

HUD1 INVESTMENT AND CONSTRUCTION JSC

Number: 460./CV-HUD1

Announcement of the Parent Company's Financial
Statements
Quarter III/2025

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, October, 28 2025

INFORMATION DISCLOSURE

(CBTT/SGDCK HO CHI MINH CITY -02 Regulation 340/QD-
SGDCKHCM)

To: - State Securities Commission
- Ho Chi Minh City Stock Exchange

1. **Company name:** HUD1 Investment and Construction Joint Stock Company
2. **Stock code:** HUI
3. **Head office:** No. 168 Giai Phong, Thanh Xuan, Hai Ba Trung, Hanoi
4. **Phone:** 024.38687557 **Fax:** 024.38686557
5. **Contents of information to be announced:**

Disclosure of information on the Parent Company's Financial Statements
Quarter III/2025

6. This information is published on the Company's
Website: www.hud1.com.vn (shareholder relations section).

I commit that the information published above is true and fully
responsible before the law for the content of the published information.

Attachments:

- Financial Statement of the Parent Company Quarter III/2025

Recipient:

- Dear Sir;
- Luu VT, Board of Directors.

**AUTHORIZED PERSON
INFORMATION DISCLOSURE**



Luong Cong Tu

HUD1 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

FINANCIAL REPORT

(Parent company)

For the accounting period ending September 30th, 2025



Hanoi, October 2025

**HUDI INVESTMENT AND CONSTRUCTION JOINT
STOCK COMPANY**

Form No. B 01a – DN

(Issued under Circular No. 200/2014/TT-BTC dated
December 22, 2014 of the Minister of Finance)

BALANCE SHEET

Third quarter of 2025

Unit: VND

ASSET	Code	Quarterly balance	Beginning of the year number
1	2	3	4
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	100	542 665 970 222	478 809 331 032
I. Cash and cash equivalents	110	43 644 651 174	56 957 090 298
1. Money	111	43 644 651 174	56 957 090 298
II. Short-term financial investments	120	350 000 000	350 000 000
3. Held-to-maturity investments	129	350 000 000	350 000 000
III. Short-term receivables	130	393 133 327 602	347 099 046 034
1. Short-term receivables from customers	131	153 019 264 543	130 780 362 103
2. Prepayment to the seller	132	80 490 547 081	75 580 957 676
6. Other short-term receivables	136	159 950 189 995	141 064 400 272
7. Provision for short-term doubtful receivables	137	- 326 674 017	- 326 674 017
IV. Inventory	140	85 720 012 047	55 656 493 124
1. Inventory	141	85 720 012 047	55 656 493 124
V. Other current assets	150	19 817 979 399	18 746 701 576
1. Short-term prepaid expenses	151		115 197 636
2. Deductible VAT	152	19 817 979 399	18 631 503 940
3. Taxes and other amounts receivable from the State	153		
B. LONG-TERM ASSETS (200=210+220+240+250+260)	200	136 593 683 266	133 525 844 079
I. Long-term receivables	210		
II. Fixed assets	220	117 570 392 558	4 116 285 245
1. Tangible fixed assets	221	117 570 392 558	4 116 285 245
-Original price	222	128 399 860 541	13 903 025 476
- Accumulated depreciation value	223	- 10 829 467 983	- 9 786 740 231
3. Intangible fixed assets	227	-	0
- Original price	228	-	0
- Accumulated depreciation value	229		
III. Investment real estate	230	-	0
IV. Long-term unfinished assets	240	9,385,705,033	122,021,973,159
1. Long-term unfinished production and business costs	241	8,056,394,227	120,708,242,353
2. Cost of unfinished basic construction	242	1,329,310,806	1,313,730,806
V. Long-term financial investment	250	9 637 585 675	7 387 585 675
1. Investment in Subsidiaries	251	5 406 000 000	5 406 000 000
2. Investment in associated companies and joint ventures	252	1 000 000 000	1 000 000 000
3. Other investments in equity instruments	253	3 796 161 825	1 546 161 825
4. Provision for long-term financial investment depreciati	254	- 564 576 150	- 564 576 150
V. Other long-term assets	260	-	
1. Long-term prepaid expenses	261		
TOTAL ASSETS (270=100+200)	270	679 259 653 488	612 335 175 111

