

HUD1 INVESTMENT AND CONSTRUCTION JSC

Number: 593/.../CV-HUD1

*Announcement of the Parent Company's Financial
Statements
Quarter I/2026*

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, April, 24th 2026

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, Phuong Liet, Thanh Xuan, 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 I/2026

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 I/2026

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 March 31, 2026

Hanoi, April 2026



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

(Issued pursuant to Circular No. 99/2025/TT-BTC
dated October 27, 2025 of the Minister of Finance)

FINANCIAL STATEMENT REPORT

From January 1, 2026 to March 31, 2026

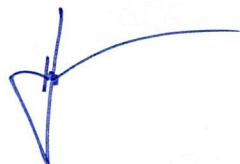
Unit of measurement: VND

ASSET	Code number	Ending balance	Opening balance
1	2	3	4
A. CURRENT ASSETS (100 = 110 + 120 + 130 + 140 + 150)	100	407 356 358 960	434 613 626 061
I. Cash and cash equivalents	110	6 513 526 853	22 133 215 958
1. Money	111	6 513 526 853	22 133 215 958
II. Short-term financial investments	120	350 000 000	350 000 000
3. Investment held until maturity.	129	350 000 000	350 000 000
III. Short-term receivables	130	354 755 178 896	365 998 807 968
1. Short-term receivables from customers	131	107 925 255 943	128 114 279 450
2. Pay the seller in advance.	132	71 759 785 000	71 184 708 778
6. Other short-term receivables	136	175 396 811 970	167 026 493 757
7. Provision for doubtful short-term receivables	137	- 326 674 017	- 326 674 017
IV. Inventory	140	30 593 733 294	31 060 291 326
1. Inventory	141	30 593 733 294	31 060 291 326
V. Other current assets	150	15 143 919 917	15 071 310 809
1. Short-term prepaid expenses	151	377 055 120	123 616 937
2. Deductible VAT	152	14 766 864 797	14 947 693 872
3. Taxes and other amounts due to the State	153		
B. LONG-TERM ASSETS (200 = 210 + 220 + 240 + 250)	200	134 338 333 803	134 862 555 140
I. Long-term receivables	210		
II. Fixed Assets	220	117 479 300 503	116 832 999 735
1. Tangible fixed assets	221	117 479 300 503	116 832 999 735
-Original price	222	129 875 916 905	128 432 000 541
- Accumulated depreciation value	223	- 12 396 616 402	- 11 599 000 806
III. Investment Properties	230	-	0
IV. Long-term work-in-progress assets	240	7,222,326,157	8,392,848,262
1. Long-term work-in-progress production and business costs	241	5,893,015,351	5,790,889,906
2. Construction in progress costs	242	1,329,310,806	2,601,958,356
V. Long-term financial investment	250	9 636 707 143	9 636 707 143
1. Investing in Subsidiaries	251	5 406 000 000	5 406 000 000
2. Investing in affiliated companies and joint ventures.	252	1 000 000 000	1 000 000 000
3. Other investments in equity instruments	253	3 796 161 825	3 796 161 825
4. Provision for impairment of long-term financial investments	254	- 565 454 682	- 565 454 682
V. Other long-term assets	260	-	-
TOTAL ASSETS (270 = 100 + 200)	270	541 694 692 763	569 476 181 201

FUNDING	Code number	Ending balance	Opening balance
C. LIABILITIES (300 = 310 + 330)	300	398 276 104 808	426 089 225 336
I. Short-term debt	310	398 276 104 808	426 089 225 336
1. Short-term payables to suppliers.	311	75 619 036 508	79 820 684 870
2. The buyer pays in advance.	312	20 755 735 157	26 797 131 147
3. Taxes and other payments due to the State	313	4 996 704 156	6 065 469 614
4. Workers must be paid.	314		1 498 405 959
5. Short-term liabilities	315	3 918 726 414	2 041 338 032
9. Other short-term payables	319	25 781 538 928	28 540 898 643
10. Short-term loans and financial leases	320	267 149 647 238	281 265 180 664
12. Reward and Welfare Fund	322	54 716 407	60 116 407
II. Long-term debt	330	-	-
D. EQUITY (400 = 410 + 430)	400	143 418 587 955	143 386 955 865
I. Equity	410	143 418 587 955	143 386 955 865
1. Owner's capital contribution	411	100 000 000 000	100 000 000 000
- Common stock with voting rights	411a	100 000 000 000	100 000 000 000
- Preferred stock	411b		
2. Shareholder surplus	412	23 300 417 000	23 300 417 000
7. Exchange rate differences	417		
8. Development Investment Fund	418	4 270 343 903	4 270 343 903
9. Fund for supporting business restructuring	419		
10. Other funds belonging to equity capital	420		
11. Undistributed after-tax profit	421	15 847 827 052	15 816 194 962
- Undistributed net profit accumulated up to the end of	421a	15 816 194 962	12 117 720 082
- Undistributed net profit for this period	421b	31 632 090	3 698 474 880
12. Capital investment sources for construction projects	421		
II. Funding Sources and Other Funds	430		
TOTAL CAPITAL (430 = 300 + 400)	440	541,694,692,763	569,476,181,201

