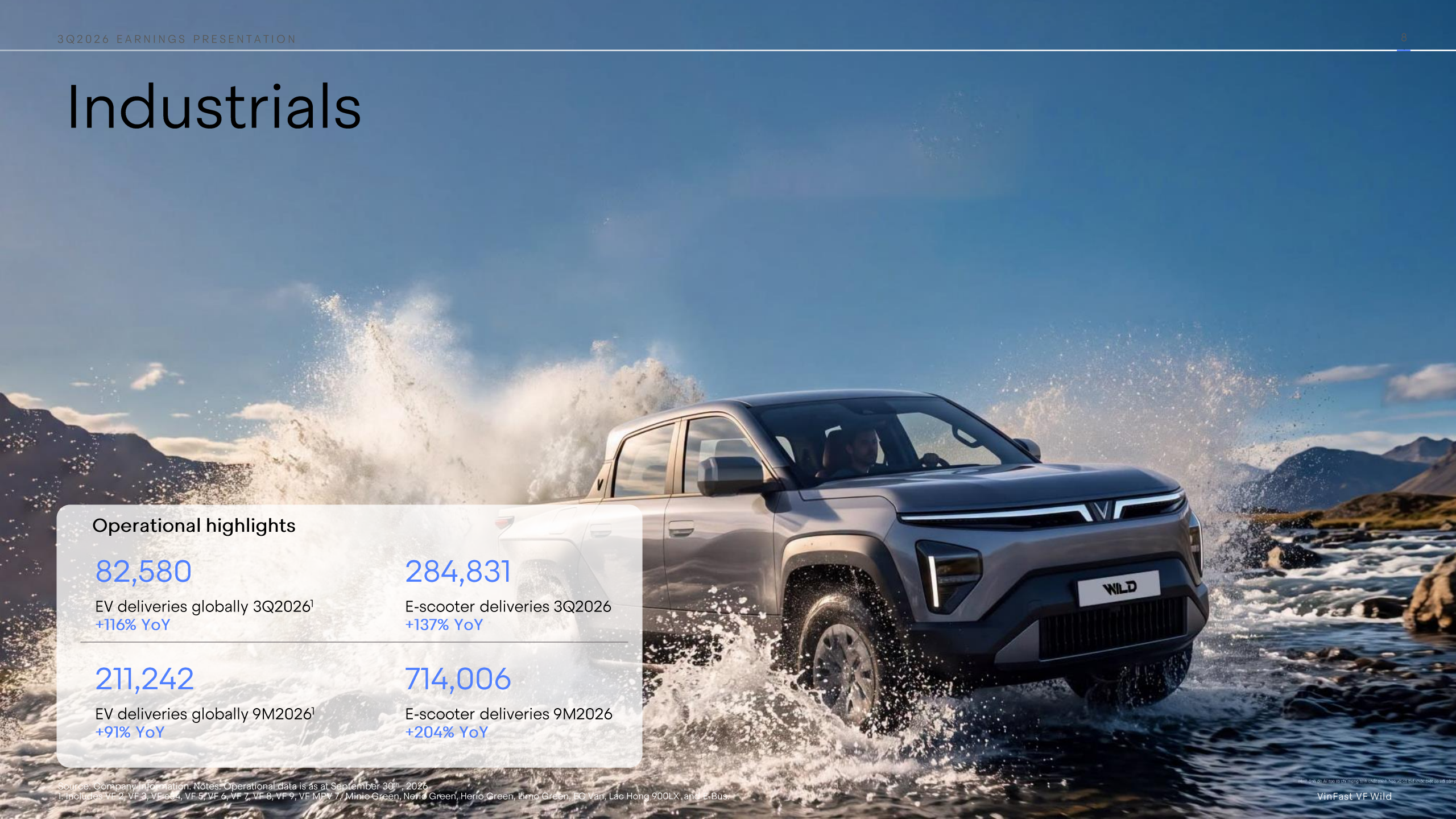
82,580
EV deliveries globally 3Q2026[1]
+116% YoY

284,831
E-scooter deliveries 3Q2026
+137% YoY

211,242
EV deliveries globally 9M2026[1]
+91% YoY

714,006
E-scooter deliveries 9M2026
+204% YoY

Source: Company Information. Notes: Operational data is as at September 30th, 2026
1. Includes VF 2, VF 3, VF e34, VF 5, VF 6, VF 7, VF 8, VF 9, VF MPV 7, Minio Green, Nerio Green, Herio Green, Limo Green, EC Van, Lac Hong 900LX, and E-Bus.



VinFast VF Wild

Vietnam: Leading with Confidence

EV: Leading Vietnam market with unmatched volume

Automobile

Total delivery 9M2026[1]

177,697 cars

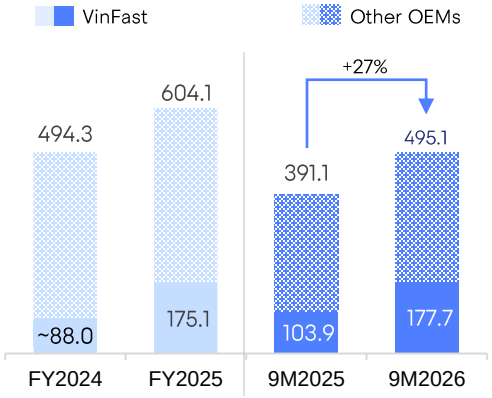
+71% YoY

Market share[1]

~36%

Leadership reinforced

'000 units of delivery



1	VINFAST	177.7
2	TOYOTA	54.0
3	HYUNDAI	35.4
4	MITSUBISHI	31.9
5	FORD	30.4
6	KIA	23.5

Topping best seller charts

Car deliveries

1	 VinFast VF 3	42,272
2	 Limo Green	40,018
3	 VinFast VF 5 / Herio Green	30,420
4	 VinFast VF 6	19,026

E-scooter: Driving electric adoption with stronger performance

E-scooter

Total delivery 9M2026[2]

710,584 units

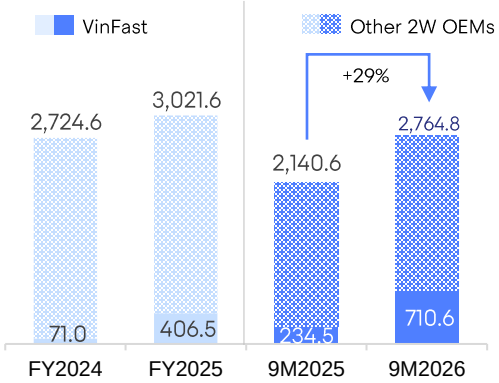
+203% YoY

Market share[2]

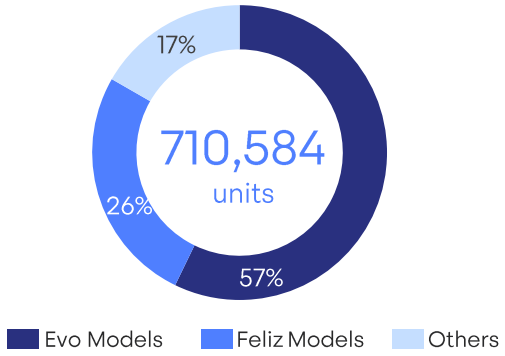
~26%

Gaining traction

'000 units of delivery



Breakdown of deliveries (%)



EV adoption supported by public and private incentives

2030
extension of waiving registration fee

- ✓ Extension of 0% registration fee for EV until 2030.