CAPITAL SOURCES	Code	Quarterly balance	Beginning of the year number
C. LIABILITIES PAYABLE (300= 310+330)	300	536 338 596 641	472 646 694 126
I. Short-term debt	310	536 338 596 641	472 646 694 126
1. Short-term payables to suppliers	311	92 390 990 006	84 490 888 482
2. Buyer pays in advance	312	33 257 589 648	27 174 177 653
3. Taxes and amounts payable to the State	313	5 947 334 691	7 196 690 990
4. Must pay employees	314	1 264 730 000	342 053 000
5. Short-term payable expenses	315	3 113 217 888	9 195 600 000
9. Other short-term payables	319	86 488 305 292	84 718 305 216
10. Short-term loans and financial leases	320	313 811 212 709	259 279 310 526
12. Reward and welfare fund	322	65 216 407	249 668 259
II. Long-term debt	330	-	-
1. Long-term payables to suppliers	331		
2. Long-term prepayment by buyer	332		
3. Long-term payable expenses	333		
8. Long-term loans and financial leases	338		
D. OWNER'S EQUITY (400= 410+430)	400	142 921 056 847	139 688 480 985
I. Equity	410	142 921 056 847	139 688 480 985
1. Owner's equity	411	100 000 000 000	100 000 000 000
- Common shares with voting rights	411a	100 000 000 000	100 000 000 000
- Preferred shares	411b		
2. Share capital surplus	412	23 300 417 000	23 300 417 000
3. Bond conversion option	413		
4. Other owners' capital	414		
5. Treasury stock	415		
6. Difference in asset revaluation	416		
7. Exchange rate differences	417		
8. Development investment fund	418	4 270 343 903	4 270 343 903
9. Business arrangement support fund	419		
10. Other funds belonging to equity	420		
11. Undistributed profit after tax	421	15 350 295 944	12 117 720 082
- Undistributed net profit accumulated to the end of th	421a	12 117 720 082	9 069 448 058
- Undistributed profit after tax this period	421b	3 232 575 862	3 048 272 024
12. Investment capital for construction and developme	421		
II. Other funding sources and funds	430		
TOTAL CAPITAL (430= 300+400)	440	679,259,653,488	612,335,175,111

Hanoi, October 2025

Founder


Le Minh Hung

Chief Accountant


Vu Thi Hong Lieu

General Director



Le Thanh Hai

PRODUCTION AND BUSINESS RESULTS REPORT
Third quarter of 2025

Unit: VND

Indicators	Code	Explanati on	Quarter III		Accumulated from the beginning of the	
			2025	2024	2025	2024
1	2		3	4	5	6
1. Sales and service revenue	01	20	102,512,003,692	19,406,406,938	206,844,117,956	66,416,732,096
2. Deductions	03					
3. Net revenue from sales and service provision (10 = 01 - 03)	10		102,512,003,692	19,406,406,938	206,844,117,956	66,416,732,096
4. Cost of goods	11	21	90,974,318,996	17,725,410,700	189,991,908,928	60,989,542,698
5. Gross profit on goods and services (20 = 10-11)	20		11,537,684,696	1,680,996,238	16,852,209,028	5,427,189,398
6. Financial operating revenue	21	22	10,698,974	8,224,147	80,052,624	13,480,616
7. Financial costs	22	23	1,652,823,853	836,573,978	2,901,279,668	2,106,159,757
- Including: Interest expense	23		1,652,823,853	836,573,978	2,901,279,668	2,106,159,757
8. Selling expenses	24					
9. Business management costs	25		5,717,545,434	795,014,235	7,995,077,633	2,333,079,944
10. Net profit from business activities (30 = 20 + (21 - 22) - (24 + 25)	30		4,178,014,383	57,632,172	6,035,904,351	1,001,430,313
11. Other income	31					278,181,818
12. Other expenses	32		220,940,570		1,564,533,873	1,191,644,325
13. Other profits (40 = 31-32)	40		(220,940,570)	0	(1,564,533,873)	(913,462,507)
14. Total accounting profit before tax (50 = 30 + 40)	50	24	3,957,073,813	57,632,172	4,471,370,478	87,967,806
15. Current corporate income tax expense	51	24	846,140,792	11,526,434	1,238,794,616	17,593,561

16. Deferred corporate income tax expense						
17. Profit after corporate income tax (60 = 50 - 51)	60		3,110,933,021	46,105,738	3,232,575,862	70,374,245
18. Basic earnings per share	70		311.09	4.61	323.26	7.04