Hanoi, April 2026

Creator



Le Minh Hung

Chief Accountant



Vu Thi Hong Lieu

General Director



Le Thanh Hai

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

(Issued pursuant to Circular No. 99/2025/TT-BTC dated
October 27, 2025 of the Minister of Finance)

REPORT ON PRODUCTION AND BUSINESS RESULTS

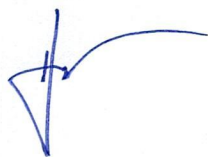
From January 1, 2026 to March 31, 2026

Unit of measurement: VND

Target	Code numb	Explan ation	This time	Previous Issue
1	2		3	4
1. Revenue from sales and services	01	20	35,363,952,934	1,061,146,254
3. Net revenue from sales and services (10 = 01 - 03)	10		35,363,952,934	1,061,146,254
4. Cost of Goods Sold	11	21	33,836,268,537	333,504,521
5. Net profit from business operations (30 = 20 + (21 - 22) - (24+ 25))	20		1,527,684,397	727,641,733
6. Financial operating revenue	21	22	19,008,966	60,333,673
7. Financial costs	22	23	1,063,565,619	528,850,720
Including: Interest expense	23		1,063,565,619	528,850,720
8. Cost of goods sold	24			
9. Business management costs	26		407,222,056	236,227,111
10. Net profit from business operations (30 = 20 + (21 - 22) - (24+ 25))	30		75,905,688	22,897,575
11. Other income	31			
12. Other expenses	32		18,554,546	
13. Other profit (40 = 31-32)	40		(18,554,546)	0
14. Total accounting profit before tax (50 = 30 + 40)	50	24	57,351,142	22,897,575
15. Current corporate income tax expense	51	24	25,719,052	4,561,515
17. Profit after corporate income tax (60 = 50 - 51)	60		31,632,090	18,336,060
18. Basic earnings per share	70		3.16	1.83

Hanoi, April 2026

Creator



Le Minh Hung

Chief Accountant



Vu Thi Hong Lieu

General Director



Le Thanh Hai

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

(Issued pursuant to Circular No. 99/2025/TT-BTC
dated October 27, 2025 of the Minister of Finance)