Promotion
for ICE-to-EV converter

For Green Future Campaign – Season 2
- ✓ Special discount for EV and e-scooter
- ✓ Free charging until Feb 10, 2029

1. Source: VAMA, Thanh Cong Auto, VinFast. 2. Source: VAMM, VinFast. Market share is calculated based on the deliveries of members of VAMM and VinFast. 3. Source: MotorCycles Data

New Model Launches to Tap into New Market Segments and Broaden Consumer Choices





VF WILD

✓ MSRP	VND 860 mil
✓ Type / Powertrain	REEV[1]
✓ Driving range	up to 1,000 km (combined REEV)[1]

✓10,997 pre-orders

EVO GRAND

✓ 3 variants	Grand II, Grand Premia & Grand Limited
✓ MSRP	VND 25.9 mil – VND 29.9 mil
✓ Batteries	02 (Two)
✓ Driving range	262 km

Source: Company Information. Note: 1. Range-Extended Electric Vehicle

Asia: Building Scale across High-Growth EV Markets

GLOBAL 531 EV showrooms

ASEAN #1 EV brand[2] #3 automotive brand[2] Vietnam · Indonesia · the Philippines

India

#4	BEV brand[1]
+68%	3Q2026 deliveries, QoQ[1]
73	EV showrooms
50	e-scooter showrooms planned, 34 cities

TAILWINDS

- ✓ EV e-vouchers; 1.32M charging stations by 2030
- ✓ Delhi: ICE curbs on commercial fleets; home-charger subsidy

Indonesia

#7	BEV brand[3]
40	EV showrooms
27	e-scooter showrooms

TAILWINDS

- ✓ Proposed 40–100% government-borne VAT incentive
- ✓ 0% effective luxury-goods sales tax on BEVs

The Philippines

#1	BEV brand[4]
39	EV showrooms
36	e-scooter showrooms

TAILWINDS

- ✓ Zero EV import tariffs through 2028

Source: Company Information. 1. Source: Vahan (By deliveries) 2. Source: PwC: "Overview of the ASEAN-6 Automotive Market". 3. Source: GAIKINDO. 4. Source: CAMPI.

Real Estate Development and Services | Residential

Residential

VND 232.6 trillion Vinhomes' adjusted revenue[1] in 9M2026
+234% YoY

VND 219.6 trillion Vinhomes' contracted sales in 9M2026
+35% YoY

VND 185.6 trillion Vinhomes' unbilled sales as of Sep-26
-17% YoY

Note: 1. .Figures are adjusted, adding bulk sales.

Vinhomes Grand Park

Residential: Market Gravitates Towards Real Demand

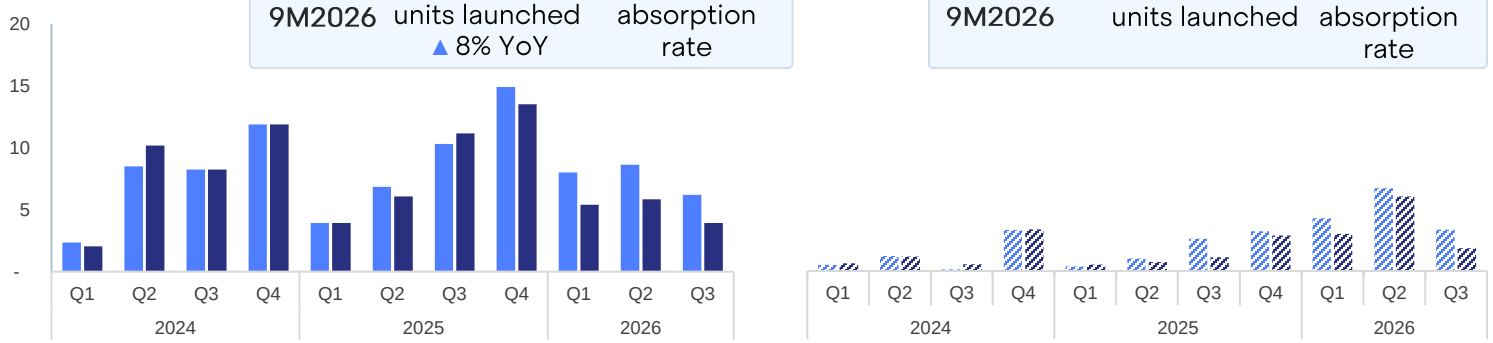
Condominium: Declining new supply in 3Q2026 with moderate absorption

New supply and absorption level of condominium

Thousand of units

Hanoi 9M2026: 22,820 units launched (▲8% YoY); ~66% absorption rate

HCMC[1] 9M2026: 14,028 units launched; ~76% absorption rate



Landed properties: Supply is limited due to cautious sentiment

New supply and absorption level of landed property

Thousand of units

Hanoi 9M2026: ~3,600 units launched (▲15 % YoY)

HCMC[1] 9M2026: 2,015 units launched



Accelerating legal reform to unlock market development

Resolution 21 – NQ/TW

Three strategic implications

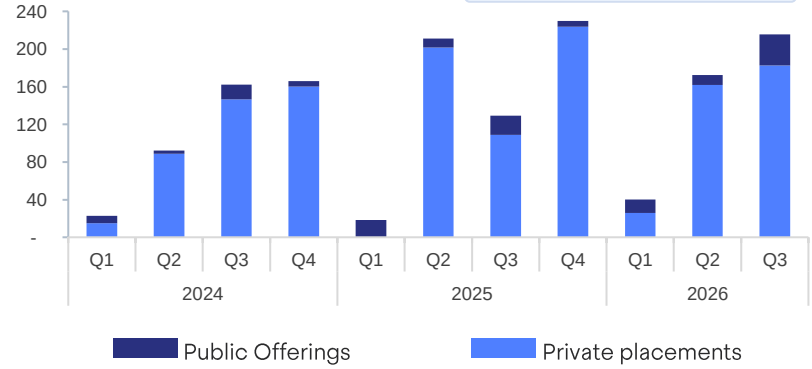
- ✓ Land allocation directed toward efficient user & developer
- ✓ Great transparency & reduction in legal procedure
- ✓ Land and financial policies increasingly favor housing projects with major amenities of healthcare and education

Bond market proven reliable funding channel

Corporate bond issuance

VND trillion

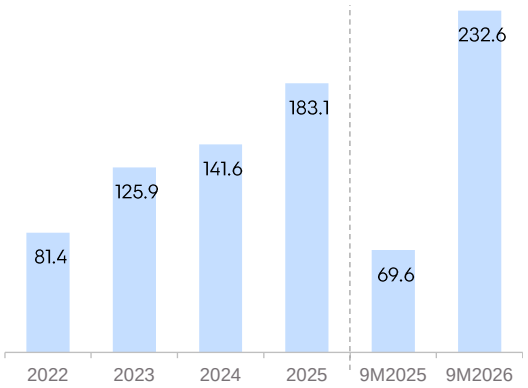
VND 428.5 trn issued in 9M2026 (▲19% YoY)



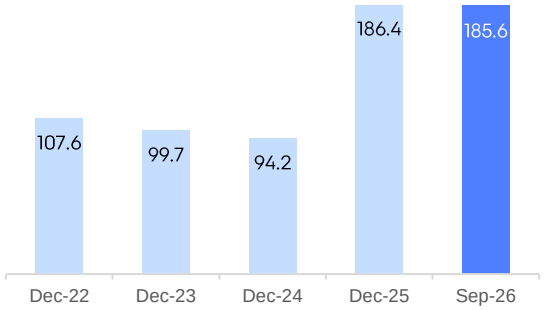
Source: CBRE, VBMA. 1. Greater HCMC figures are recorded starting from 1Q2026.

Residential: Solid Growth Momentum Bolstered by Retail Sales in 3Q2026

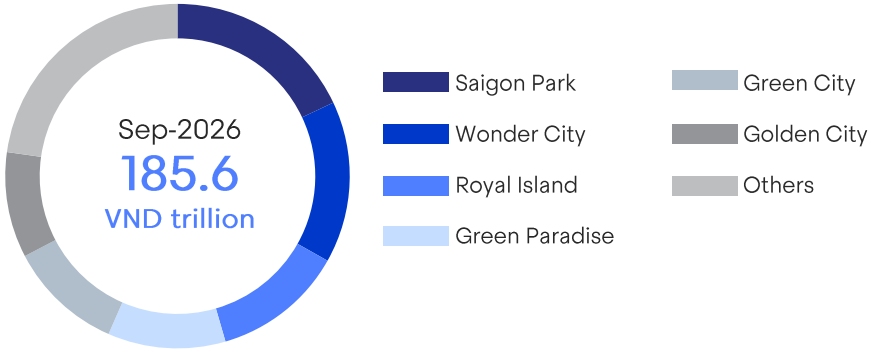
Vinhomes' adjusted revenue[1]
VND trillion