Hanoi, October 2025

Founder


Le Minh Hong

Chief Accountant



Vu Thi Hong Lieu

General Director




Le Thanh Hai

CASH FLOW STATEMENT

Third Quarter of 2025

Unit: VND

Indicators	Code	Explanation	Accumulated from the beginning of the year to the end of the quarter	
			This year	Last year
1	2		3	4
I. Cash flow from operating activities				
1. Revenue from sales, services and other revenues	01		209,003,778,751	144,963,797,749
2. Payments to suppliers of goods and services	02		(93,500,200,502)	(93,525,190,488)
3. Money paid to workers	03		(708,105,970)	(360,285,571)
4. Interest payments	04		(5,757,678,073)	(4,241,067,519)
5. Money spent on corporate income tax payments	05		(2,493,738,400)	(40,000,000)
6. Other revenue from production and business activities	06		76,741,906,553	25,052,689,151
7. Other expenses for business operations	07		(101,135,448,307)	(52,476,262,023)
Net cash flow from operating activities	20		82,150,514,052	19,373,681,299
II. Cash flow from investing activities				
1. Cash spent on purchasing and constructing fixed assets and long-term assets	21			
	22			
3. Money spent on lending and purchasing debt instruments of	23			
4. Money recovered from loans and resale of debt instruments of	24			
5. Money spent on capital investment in other entities	25		(2,250,000,000)	(396,161,825)
6. Proceeds from capital investment in other entities	26			
7. Interest income, dividends and profits distributed	27		80,052,624	13,480,616
Net cash flow from investing activities	30		(2,169,947,376)	(382,681,209)
III. Cash flow from financial activities				
1. Proceeds from issuing shares and receiving capital contributions from	31			
shares issued by the enterprise	32			
3. Proceeds from borrowing	33		90,233,551,887	73,045,001,996
<i>In which: - Proceeds from borrowing under normal contracts</i>	33a		90,233,551,887	73,045,001,996
<i>REPO transactions</i>	33e			
4. Loan principal repayment	34		(183,526,557,687)	(72,397,706,893)
<i>In which: - Principal repayment according to normal contract</i>	34a		(183,526,557,687)	(72,397,706,893)
5. Payment of principal of financial lease	35			
6. Dividends and profits paid to owners	36			
Net cash flow from financing activities	40		(93,293,005,800)	647,295,103
Net cash flow during the period (20+30+40)	50		(13,312,439,124)	19,638,295,193
Cash and cash equivalents at the beginning of the period	60		56,957,090,298	2,474,855,862
Cash and cash equivalents at the end of the period (50-60)	70	VII.34	43,644,651,174	22,113,151,055

Hanoi, October 2025

FOUNDER



CHIEF ACCOUNTANT



Hanoi, October 2025

General Director

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG HUD1

THÀNH PHỐ HÀNG GIAM ĐỐC

Lê Thanh Hải



**Address: No. 168 Giai Phong Street,
Phuong Liet Ward, Hanoi City**

NOTES TO THE FINANCIAL STATEMENTS

Third quarter of 2025

I- Characteristics of business operations

- 1- Form of capital ownership : Capital ownership of shareholders
- 2- Business fields : Investment, Basic construction (according to business registration certificate number **0103003442** , changed for the 9th time on May 10, 2024)
- 3- Business lines : Investment and business development of housing, urban areas and industrial parks; Construction and installation of all types of civil, industrial, traffic, irrigation, post and telecommunications works, power lines and transformer stations, technical infrastructure works in urban areas, industrial parks, construction and installation of technical equipment, fire protection systems, interior and exterior decoration of construction works. Production, business, import and export of materials, equipment, construction materials, construction technology. Labor export , construction export. Consulting and design of civil, industrial, traffic and irrigation construction works. Business in other fields in accordance with the provisions of law.

The Company's headquarters is at 168 Giai Phong Street, Thanh Xuan District, Hanoi.

Subsidiaries and associates of the Company as of June 30, 2025 include:

- HUD101 Construction Joint Stock Company (HUD1 holds 51% of charter capital), head office at 4th Floor, Building 168 Giai Phong, Phuong Liet, Thanh Xuan, Hanoi
- CIC Dercos Construction Architecture Joint Stock Company (contributed 20% of the founding capital), head office at 21 Kim Dong, Giap Bat Ward, Hoang Mai District, Hanoi

II. Accounting period, currency used in accounting

- 1- Fiscal year: Starts from January 1 and ends on December 31.
- 2- Currency used in accounting: Vietnamese Dong (VND)

III. Applicable accounting regime

- 1- Applicable accounting regime:

HUD1 Investment and Construction Joint Stock Company applies the enterprise accounting regime according to Decision No. 15/2006/QĐ-BTC dated March 25, 2006, amended and supplemented according to the provisions of Circular No. 200/2014/TT-BTC dated December 22, 2014 and other documents and accounting standards of the Ministry of Finance.