CASH FLOW STATEMENT

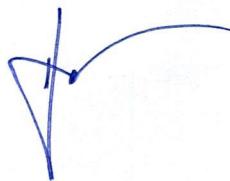
From January 1, 2026 to March 31, 2026

Unit of measurement: VND

Target	Item number	Explanation	This time	Previous Issue
1	2		3	4
I. Cash flow from operating activities				
1. Revenue from the sale of goods, provision of services, and	01		52,736,735,635	59,329,698,681
2. Payments to suppliers of goods and services	02		(15,416,126,247)	(66,302,153,141)
3. Payments to employees	03		(457,943,698)	(89,305,744)
4. Interest payments	04		(1,926,210,968)	(1,904,527,110)
5. Payment of corporate income tax.	05		(1,100,000,000)	
6. Other income from production and business activities	06		2,396,299,191	5,952,982,462
7. Other expenses for business operations	07		(16,796,715,575)	(20,467,448,127)
Net cash flow from operating activities	20		19,436,038,338	(23,480,752,979)
II. Cash flow from investing activities				
1. Expenses for purchasing and constructing fixed assets and	21		(190,280,000)	
7. Interest income from loans, dividends, and distributed prof	27		19,008,966	60,333,673
Net cash flow from investing activities	30		(171,271,034)	60,333,673
III. Cash flow from financing activities				
1. Proceeds from the issuance of shares and capital contributi	31			
3. Money received from borrowing	33		6,441,919,915	39,419,727,689
<i>This includes: - Money received from borrowing under ordin</i>	<i>33a</i>		6,441,919,915	39,419,727,689
<i>bonds and securities REPOs.</i>	<i>33e</i>			
4. Loan principal repayment	34		(41,326,376,324)	(49,151,150,406)
<i>This includes: - Repayment of principal loan amount accord</i>	<i>34a</i>		(41,326,376,324)	(49,151,150,406)
6. Dividends and profits paid to owners	36			
Net cash flow from financing activities	40		(34,884,456,409)	(9,731,422,717)
Net cash flow during the period (20+30+40)	50		(15,619,689,105)	(33,151,842,023)
Cash and cash equivalents at the beginning of the pe	60		22,133,215,958	56,957,090,298
The impact of changes in foreign exchange rates	61			
Cash and cash equivalents at the end of the period (5	70	VII.34	6,513,526,853	23,805,248,275

Hanoi, April 2026

CREATOR



Le Minh Hung

CHIEF ACCOUNTANT



Vu Thi Hong Lieu

GENERAL MANAGER



Le Thanh Hai

**Address: 168 Giai Phong Street
Phuong Liet Ward, Hanoi City**

NOTES TO THE FINANCIAL STATEMENTS

From January 1, 2026 to March 31, 2026

I. Characteristics of business operations

1. Form of capital ownership : Capital ownership by shareholders
2. Business areas : Investment, Basic construction (according to business registration certificate No. **0103003442** , amendment 10, dated October 16, 2025)
3. Business Activities : Investment and development of housing, urban areas, and industrial zones; Construction and installation of various types of civil, industrial, transportation, irrigation, postal and telecommunications works, power lines and substations, infrastructure engineering works in urban and industrial zones; installation of technical equipment for construction projects, fire fighting systems, and interior and exterior decoration of construction projects. Production, import and export of construction materials, equipment, and construction technology. Export of labor and construction services. Consulting and design of civil, industrial, transportation, and irrigation construction projects. Other business activities in accordance with the law.

The company's headquarters are located at 168 Giai Phong Street, Phuong Liet Ward, Hanoi City.

The subsidiaries and affiliated companies of the Company as of March 31, 2026 include:

- HUD101 Construction Joint Stock Company (HUD1 holds 51% of the charter capital), head office at 4th Floor, 168 Giai Phong Building, Phuong Liet Ward, Thanh Xuan District, Hanoi

-CIC Derco Architecture and Construction Joint Stock Company (contributing 20% of the founding capital), head office at 21 Kim Dong Street, Giap Bat Ward, Hoang Mai District, Hanoi

II. Accounting period and currency used in accounting

1. Accounting period: Begins on January 1st and ends on December 31st.
2. Currency used in accounting: Vietnamese Dong (VNĐ)

III. Applicable Accounting System

1. Applicable accounting system:

HUD1 Investment and Construction Joint Stock Company applies the corporate accounting regime according to Decision No. 15/2006/QĐ-BTC dated March 25, 2006, amended and supplemented by Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular No. 99/2025/TT-BTC dated October 27, 2025, and other accounting documents and standards of the Ministry of Finance.

2. Statement on compliance with accounting standards and accounting regulations

HUD1 Investment and Construction Joint Stock Company is committed to strictly complying with all regulations and policies of the State in its financial and accounting activities.

IV- Accounting method applied : Computerized accounting (General journal)

V. Accounting policies applied.

1. Principles for defining cash: cash, bank deposits, cash in transit: Cash and cash equivalents include cash on hand, demand deposits, short-term investments, which are highly liquid, easily convertible into cash, and have low risk associated with fluctuations in value.

2. Accounting policy for inventory:

- Inventory valuation principle; Based on actual value
- Method for determining the value of ending inventory : Based on physical inventory count.
- Inventory accounting methods (perpetual inventory or periodic inventory); Perpetual inventory.
- Establish a provision for inventory devaluation. At the end of the accounting period, the company, based on the economic nature and certain information regarding bad debts, reverses and makes provisions for the following year.
- Inventory value represents the cost of work-in-progress for construction projects.