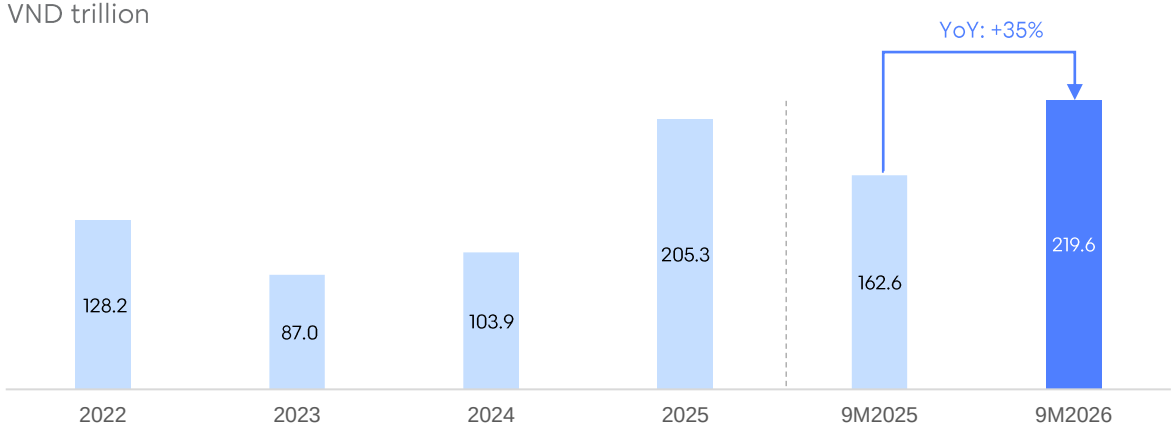
Vinhomes' unbilled sales[2]
VND trillion



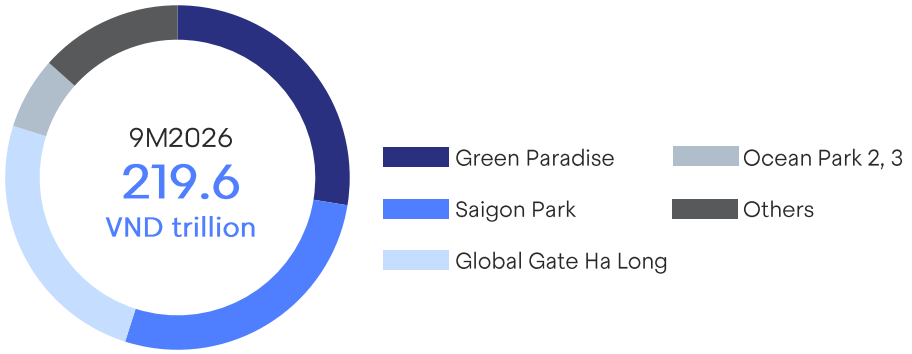
Unbilled sales as of Sep-2026 by project



Vinhomes' contracted sales[3]
VND trillion



Contracted sales[1] in 9M2026 by project



Notes: 1. Adjusted revenue includes pro-forma revenue of BCC projects and bulk sales transactions of which gain is recognized as financial income during the reported period. 2. Cumulative unbilled sales as of the period-end reporting date.. 3. Including retail and bulk sales

Construction Progress: Rapid Execution Paving the Way for Communities

VINHOMES GLOBAL SPORTIA

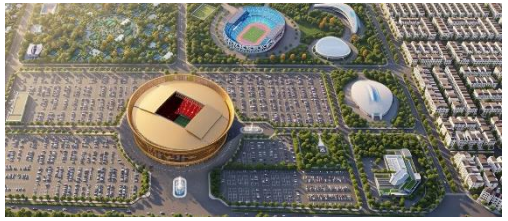
International sport mega-city

VinFast – Trong Dong Stadium

Progress:

- ✓ 100% completion of main piling works
- ✓ Start construction of level 3





Overall progress

- ✓ Approval for eligibility of capital raising for residential developments.

VINHOMES GLOBAL GATE HA LONG

The global-connecting wonder city by the heritage bay

Paradise Bay

Progress:

- ✓ Expectation of handing over first low-rise units in 2027
- ✓ Piling works for 5 blocks of condominium





Overall progress

- ✓ Site clearance: Mostly completed
- ✓ Connectivity infrastructure: In progress

VINHOMES SAI GON PARK

Asia's leading knowledge park city

Sample model house

Progress:

- ✓ Expected to open in Nov, 2026





Overall progress

- ✓ First townhouse block (P3 LK11) topped out in Oct, 2026
- ✓ Internal roads: In progress

VINHOMES GREEN PARADISE

Green - Smart - Ecological - Regenerative ESG++ mega-city

Haven Bay

Progress:

- ✓ First handovers in 4Q2026
- ✓ Selected shophouses advancing to exterior finishing





Overall progress

- ✓ Major amenities advancing through foundation works.

Source: Company information

Advancing Social Housing in Line with Vietnam's National Development Roadmap

MULTI-PURPOSE URBAN TOWNSHIP IN BINH MINH & TAM HUNG



Project overview

- ✓ Location: Binh Minh Commune & Tam Hung Commune, Hanoi
- ✓ Size: ~600 hectares
- ✓ Planned population: 105,000
- ✓ Ground breaking: August, 2026
- ✓ New concept of 'multi-purpose urban township' in Hanoi as it will focus on social housing units and resettling units.

SOCIAL HOUSING PROJECT IN BA DIEM



Project overview

- ✓ Location: Ba Diem Commune, Ho Chi Minh City
- ✓ Size: ~192 hectares
- ✓ Planned population: 67,500
- ✓ Largest social housing project in Ho Chi Minh City featuring healthcare area (3.5 hectares), education area (12.6 hectares), etc.

OTHER SOCIAL HOUSING PROJECTS HAPPY HOME



Overview

- ✓ Happy Home Pho Hien (Hung Yen) – Planned population: 10,650
- ✓ Happy Home Trang Cat (Hai Phong) – Planned population: 9,636
- ✓ Ky Trinh social housing project (Ha Tinh) – Planned population: 13,000
- ✓ Happy Home Cam Ranh (Khanh Hoa) – Planned population: 20,250

Source: Company information

Real Estate Development and Services | Hospitality & Entertainment

Hospitality and Entertainment

c. 64%
Occupancy rate of Vinpearl in 9M2026[1]
+9ppt YoY

c. 8.9 million
Number of visits to VinWonders in 9M2026[1]
+6% YoY

VND 10,686 billion
Vinpearl total revenue in 9M2026
+19% YoY

Note: 1. Owned and managed by Vinpearl

Vinpearl Luxury Nha Trang

Record Inbound Momentum, Backed by New Markets and Policy Tailwinds

Strong momentum maintained with festive seasons

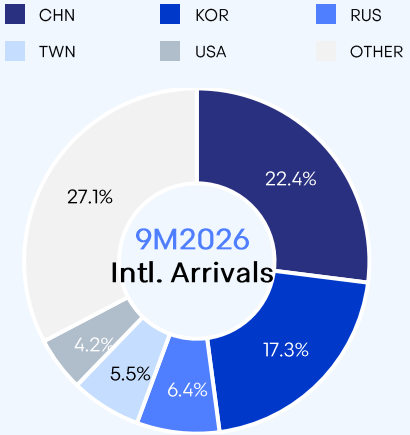
Total Number of Visitors (million of people)



9M2026 International Arrivals
17.7 million
+14.5% YoY, achieving 70.8% guidance

9M2026 Tourism Revenue
VND 874 trillion
+10.2% YoY, achieving 77.7% guidance

Breakdown of International Arrivals (%)



Asia remains the largest source market
74.5% of total visits
growing steadily at +7.6% YoY

Europe is the fastest-growing region
+55% YoY
led by Russia, with arrivals surging +160.6% YoY

Traditional source markets of Vietnam tourism
China & S. Korea
representing ~40% total international arrivals

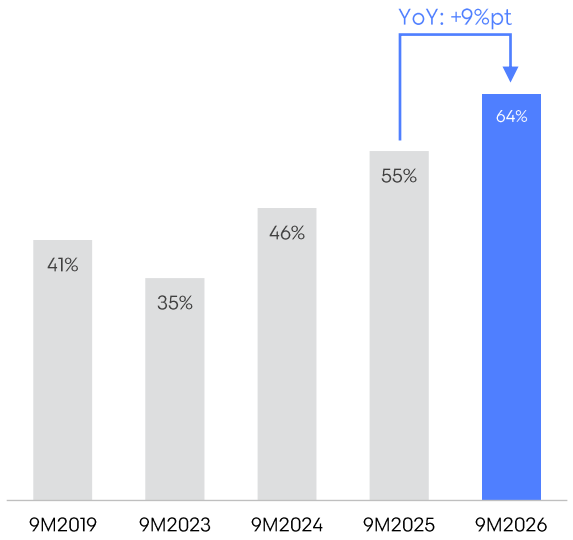
Source: General Statistics Office Vietnam