- 2- Declaration on compliance with accounting standards and accounting regimes

HUD1 Investment and Construction Joint Stock Company commits to always strictly comply with all regulations and policies in financial and accounting activities of the State.

IV- Applicable accounting form : Computerized accounting (General journal)

V- Applicable accounting policies.

- 1- Principles for determining cash: cash, bank deposits, cash in transit: Cash and cash equivalents include cash in hand, demand deposits, short-term investments, highly liquid, easily convertible into cash and with little risk related to value fluctuations.

2- Accounting policy for inventories:

- Inventory valuation principles; Based on actual value
- Method of determining the value of ending inventory ; According to actual inventory.
- Inventory accounting method (perpetual inventory or periodic inventory); Perpetual inventory.
- Establish inventory price reduction provisions. At the end of the accounting year, the Company will base on the economic content and some information on bad debts to reverse and set aside for the following year.
- Inventory value is the cost of unfinished production and business projects.

3- Recording and depreciation of fixed assets:

- Tangible fixed assets are stated at cost less accumulated depreciation.
- The initial cost of tangible fixed assets comprises the purchase price and any other directly attributable costs of bringing the asset to working condition for its intended use.
- Tangible fixed assets are depreciated using the straight-line method based on their estimated useful lives in accordance with the provisions of Decision No. 206/2003/QD-BTC dated December 12, 2003 of the Ministry of Finance on promulgating the Regime for management, use and depreciation of fixed assets. The specific depreciation period is as follows:

	<u>Year</u>
Factories and buildings	6 – 50
Machinery and equipment	2 – 7
Means of transport and transmission	7-10
Management tools	3 – 5

4- Recording and depreciation of investment real estate:

- Principles of recording investment real estate;
- Investment real estate depreciation method .

5- Accounting for financial investments:

- Investments in subsidiaries, associates, capital contributions to jointly controlled businesses;
- Short-term and long-term securities investments;
- Other short-term and long-term investments;
- Method of making provision for short-term and long-term securities investment depreciation.

6- Principles of capitalizing borrowing costs and other costs:

- Principles of recording borrowing costs;
- The capitalization rate is used to determine the amount of borrowing costs capitalized during the period;

7- Principles of recording and capitalizing other expenses

- Prepaid expenses;
- Other expenses;
- Prepaid expense allocation method;
- Method and timing of allocation of commercial advantage.

8- Principles of recording prepaid expenses

9- Principles and methods of recording payable provisions

- 10- Equity capital:
- Principles of recording owner's capital, equity surplus, and other owner's capital.
 - Principles for recording asset revaluation differences.
 - Principles of recording exchange rate differences.
 - Principles for recording retained earnings
- 11- Principles and methods of revenue recognition:
- Revenue is recorded on the basis of invoices issued according to completed volume confirmed and accepted by Party A. Net revenue is revenue minus deductions.
- 12- Principles and methods of recording financial expenses.
- Financial expenses are mainly interest payable to banks based on monthly interest announcements from banks.
- 13- Cost accounting principles record current corporate income tax expenses and deferred corporate income tax expenses according to current regulations.
- 14- Foreign exchange risk hedging operations
- 15- Other accounting principles and methods.

VI – Additional information for items presented in the balance sheet

Unit: VND

1. Cash and cash equivalents

	Quarterly balance (VND)	Beginning of the year number (VND)
Cash	1 638 806 147	378 579 927
Bank Deposits	42 005 845 027	56 578 510 371
Total	43,644,651,174	56,957,090,298

1A. Short-term financial investments

	Quarterly balance (VND)	Beginning of the year number (VND)
Term deposits at BIDV Hanoi	350,000,000	350,000,000
Total	350,000,000	350,000,000

2. Short-term trade receivables

	Quarterly balance (VND)	Beginning of the year number (VND)
Housing and Urban Development Invest	114 801 518 571	57 011 718 697
Quang Chung Real Estate Trading and T	3,096,935,475	10,096,935,475
Royal Company Limited	3,686,059,796	6,686,059,790
Construction Investment Corporation	-	5,766,570,095
Construction and Infrastructure	5,472,061,412	17,641,165,846
Vietnam Expressway Corporation	1,902,342,177	17,519,193,014
Receivables from home buyers	10 114 392 551	11 891 669 996
Other customers	13,945,954,561	4,167,049,190
	153,019,264,543	130,780,362,103