3. Recording and depreciating fixed assets:

- Tangible fixed assets are presented at their original cost less accumulated depreciation.
- The original cost of tangible fixed assets includes the purchase price and all other related costs directly associated with bringing the asset into a ready-to-use condition.
- Tangible fixed assets are depreciated using the straight-line method based on their estimated useful life, in accordance with the regulations in Decision No. 206/2003/QD-BTC dated December 12, 2003, of the Ministry of Finance on the promulgation of the Regulations on the management, use, and depreciation of fixed assets. The specific depreciation periods are as follows:

	<u>Year</u>
Factory buildings, structures	6 – 50
Machinery and equipment	2 – 7
Transportation and transmission	7-10
Management tools	3 – 5

4. Recognition and depreciation of investment properties:

- Principles for recognizing investment properties;
- Methods of depreciating investment properties .

5. Accounting for financial investments:

- Investments in subsidiaries, associates, and equity stakes in jointly controlled businesses;
- Short-term and long-term securities investments;
- Other short-term and long-term investments;
- Methods for establishing provisions for impairment of short-term and long-term securities investments.

6. Principles for capitalizing borrowing costs and other expenses:

- Principles for recognizing borrowing costs;
- The capitalization rate is used to determine the cost of borrowing that is capitalized during the period;

7. Principles for recognizing and capitalizing other expenses.

- Prepaid costs;
- Other expenses;

- Methods for allocating prepaid expenses;
 - Methods and timing for allocating goodwill.
8. Principles for recognizing prepaid expenses
9. Principles and methods for recording provisions for liabilities.
10. Equity Capital:
- Principles for recognizing owner's investment capital, share premium, and other owner's capital.
 - Principles for recognizing differences from asset revaluation.
 - Principles for recording exchange rate differences.
 - Principles for recognizing undistributed profits
11. Principles and methods for revenue recognition:
- Revenue is recognized based on invoices issued according to the completed work volume confirmed and accepted by Party A. Net revenue is revenue minus any deductions.
12. Principles and methods for recognizing financial expenses.
- The main financial cost is interest payable to the bank, based on the bank's monthly interest payment statements.
13. Accounting principles for recognizing current corporate income tax expense and deferred corporate income tax expense are based on 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

	Final number	Beginning balance
	(VND)	(VND)
Cash	5 651 682 579	1 387 546 473
Bank Deposits	861 844 274	20 745 669 485
Total	6,513,526,853	22,133,215,958

1A. Short-term financial investments

	Final number	Beginning balance
	(VND)	(VND)
Time deposits at BIDV Hanoi	350,000,000	350,000,000
Total	350,000,000	350,000,000

2. Short-term receivables from customers

	Final number (VND)	Beginning balance (VND)
Housing and Urban Development Invest	46 287 618 036	67 136 509 019
Quang Chung Real Estate Trading & Toi	3,867,077,247	3,096,935,475
Hoang Gia Company Limited	3,686,059,796	3,686,059,796
Construction Investment and	-	-
Hanoi Construction and Infrastructure	5,046,995,412	5,046,995,412
Vietnam Expressway Development	13,689,397,225	13,689,397,225
Accounts receivable from		
homebuyers	9 587 996 624	9 587 996 624
Other customers	25,760,111,603	25,870,385,899
	107,925,255,943	128,114,279,450

3. Pay the seller in advance.

	Final number (VND)	Beginning balance (VND)
	14,793,103,6	15,158,103,6
HUD101 Construction Joint Stock Company	57	57
Payment must be made to the supplier for Package CV-A2.7 Nam Dinh.	11,903,043,1 24	11,903,043,1 24
	27,494,594,0	27,494,594,0
Payment due to supplier DA 176 Dinh Cong Must pay for apartment in Package XL01, Vaccine Institute.	83	83
Payment required for apartment in Package A8, Ben Luc Toll Station.	200,581,424	200,581,424
	570,240,000	570,240,000
	16,798,222,7	15,858,146,4
Other sellers	12	90
	71,759,785,0 00	71,184,708,7 78