VinWonders Nha Trang

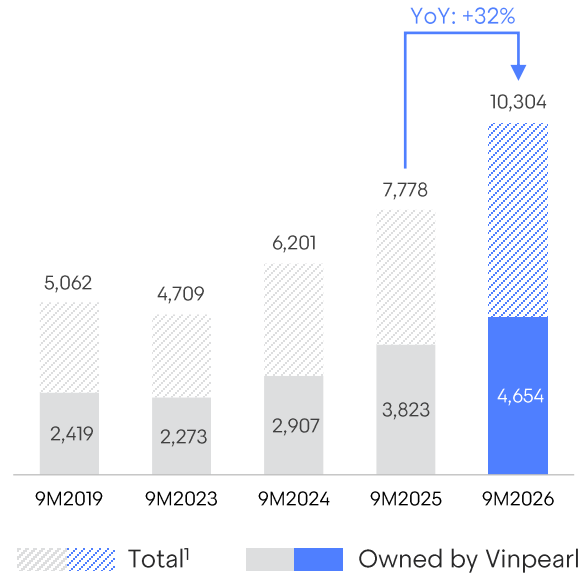
Hotels & Resorts: Value Optimization Strategy Lifts Performance in 9M2026

	3Q2026	3Q2025	YoY	9M2026	9M2025	YoY
Room Nights Sold ('000)[1]	744	680	▲ 9%	2,244	1,872	▲ 20%
RevPAR ('000 VND)[1]	1,835	1,569	▲ 17%	1,876	1,455	▲ 29%
ADR (VND million)[1]	2.94	2.67	▲ 10%	2.95	2.64	▲ 12%
Operating Revenue (VND billion)[1]	3,419	2,882	▲ 19%	10,304	7,778	▲ 32%

Occupancy rate[1]
%



Hotels & Resorts: Total operating revenue[1]
VND billion



Key Drivers:

- ✓ Value optimization drove growth in both rates and volume, with strong RevPAR growth supported by higher ADR and significant OCC improvement.
- ✓ Room nights sold rose 20% YoY as average length of stay extended 10%, while ADR in 3Q2026 still advanced 10% YoY. Growth was broad-based across operating platforms.

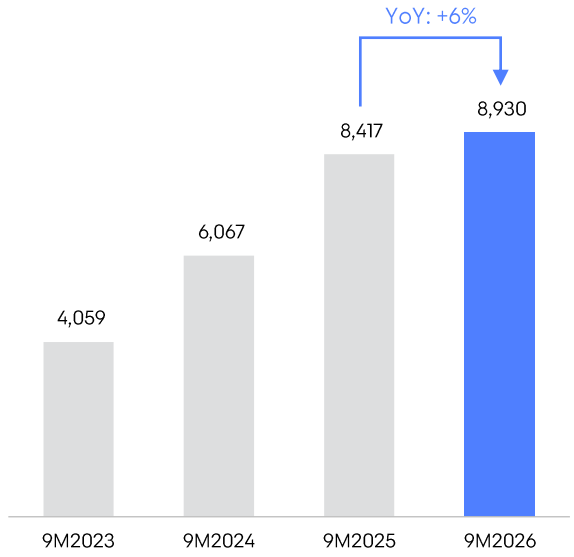
Operators	Vinpearl	Marriott	Meliá	Total
9M2026 Operating Revenue	▲ 33%	▲ 32%	▲ 32%	▲ 32%

Source: Company Information. Notes: As of 30 September 2026. 2020-2022 excluded due to Covid-19 disruption. 1. Owned & Managed by Vinpearl.

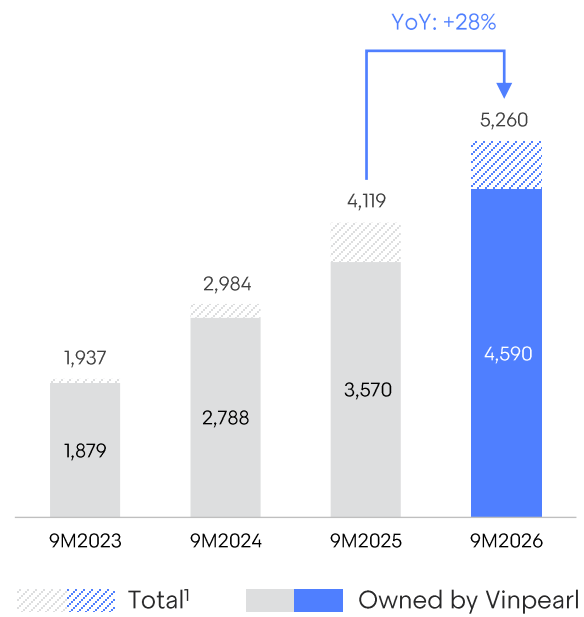
Amusement Parks: Higher Revenue per Guest Drives Growth and Margin Expansion

	3Q2026	3Q2025	YoY	9M2026	9M2025	YoY
No. of Visits ('000)[1]	2,824	2,869	▼(2%)	8,930	8,417	▲6%
Rev per Visit ('000 VND)[1]	631	528	▲19%	589	489	▲20%
Operating Revenue (VND billion)[1]	1,783	1,516	▲18%	5,260	4,119	▲28%
EBITDA Margin[1]	60%	60%	▲0.5%pt	63%	60%	▲2.5%pt

Number of visits[1]
('000)



Amusement Parks: Total operating revenue[1]
VND billion



Key Drivers:

- ✓ Operating revenue growth was driven by higher uptake of value-added products and services and modest ticket price increases.
- ✓ Our core parks in Nha Trang, Phu Quoc and Nam Hoi An remained the key contributors, with combined revenue up 33.8% YoY, accounting for c. 94% of total revenue growth.



Source: Company Information. As of 30 September 2026. Notes: 1. Owned & Managed by Vinpearl.

The Super-Cluster Powerhouse Duo: Accelerating Growth in 2026 – 2027

+2 SUPER-CLUSTERS
in the North & South of Vietnam

5* HOTELS/RESORTS
diverse hospitality offerings

+2 VINWONDERS PARKS
first-to-market theme park concepts

+54 GOLF HOLES
Tuyen Quang (18) & Can Gio (36)

Tuyen Quang Cluster

First integrated premier wellness retreat hub in the North

Grand Opening: 4Q2026



Location: Vinhomes My Lam Tuyen Quang (455 ha)

Components: resort, onsen, park, golf, wellness

Demand:
3.9 million visitors in 2025, strong demand against thin regional leisure supply[1]

Overview:
A premier short-break and wellness destination, leveraging low competitive supply and Vietnam's first-to-market CCRC model.

Can Gio Super-Cluster

All-in-one destination within world-leading TOD & ESG++ urban model

Grand Opening: 3Q2027



Location: Vinhomes Green Paradise (2,870 ha)

Components: hotels, parks, golf, MICE

Demand:
53.5 million visitors in 2025 (with 8.6 million international arrivals)[2]
14.0 million – Population of HCMC

Overview:
A world-class megacity destination in Ho Chi Minh City, introducing Vietnam's inaugural hospitality and entertainment concept.

Source: Company information.. 1. Number of visitors to Tuyen Quang in 2025. 2. Number of visitors to Ho Chi Minh City (including Vung Tau) in 2025

Other Businesses



Infrastructure: Laying the Foundation for Enhanced Connectivity and Regional Economic Integration

HIGH-SPEED RAILWAY
HANOI – QUANG NINH & BEN THANH – CAN GIO
BOO - Target completion: 2029



Overall progress

- ✓ EUR 1.0 bn Siemens Mobility package covering 10 Velaro Novo trainsets, electrification and communication
- ✓ Supply package includes technology transfer and maintenance support
- ✓ Land handover largely completed by Oct, 2026
- ✓ Beam casting started in Oct, 2026; 1,300 beams required for Ben Thanh – Can Gio line and 3,200 beams for Hanoi – Quang Ninh line

Ben Thanh – Can Gio line



Hanoi – Quang Ninh line

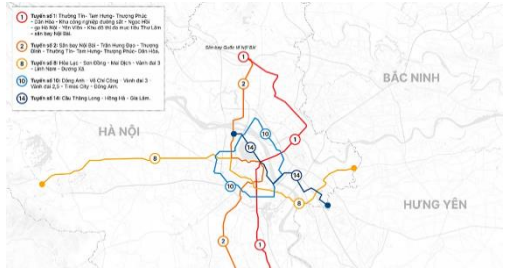


METRO NETWORK IN HANOI
5 LINES
EPC - Target completion: 2030



Overall progress

- ✓ 200 Alstom Metropolis trainsets secured & 100+ TBM systems ordered
- ✓ ~VND 900 tn turnkey contract
- ✓ First 20 metro stations broke ground in Sep, 2026