3. Prepay to the seller

	Quarterly balance (VND)	Beginning of the year number (VND)
HUD101 Construction Joint Stock Comp	14,052,051,178	12,152,051,178
Payable to Supplier for CV-A2.7 Nam D	11,903,043,124	11,802,143,527
Payable to supplier DA 176 Dinh Cong	33,494,594,083	32,897,722,996
Must pay CC Package XL01 Vaccine Ins	735,546,595	6,390,236,756
Must pay for CC Package A8 Ben Luc T	602,884,166	1,588,463,304
Other sellers	19,702,427,935	10,750,339,915
	80,490,547,081	75,580,957,676

4. Other receivables

	Quarterly balance (VND)	Beginning of the year number (VND)
DA 176 Dinh Cong	1,627,521,823	
Internal receivables	27,901,735,333	14,908,152,941
Social insurance, health insurance, unemployment insurance	502,869,360	1,258,091,234
Project Management Board operating costs	18,733,648,934	12,273,176,557
Other receivables	4,321,831,362	10,806,469,512
Advances for teams, CNCT	106,862,583,183	101,386,030,028
Total	159,950,189,995	140,631,920,272

5. Inventory

	Quarterly balance	Beginning of the
	(VND)	year number
	<u>(VND)</u>	<u>(VND)</u>
Short-term unfinished business costs	85,720,012,047	55,656,493,124
Long-term unfinished business costs	8,056,394,227	120,708,242,353
Cost of unfinished basic construction	1,329,310,806	1,313,730,806
Total	<u>95,105,717,080</u>	<u>177,678,466,283</u>

6. Short-term prepaid expenses

	Quarterly balance	Beginning of the
	(VND)	year number
	<u>(VND)</u>	<u>(VND)</u>
Short-term prepaid expenses	-	115,197,636
Total	<u>-</u>	<u>115,197,636</u>

7. Taxes and State receivables

	Quarterly balance	Beginning of the
	(VND)	year number
	<u>(VND)</u>	<u>(VND)</u>
Taxes and State receivables	-	-
Input VAT not yet deducted	19,817,979,399	18,631,503,940
Total	<u>19,817,979,399</u>	<u>18,631,503,940</u>

8. Asset Loss Provision

<i>(Bad debt - Overdue for more than 3 yea</i>	Quarterly balance	Beginning of the
	(VND)	year number
	(VND)	(VND)
Provision for doubtful debts	326,674,017	326,674,017
<i>(Bad debt - Overdue for more than 3 years)</i>		
Long-term investment discount	564,576,150	564,576,150
Total	891,250,167	891,250,167

9. Work in progress

	Quarterly balance	Beginning of the
	(VND)	year number
	(VND)	(VND)
Sea embankment package NT2.7 Nam D	-	6,190,571,214
CT5 Me Linh Social Housing	11,492,378,072	-
Student House A5+A6 Phap Van	-	32,417,349,364
XL-TAS-C Chanh My Package	20,472,986,682	9,306,731,313
Package A8 - Ben Luc Long Thanh Toll	40,669,602,115	1,453,516,869
Other projects	13,085,045,178	7,602,055,170
Investment projects	8,056,394,227	120,708,242,353
Total	93,776,406,274	177,678,466,283