3. Pay the seller in advance.

	Final number (VND)	Beginning balance (VND)
HUD101 Construction Joint Stock Company	14,793,103,657	15,158,103,657
Payment must be made to the supplier for	11,903,043,124	11,903,043,124
Payment due to supplier DA 176 Dinh C	27,494,594,083	27,494,594,083
Must pay for apartment in Package XL01	200,581,424	200,581,424
Payment required for apartment in Package	570,240,000	570,240,000
Other sellers	16,798,222,712	15,858,146,490
	71,759,785,000	71,184,708,778

5. Inventory

	Final number (VND)	Beginning balance (VND)
Short-term work-in-progress costs	30,593,733,294	31,060,291,326
Long-term work-in-progress costs	5,893,015,351	5,790,889,906
Construction in progress costs	1,329,310,806	2,601,958,356
Total	37,816,059,451	39,453,139,588

6. Short-term prepaid expenses

	Final number (VND)	Beginning balance (VND)
Short-term prepaid expenses	377,055,120	123,616,937
Total	377,055,120	123,616,937

7. Taxes and other amounts receivable from the State.

	Final number (VND)	Beginning balance (VND)
Taxes and other amounts receivable from	-	-
Undeducted input VAT	14,766,864,797	14,947,693,872
Total	14,766,864,797	14,947,693,872

8. Provision for Asset Losses

(Bad debt - Overdue for more than 3 years)

	Final number (VND)	Beginning balance (VND)
Provision for doubtful short-term receivables	326,674,017	326,674,017
<i>(Bad debt - Overdue for more than 3 years)</i>		
Provision for long-term investment	565,454,682	565,454,682
Total	892,128,699	892,128,699

9. Work-in-progress production costs

	Final number (VND)	Beginning balance (VND)
	-	-
Social housing project CT5 Me Linh	9,682,339,659	9,257,372,354
XL-TAS-C Chanh My Package	10,638,725,103	12,046,915,313
Package A8 - Ben Luc Long Thanh Toll	5,074,293,359	4,343,182,834
Other works	5,562,807,760	5,412,820,825
Investment projects	5,893,015,351	5,790,889,906
Total	36,851,181,232	36,851,181,232

10. Increase or decrease in tangible fixed assets

Item	Houses, buildings	Machinery and equipment	Transportation	Management equipment and tools	Total
<u>Original price</u>					
Balance as of January 1,	4,117,345,021	2,407,727,272	7,299,718,819	78,234,364	13,903,025,476
<i>Increase during the year</i>	<i>114,496,835,065</i>	-	-	<i>32,140,000</i>	<i>114,528,975,065</i>
<i>Buy within the year</i>				<i>32,140,000</i>	<i>32,140,000</i>
<i>XDCB completed</i>	<i>114,496,835,065</i>				<i>114,496,835,065</i>
<i>Other increases</i>					
<i>Decrease during the year</i>					
Balance as of December	118,614,180,086	2,407,727,272	7,299,718,819	110,374,364	128,432,000,541
<u>Accumulated depreciation</u>					
Balance as of January 1,	3,445,129,463	2,407,727,272	3,861,965,471	71,918,025	9,786,740,231
<i>Increase during the year</i>	<i>1,435,185,936</i>		<i>370,758,300</i>	<i>6,316,339</i>	<i>1,812,260,575</i>
<i>Due to depreciation</i>	<i>1,435,185,936</i>		<i>370,758,300</i>	<i>6,316,339</i>	
<i>Decrease during the year</i>					
Balance as of December	4,880,315,399	2,407,727,272	4,232,723,771	78,234,364	11,599,000,806
<u>Remaining value</u>					
As of January 1, 2025	672,215,558	-	3,437,753,348	6,316,339	4,116,285,245
As of December 31, 2025	113,733,864,687	-	3,066,995,048	32,140,000	116,832,999,735
<u>Original price</u>					
Balance as of January 1,	118,614,180,086	2,407,727,272	7,299,718,819	110,374,364	128,432,000,541
<i>Increase during the Period</i>	<i>1,443,916,364</i>				<i>1,443,916,364</i>
<i>Decrease During the Period</i>					
Balance as of March 31,	120,058,096,450	2,407,727,272	7,299,718,819	110,374,364	129,875,916,905
<u>Accumulated depreciation</u>					
Balance as of January 1,	4,880,315,399	2,407,727,272	4,232,723,771	78,234,364	11,599,000,806
<i>Increase during the year</i>	<i>676,843,248</i>		<i>116,754,848</i>	<i>4,017,500</i>	<i>797,615,596</i>
<i>Decrease during the year</i>					
Balance as of March 31,	5,557,158,647	2,407,727,272	4,349,478,619	82,251,864	12,396,616,402
<u>Remaining value</u>					
Balance as of January 1,	113,733,864,687	-	3,066,995,048	32,140,000	116,832,999,735
Balance as of March 31,	114,500,937,803	-	2,950,240,200	28,122,500	117,479,300,503