OTHER INFRASTRUCTURE PROJECTS



Expansion of National Road No. 1A

- ✓ Site clearance accelerating in 18 wards/communes
- ✓ Construction progress: On schedule



Other projects in Can Gio area

- ✓ Land clearance & construction progress: On schedule

Source: Company information

Other Businesses Updates: Taking Green Mobility Global and Building New Frontiers

GSM expands its footprint across Europe and North America



Denmark
Copenhagen · e-taxi

LAUNCHED 30 Jul 2026

FLEET VF 6 VF 8

- First European market
- Introductory offer: 25% off first five rides, capped at DKK 100



Indonesia
Jakarta · e-scooter

LAUNCHED 16 Sep 2026

FLEET Evo Feliz II

- Up to five free battery swaps per day
- Introductory offer: 75% off first ride, capped at IDR 10k



The Netherlands
Amsterdam · e-taxi

PILOT 25 Sep 2026

FLEET VF 8

- Revenue sharing of up to 85% for drivers
- Introductory offer: 50% off first ten rides, capped at EUR 30



The United States
Los Angeles · e-taxi

LAUNCHED 13 Oct 2026

FLEET VF 8

- First North American market
- Book via app, hotline or street hail
- Introductory offer: 50% off first five rides, capped at USD 12

Overall recap of GSM performance

9 markets
across Asia, Europe and North America

850 million rides
completed across all markets

6 billion km
covered by GSM services

800,000 tons
of CO_2 emissions reduced

Source: Company information. .

Other Businesses Updates: Nurturing Talent, Care and Connectivity for a Better Life

Vin Nexus Center welcomes its first cohort for children with special educational needs



130 students
Enrolled at launch, full-time and hourly intervention

Embedded Clinical Model
Integrating clinical support into education through IEPs[1]

NECC[2]
Partner with a global leader in autism & special-needs support

Vingroup launches VERTA International School, developed with an American-inspired education approach



Learn. Make. Matter
Guiding philosophy

800 – 1000
Students capacity

August, 2027
Expected to welcome first cohort

VinUniversity strengthens its global standing in engineering accreditation and innovation

Three programs earn ABET accreditation

- ✓ Computer Science
- ✓ Electrical & Computer Engineering
- ✓ Mechanical Engineering

1 of 12 members of the GII Academic Network



Vinmec opens its 11th hospital nationwide, adopting a "care close to home" model



Vinmec Riverside

Key features:
- ✓ Total area: 25,745 m^2
- ✓ 5 floors

Capacity:
- ✓ 25 consultation rooms
- ✓ 30 inpatient beds
- ✓ 150,000 patient visits/year

Source: Company information. 1. Individualized Education Plans 2. The New England Center for Children 3. Grade of Automation 4