10 Increase, decrease of tangible fixed assets

Item	Houses and structures	Machinery and equipment	Means of transport	Management equipment and tools	Total
<u>Original price</u>					
Balance as of 01/01/20	4,117,345,021	2,407,727,272	4,864,544,910	78,234,364	11,467,851,5
Increase during the ye	-	-	3,707,583,000	-	3,707,583,00
Purchased during the y	-	-	3,707,583,000	-	3,707,583,00
Decrease during the ye	-	-	1,272,409,091	-	1,272,409,09
Liquidation	-	-	1,272,409,091	-	1,272,409,09
Balance as of Decemb	4,117,345,021	2,407,727,272	7,299,718,819	78,234,364	13,903,025,4
<u>Accumulated depreciation</u>					
Balance as of 01/01/20	3,282,130,583	2,407,727,272	4,864,544,910	52,969,029	10,607,371,7
Increase in the year (k	162,998,880	-	269,829,652	18,948,996	451,777,52
Due to depreciation	162,998,880	-	269,829,652	18,948,996	
Increase due to busines	-	-	-	-	
Decrease during the ye	-	-	1,272,409,091	-	1,272,409,09
Liquidation	-	-	1,272,409,091	-	1,272,409,09
Other discounts	-	-	-	-	
Balance as of Decemb	3,445,129,463	2,407,727,272	3,861,965,471	71,918,025	9,786,740,2
<u>Remaining value</u>					
As of January 1, 2024	835,214,438	-	-	25,265,335	860,479,7
As of December 31, 20	672,215,558	-	3,437,753,348	6,316,339	4,116,285,2
<u>Original price</u>					
Balance as of 01/01/20	4,117,345,021	2,407,727,272	7,299,718,819	78,234,364	13,903,025,4
Increase in Period	114,496,835,065	-	-	-	114,496,835,00
Decrease in Period	-	-	-	-	
Balance as of 09/30/20	118,614,180,086	2,407,727,272	7,299,718,819	78,234,364	128,399,860,5
<u>Accumulated depreciation</u>					
Balance as of 01/01/20	3,445,129,463	2,407,727,272	3,861,965,471	71,918,025	9,786,740,2
Increase during the ye	758,342,688	-	278,068,725	6,316,339	1,042,727,72
Decrease during the ye	-	-	-	-	
Balance as of 09/30/20	4,203,472,151	2,407,727,272	4,140,034,196	78,234,364	10,829,467,9
<u>Remaining value</u>					
Balance as of 01/01/20	672,215,558	-	3,437,753,348	6,316,339	4,116,285,2
Balance as of 09/30/20	114,410,707,935	-	3,159,684,623	-	117,570,392,5

11. Investment in Subsidiaries

	Quarterly balance (VND)	Beginning of the year number (VND)
HUD101 Construction Joint Stock Comp	5,406,000,000	5,406,000,000
Total	5,406,000,000	5,406,000,000

12. Investment in joint ventures,
associates and long-term
investments

	Quarterly balance (VND)	Beginning of the year number (VND)
Investment in joint ventures and assoc	1,000,000,000	1,000,000,000
CIC DECOR Construction and Engineer	1,000,000,000	1,000,000,000
Other investments	3,796,161,825	1,546,161,825
Phu Yen Housing and Urban Development Investment Company Limited	3,796,161,825	1,546,161,825
Total	4,796,161,825	2,546,161,825

13. Long-term prepaid expenses

	Quarterly balance (VND)	Beginning of the year number (VND)
Other expenses and CCDC awaiting allocation	-	-
Total	-	-

14. Short-term payables to suppliers

	Quarterly balance	Beginning of the
	(VND)	year number
	(VND)	(VND)
Payable to project suppliers 176	12,826,656,251	34 626 616 608
Must pay CC Package XL01 Vaccine Institute	9,341,813,804	5 832 088 718
Must pay for CC Package A8 Ben Luc Toll Station	10,690,283,235	8 831 774 201
Must pay for house CC Package 641 - Chanh My	4,077,828,761	6 141 975 497
Must pay house CT TLA Quang Ninh	26,113,981,653	
Payable to other entities	29,340,426,302	29,058,433,458
Total	92,390,990,006	84,490,888,482

14A. Must pay workers

	Quarterly balance	Beginning of the
	(VND)	year number
	(VND)	(VND)
Must pay workers	1,264,730,000	342 053 000
Total	1,264,730,000	342,053,000

15. Buyer pays in advance

	Quarterly balance (VND)	Beginning of the year number (VND)
Housing and Urban Development Investment Corporation	15,939,507,595	8,409,913,450
Bac Thang Long - Thanh Dong Joint Stock Company	13,848,238,802	-
KH buys house in project 176 Dinh Cong	3,275,413,488	3,182,977,795
TLA Joint Stock Company	-	-
Vietnam Expressway Corporation	-	
Institute of Vaccines and Medical Biologicals	-	15,287,735,645
Other buyers	194,429,763	293,550,763
Total	33,257,589,648	27,174,177,653

16. Taxes and other payments to the state

	Quarterly balance (VND)	Beginning of the year number (VND)
VAT	3 785 848 948	3 785 848 948
Corporate income tax	993 104 595	2 248 048 379
Personal income tax	142 394 759	136 807 274
Other taxes and fees	1,025,986,389	1,025,986,389
Total	5,947,334,691	7,196,690,990

17. Short-term payable expenses

	Quarterly balance (VND)	Beginning of the year number (VND)
Interest expense provision		
Advance deduction of construction costs	3 113 217 888	9 195 600 000
Total	3,113,217,888	9,195,600,000

18. Other payables

	Quarterly balance	Beginning of the
	(VND)	year number
	(VND)	(VND)
Social insurance, health insurance, unemployment insurance, union funds	111,445,368	33,715,971
Payable to Construction Teams	27,903,360,649	35,016,777,549
Other payables	58,473,499,275	49,667,811,696
Total	86,488,305,292	84,718,305,216