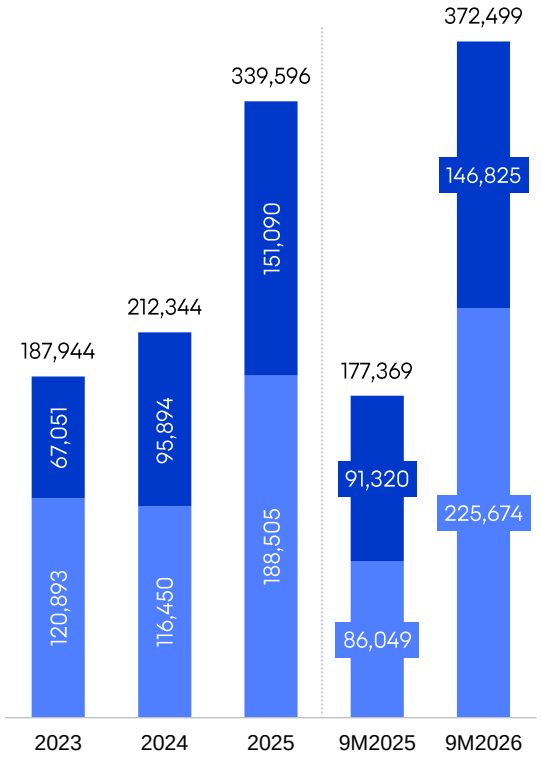
3. Financial Summary



Income Statement Highlights

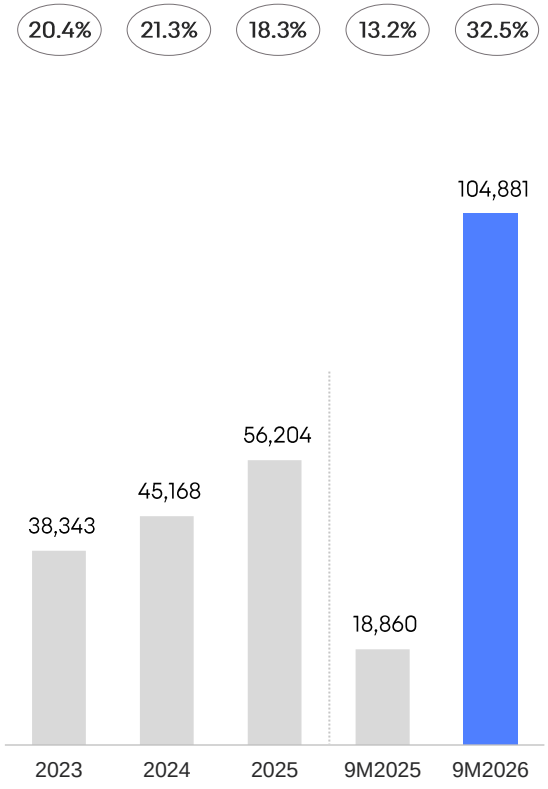
Revenue[1] VND billion

9M2026 vs. 9M2025: +110.0%



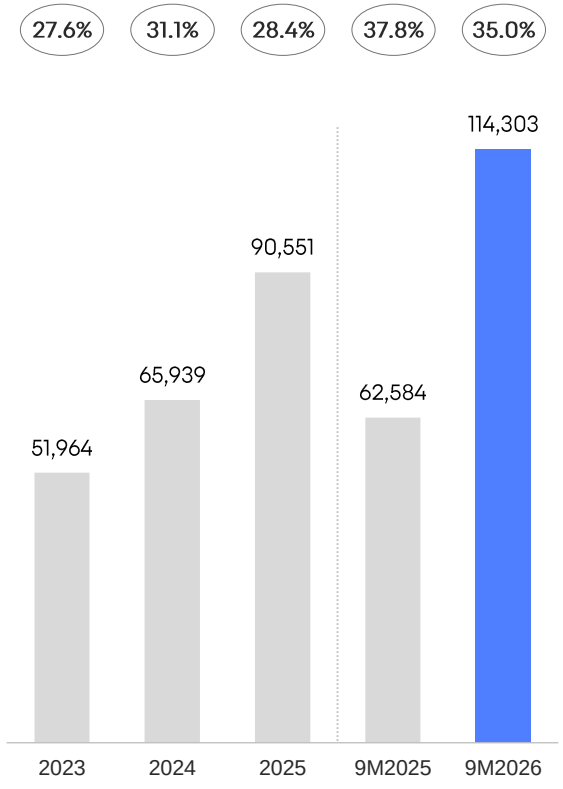
Gross Profit[1, 2] VND billion

9M2026 vs. 9M2025: +456.1%



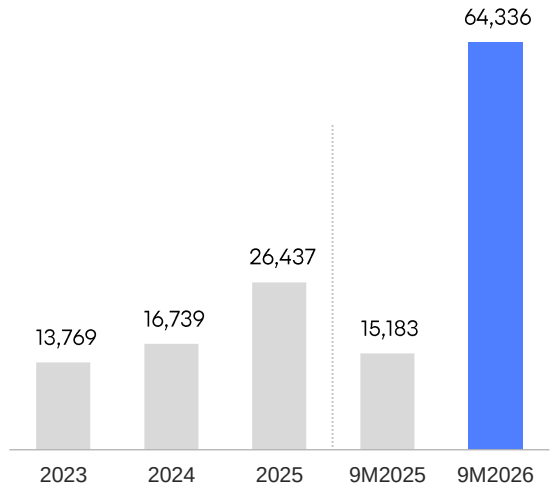
EBITDA[1, 2, 3, 4] VND billion

9M2026 vs. 9M2025: +82.6%



Profit Before Tax VND billion

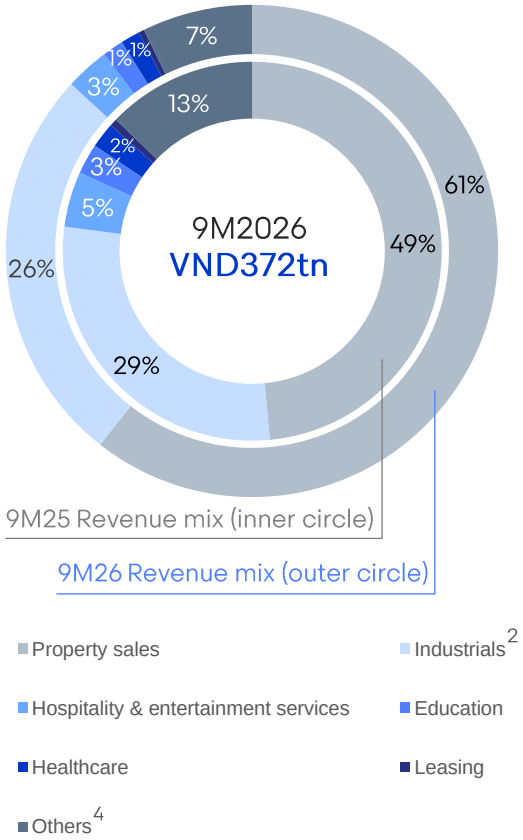
9M2026 vs. 9M2025: +323.7%



Property revenue Non-property revenue % Gross profit margin % EBITDA margin

Source: Audited VAS Consolidated Financial Statements for 2023 – 2025 and VAS Consolidated Financial Statements for 9M2026. 1. Figures in FY2023-FY2025, 9M2026 are pro-forma, adding bulk sales and subtracting contribution from discontinued businesses (VinSmart). 2. Margins for 2025 – 9M2026 are adjusted for the cost of vehicle sold for which the revenue has been deferred. 3. Adds back foreign exchange losses / (gains). 4. Figures in FY2023- 2025, 9M2026 exclude one-off expenses related to charitable activities.

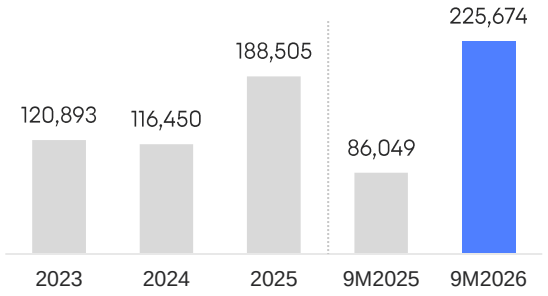
Segment Revenue Performance



Property Sales[1]

VND billion

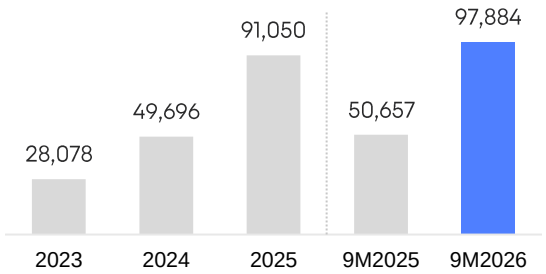
9M2026 vs. 9M2025: +162.3%



Industrials[2]

VND billion

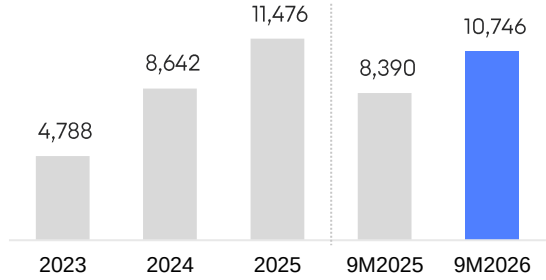
9M2026 vs. 9M2025: +93.2%



Hospitality & Entertainment Services[3]