19. Loans and financial leases

	Quarterly balance	Beginning of the
	(VND)	year number
	(VND)	(VND)
Loan from BIDV Hanoi Bank	98,676,209,914	62 454 117 274
Loan from SHB Bank - Ha Thanh Branch	35,331,882,088	10 155 756 545
Loan from Hanoi Urban and Investment	155,384,334,711	131 884 334 711
Personal Loan	24,418,785,996	54 785 101 996
	313,811,212,709	259,279,310,526

VII – Additional information for items presented in the Income Statement

20. Sales and service revenue

	From July 1 to September 30, 2025 (VND)	From July 1 to September 30, 2024 (VND)
Sales revenue		62,976,136
Revenue from construction contracts	100 714 609 724	14,951,964,946
Other revenue	1 797 393 968	4,391,465,856
Total	102,512,003,692	19,406,406,938

21. Cost of goods sold

	From July 1 to September 30, 2025 (VND)	From July 1 to September 30, 2024 (VND)
Cost of goods sold		58,435,557
Cost of Construction Contracts	89 798 463 253	14,503,405,998
Other costs	1 175 855 743	3,163,569,145
Total	90,974,318,996	17,725,410,700

22. Financial operating revenue

	From July 1 to September 30, 2025 (VND)	From July 1 to September 30, 2024 (VND)
Interest on deposits and loans	10,698,974	8,224,147
Total	10,698,974	8,224,147

23. Financial operating expenses

	From July 1 to September 30, 2025 (VND)	From July 1 to September 30, 2024 (VND)
Loan interest	1,652,823,853	836,573,978
Total	1,652,823,853	836,573,978

24. Cost of sales

	From July 1 to September 30, 2025 (VND)	From July 1 to September 30, 2024 (VND)
Other cash expenses	-	-
Total	-	-

25. Profit before tax and corporate income tax payable

	From July 1 to September 30, 2025 (VND)	From July 1 to September 30, 2024 (VND)
Pre-tax accounting profit	3,957,073,813	57,632,172
Corporate income tax payable	846,140,792	11,526,434

26. Business management costs

	From July 1 to September 30, 2025 (VND)	From July 1 to September 30, 2024 (VND)
Management staff costs	4,193,745,165	-
Cost of materials and management tools	-	-
Fixed asset depreciation costs	133,439,295	129,937,471
Taxes, fees and charges	-	-
Contingency costs	-	-
Outsourcing service costs	894,433,815	664,096,369
Other cash expenses	495,927,159	980,395
Total	5,717,545,434	795,014,235

EQUITY

Equity Fluctuation Reconciliation Table

27. Equity

	Owner's Equity	Share capital surplus	Development investment fund	Other equity funds	Undistributed profit after tax	Total
Balance as of 01/01/2024	100,000,000,000	23,300,417,000	4,270,343,903	-	9,069,448,058	136,640,208,961
Increase during the year	-	-	-	-	3,048,272,024	3,048,272,024
Capital increase	-	-	-	-	-	-
Profit after tax	-	-	-	-	3,048,272,024	3,048,272,024
Decrease during the year	-	-	-	-	-	-
Fund withdrawal	-	-	-	-	-	-
Dividends	-	-	-	-	-	-
Retroactive adjustment	-	-	-	-	-	-
Balance as of December 3	100,000,000,000	23,300,417,000	4,270,343,903	-	12,117,720,082	139,688,480,985
Balance as of 01/01/2025	100,000,000,000	23,300,417,000	4,270,343,903	-	12,117,720,082	139,688,480,985
Increase during the perio	-	-	-	-	3,232,575,862	3,232,575,862
Capital increase	-	-	-	-	-	-
Profit after tax	-	-	-	-	3,232,575,862	3,232,575,862
Fund withdrawal	-	-	-	-	-	-
Decrease during the peric	-	-	-	-	-	-
Dividends	-	-	-	-	-	-
Fund withdrawal	-	-	-	-	-	-
Other discounts	-	-	-	-	-	-
Balance as of 09/30/2025	100,000,000,000	23,300,417,000	4,270,343,903	-	15,350,295,944	142,921,056,847