VND billion

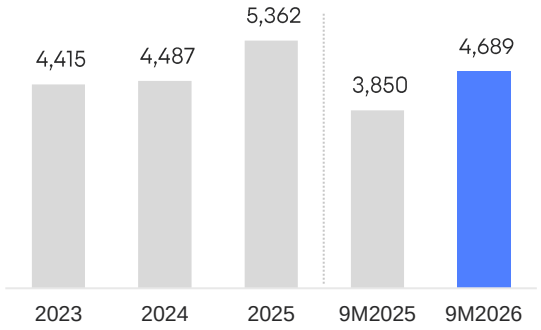
9M2026 vs. 9M2025: +28.1%



Healthcare

VND billion

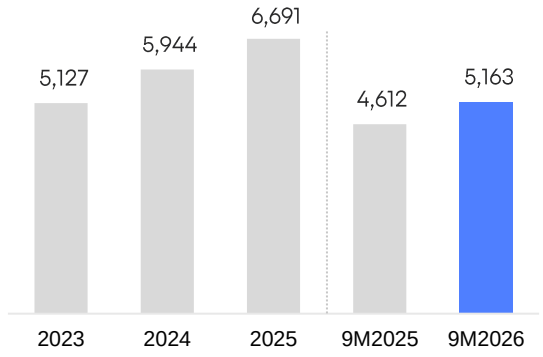
9M2026 vs. 9M2025: +21.8%



Education

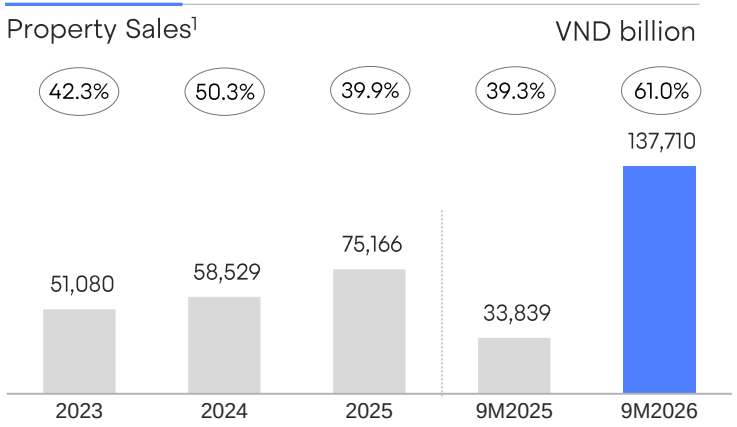
VND billion

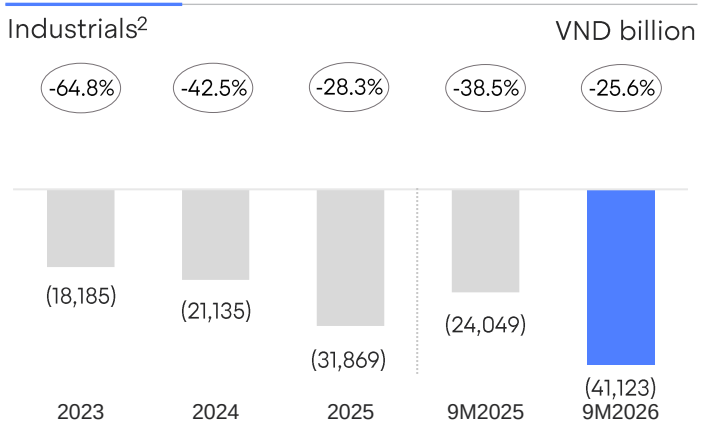
9M2026 vs. 9M2025: +11.9%

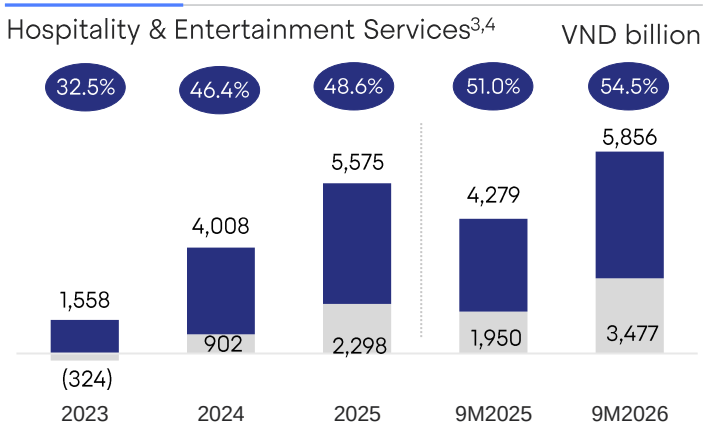


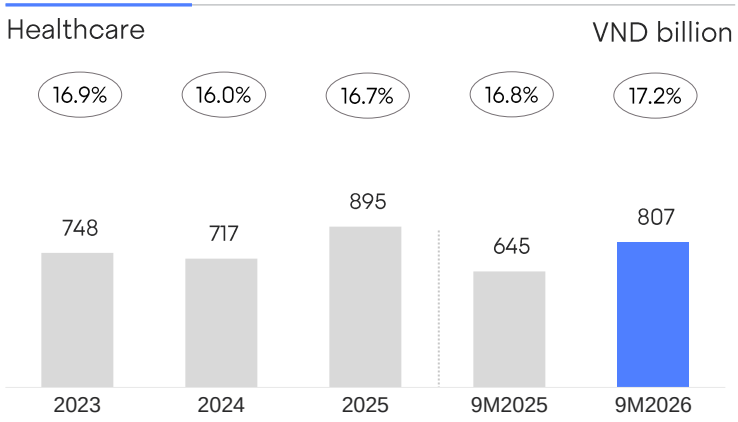
Source: Audited VAS Consolidated Financial Statements for 2023 – 2025 and VAS Consolidated Financial Statements for 9M2026. 1. Figures in FY2023-FY2025, 9M2026 are adjusted, adding bulk sales. 2. Subtracting contributions from discontinued businesses. 3. Excludes beach villas and condotels, which are under management by Vinpearl only. 4. Leasing derived as Real Estate Development & Services less property sales and hospitality. Others include consulting and construction contracting, apartment management services, and other revenues.

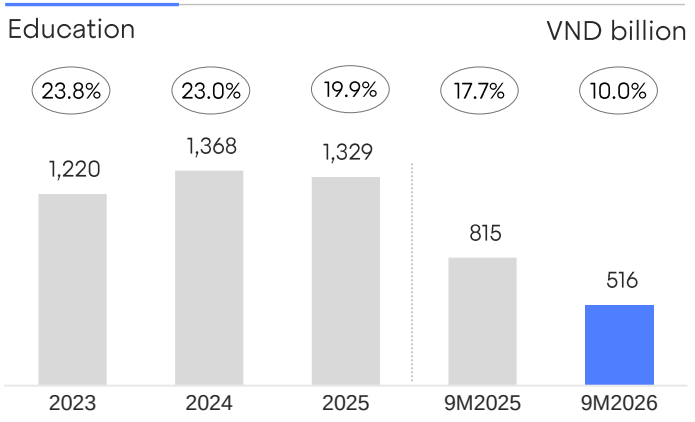
Gross Profit and Margin – VAS









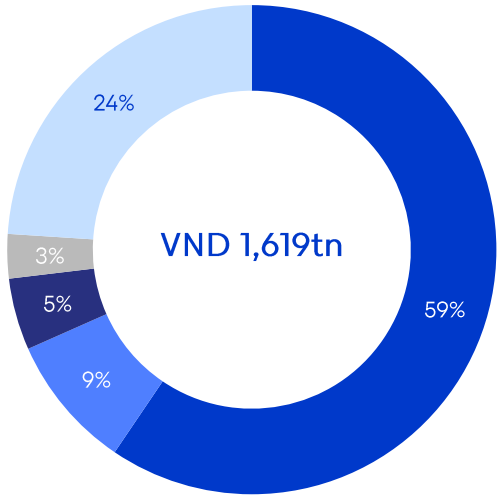




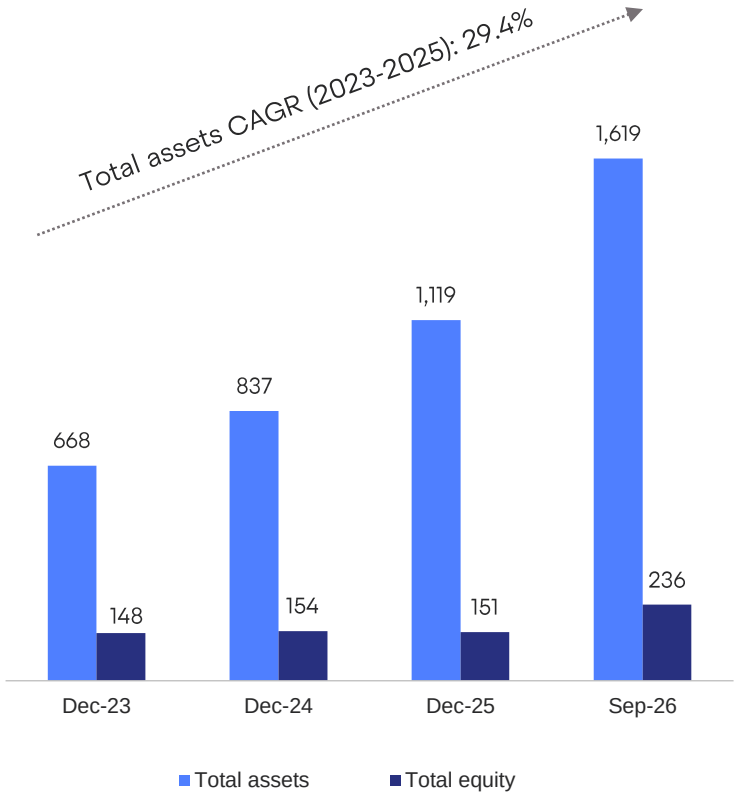
Source: Audited VAS Consolidated Financial Statements for 2023 – 2025 and VAS Consolidated Financial Statements for 9M2026. We have calculated the cash gross profit (gross profit excluding depreciation and amortization) for the Hospitality & Entertainment Services. 1. Financial numbers for FY2023-FY2025 are pro-forma to include bulk sales recorded as finance income, 9M2026 are pro-forma to include bulk sales recorded as finance income. 2. Displayed Gross Profit margins are adjusted for associated costs of vehicle sold for which revenue has been deferred. 3. Exclude beach villa segment. 4. Displays adjusted cash gross profit, which is adjusted for COVID-19-related expenses due to facility closures.

Balance Sheet Highlights

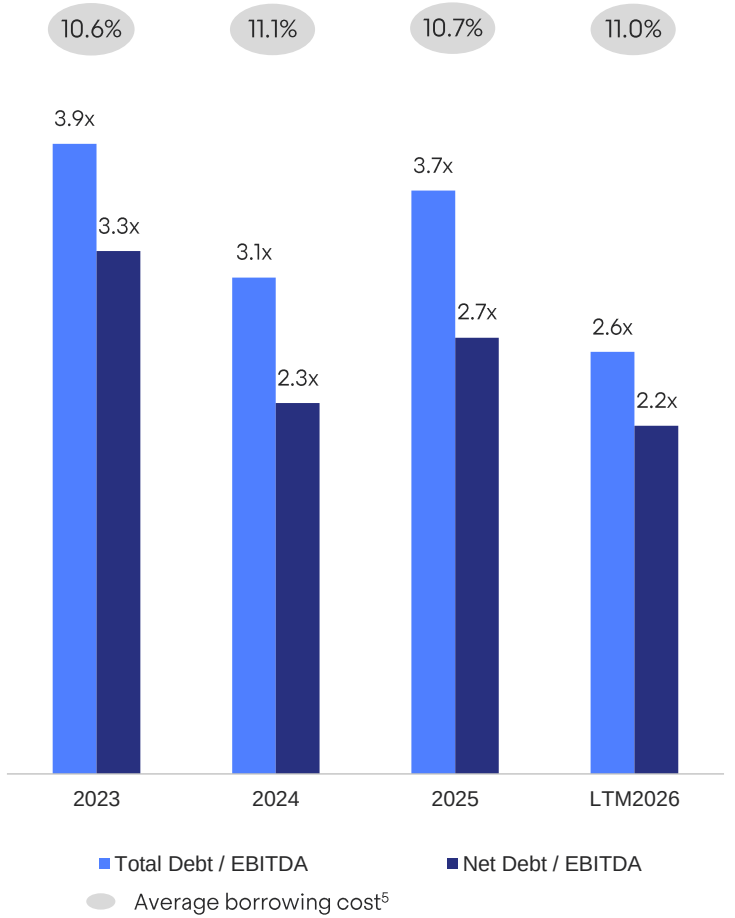
Breakdown of Total Assets %



Total Assets & Total Equity VND trillion



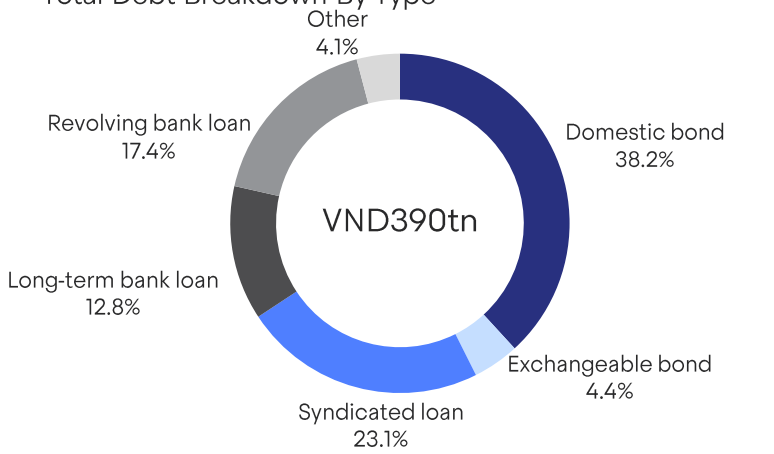
Debt[1, 2, 3]/ EBITDA[4]