Owner's Investment Details

<u>Shareholders</u>	<u>According to the Business Registration Certificate</u>			<u>Actual capital contribution</u>	
	<u>Share</u>	<u>Amount (VND)</u>	<u>Proportion</u>	<u>Amount (VND)</u>	<u>Proportion</u>
Nguyen Thi Thuy	3,825,000	38,250,000,000	38.25%	38,250,000,000	38.25%
Vu Thien Nhan	1,275,000	12,750,000,000	12.75%	12,750,000,000	12.75%
Other shareholders	4,900,000	49,000,000,000	49.00%	49,000,000,000	49.00%
Total	<u>10,000,000</u>	<u>100,000,000,000</u>	<u>100%</u>	<u>100,000,000,000</u>	<u>100%</u>

Report on the date of becoming major shareholders of Ms. Nguyen Thi Thuy and Mr. Vu Thien Nhan
Number of shares owned after becoming a major shareholder is:

- Ms. Nguyen Thi Thuy: 3,825,000 shares, accounting for 38.25% of the outstanding shares of HUI
- Mr. Vu Thien Nhan: 1,275,000 shares, accounting for 12.75% of the outstanding shares of HUI

*** Purpose of setting up development investment fund, financial reserve fund and other funds belonging to equity**

- Development Investment Fund: the establishment of a Development Investment Fund from a portion of the company's profits for the purpose of serving basic construction, purchasing assets, innovating technology and expanding the scale of production and business activities.
- The financial reserve fund is set up to ensure that the enterprise can operate normally when facing risks or losses in business or to prevent losses and damages caused by objective and force majeure reasons.
- The reward and welfare fund is deducted from the profits of production and business activities with the purpose of serving the reward work, encouraging material benefits, improving and enhancing the material life of workers.

*** - Income and expenses, gains or losses are recorded directly in Equity according to the provisions of specific standards**

28. Transactions and balances with related parties

Transactions arise

Stakeholders	Relationship	Transaction nature	Operation period from July 1, 2025 to September 30, 2025	Operation period from July 1, 2024 to September 30, 2024
Sales transactions				
HUD101 Construction Joint Stock Company	Subsidiary	Construction		
Purchase transaction				
HUD101 Construction Joint Stock Company	Subsidiary	Construction	400,000,000	500,000,000
Balance with related parties				
Stakeholders	Relationship	Transaction nature	September 30, 2025 VND	1/1/2025 VND
a. Prepayment to the seller				
HUD101 Construction Joint Stock Company	Subsidiary	Construction	14,052,051,178	12,152,051,178
b. Accounts payable				
HUD101 Construction Joint Stock Company	Subsidiary	Payable to seller	3,958,322,096	3,958,322,096
c. Other receivables				
HUD101 Construction Joint Stock Company	Subsidiary	Dividends and other receivables	-	-

Transactions with related parties

Other transactions	Relationship	Transaction nature	Operation period from January 1, 2025 to September	Operation period from January 1, 2024 to September
1. Other transactions with related parties				
Phu Yen Housing and Urban Development Investment Company Limited	Affiliated companies	Contribute charter capital	2,250,000,000	46,161,825
2. Related party balances				
Phu Yen Housing and Urban Development Investment Company Limited	Affiliated companies	Contribute charter capital	3,796,161,825	1,546,161,825

29. Items outside the separate balance sheet

<i>(Bad debt has been handled)</i>	September 30, 2025	1/1/2025
<i>Board of Directors meeting minutes No. 457A dated</i>	(VND)	(VND)
World Gemstone Company	376,978,000	376,978,000
SHINEC Shipbuilding Industry Joint Sto	64,166,800	64,166,800
King Mountain Tower Construction Proj	735,355,000	735,355,000
Ba Dinh Pharmaceutical Biology Joint S	62,076,414	62,076,414
Total	1,238,576,214	1,238,576,214

VIII – Additional information presented in the Cash Flow Statement

IX- Explanation of fluctuations in production and business performance results

Profit after corporate income tax in the third quarter of 2025 reached VND 3,110,933,021, profit after tax in the third quarter of 2024 reached VND 46,105,738, an increase over the same period last year.


Reason:

Revenue in the third quarter of 2025 increased significantly compared to the same period in 2024, so the profit after tax in the third quarter of 2025 increased compared to the third quarter of 2024. Although the difficulties of the real estate market are still very great, the prices of materials and supplies fluctuate greatly, and resources are scarce, the source of work for construction and installation activities is more than last year. That is the why the profit after tax target in the third quarter of 2025 is higher than the same period last year .

The Speaker
(Signature, full name)


Lê Minh Hùng

Chief Accountant
(Signature, full name)


Vu Thi Hong Lieu

Hanoi , October, 2025
General Director
(Signature, full name, seal)


Le Thanh Hai