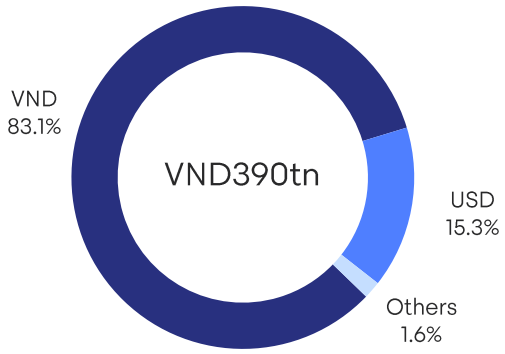
1. Total debt is equal to total interest bearing debts and borrowings. 2. Net debt is equal to total debt, less cash and cash equivalents and short-term investments. 3. Short-term investment, excluding loan receivables. 4. EBITDA is calculated from consolidated profit before tax adjusted for interest expense and depreciation and amortization, and excludes (a) FX gain/loss, (b) contribution from discontinued businesses (VinSmart), and (c) one-off expenses related to charitable activities. 5. Includes hedging expenses.

Balance Sheet Highlights (2)

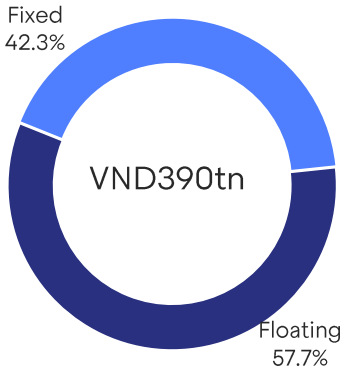
Total Debt Breakdown By Type



Total Debt Breakdown By Currency[1]

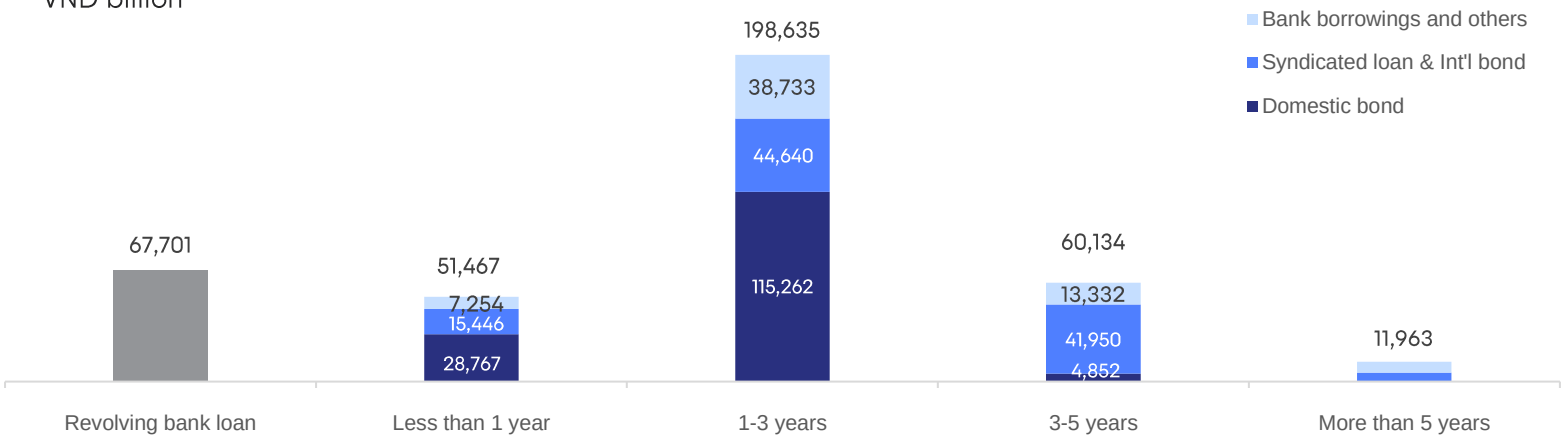


Total Debt Breakdown By Interest Rate[2]



Total Debt Breakdown By Maturity[3]

VND billion



Average debt maturity[4]
3.0 years

Source: VAS Consolidated Financial Statements for 9M2026. 1. Includes USD debt which is hedged for foreign exchange rate purposes. 2. Includes floating rate debt which is hedged for interest rate purposes. 3. The exchangeable bond was presented based on its maturity date rather than being classified as a short-term loan in accordance with VAS requirements. 4. Debt maturity is proforma for transactions being completed or under execution by October 2026 and excludes revolving loans.

Leverage, Coverage and Other Ratios

	LTM as of 30.9.2026	FY2025	Change
Leverage ratios			
Net debt[1, 2] / EBITDA[3]	2.2x	2.7x	-0.5x
Net debt[1, 2] / (Total assets – cash & ST investments[2])	20.1%	24.1%	-400Bps
Coverage ratios			
Recurring revenue / Interest expense[3]	5.9x	5.2x	+0.7x
EBITDA / Interest expense[3]	4.0x	3.1x	+0.9x
Others			
Debt maturity (years)[4]	3.0	3.1	-0.1
Average borrowing cost[5]	11.0%	10.7%	+30Bps

Source: Audited VAS Consolidated Financial Statements for 2025 and VAS Consolidated Financial Statements for 9M2026. 1. Net debt equals total debt, less cash and cash equivalents and short-term investments. 2. Short-term investment, excluding loan receivables. 3. EBITDA is calculated from consolidated profit before tax adjusted for interest expense, depreciation, and amortization, excluding FX gain/loss. 4. Debt maturity is proforma for transactions being completed or under execution by October 2026 and excludes revolving loans.. 5. Inclusive of hedging expenses.

Company Information

Vingroup today bases its strategy on the principles of sustainability and professional management to operate in six major business segments:

- Industrials – Technology
  - VinFast, the first and largest domestic comprehensive automobile and electric scooter OEM in Vietnam
  - VinMetal, steel manufacturer
  - VinSOC, cybersecurity governance and operations across Vingroup and VinCSS, cyber security service
  - VinSmart Future, data science, AI research and digital infrastructure development
  - VinRobotics, VinMotion, VinDynamics, humanoid robot research and development
  - VinSpace, full-stack aerospace venture
  - VinSurgical, surgical robotics, smart medical devices, and advanced clinical support solutions
- Real Estate Development and Services
  - Residential Vinhomes premium apartments, villas and shophouses, mid-end real estate with integrated facilities, Happy Home – social housing
  - Hospitality-focused Vinpearl hotels, resorts and beach villas, and VinWonders amusement parks and conservation parks
  - Retail Leasing Vincom quality shopping malls
- Infrastructure
  - VinSpeed, pioneering high-speed railway developer
- Green Energy
  - VinEnergo, developer and provider of sustainable energy solutions
- Culture – Sports
  - Cultural and multimedia development initiatives, V-Culture Talents, V-Film, and V-Spirit.
- Social Enterprises
  - VinBus, public passenger transport under not-for-profit model
  - Healthcare service provider, Vinmec (including hospitals and clinics)
  - Quality education provider Vinschool featuring the K-12 education system, and VinUniversity not-for-profit private university

Vingroup was listed on the HOSE on 7 September, 2007. More information on Vingroup can be found at www.vingroup.net

Source: Company information

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