12. Investing in joint ventures, affiliated companies, and long-term investments.

	Final number (VND)	Beginning balance (VND)
Investing in joint ventures and affiliated companies	1,000,000,000	1,000,000,000
CIC DECOR Construction and Engineering	1,000,000,000	1,000,000,000
Other investments	3,796,161,825	3,796,161,825
Phu Yen Housing & Investment Development Company Limited	3,796,161,825	3,796,161,825
Total	4,796,161,825	4,796,161,825

12. Investing in joint ventures, affiliated companies, and long-term investments.

	Final number (VND)	Beginning balance (VND)
Investing in joint ventures and affiliated companies	1,000,000,000	1,000,000,000
CIC DECOR Construction and Engineering	1,000,000,000	1,000,000,000
Other investments	3,796,161,825	3,796,161,825
Phu Yen Housing & Investment Development Company Limited	3,796,161,825	3,796,161,825
Total	4,796,161,825	4,796,161,825

13. Long-term upfront costs

	Final number (VND)	Beginning balance (VND)
Other expenses and CCDC awaiting allocation	-	-
Total	-	-

14. Short-term payables to suppliers.

	Final number (VND)	Beginning balance (VND)
Project supplier payment due: 176	10,902,864,630	12 974 675 214
Must pay for apartment in Package XL01, Vaccine Institute.	9,136,143,334	12 494 799 174
Payment required for apartment in Package A8, Ben Luc Toll Station.	9,137,218,755	11 329 520 676
Must pay for apartment in Package 641 - Chanh My	3,074,594,093	3 612 279 009
The CT TLA Quang Ninh company must return the house.	14,067,554,092	14 978 387 084
The other party must be paid.	29,300,661,604	24,431,023,713
Total	<u>75,619,036,508</u>	<u>79,820,684,870</u>

14A. Workers must be paid.

	Final number (VND)	Beginning balance (VND)
Workers must be paid.	-	1 498 405 959
Total	<u>-</u>	<u>1,498,405,959</u>

15. Buyer pays in advance.

	Final number (VND)	Beginning balance (VND)
Housing and Urban Development Investment Corporation	13,226,768,658	12,794,694,993
Bac Thang Long - Thanh Dong Joint Stock Company	4,154,924,446	10,316,168,566
Customers buying houses in the 176 Dinh Cong project.	3,179,612,290	3,179,612,290
TLA Joint Stock Company	-	-
Other buyers	194,429,763	506,655,298
Total	<u>20,755,735,157</u>	<u>26,797,131,147</u>

16. Taxes and other payments due to the government.

	Final number (VND)	Beginning balance (VND)
VAT	3 785 848 948	3 785 848 948
Corporate income tax	48 484 610	1 122 765 558
Personal income tax	136 384 209	130 868 719
Other taxes and fees	1,025,986,389	1,025,986,389
Total	4,996,704,156	6,065,469,614

17. Short-term liabilities

	Final number (VND)	Beginning balance (VND)
Provision for interest expense		
Advance allocation of construction costs	3 918 726 414	2 041 338 032
Total	3,918,726,414	2,041,338,032

18. Other payables and liabilities

	Final number (VND)	Beginning balance (VND)
Social insurance, health insurance, unemployment insurance, trade union fees	100,854,836	120,667,483
Payment must be made to the construction teams.	22,682,192,436	24,467,615,405
Other payables and liabilities	2,998,491,656	3,952,615,755
Total	25,781,538,928	28,540,898,643

19. Loans and financial leases

	Final number (VND)	Beginning balance (VND)
Loan from BIDV Bank Hanoi	99,042,849,729	98 665 482 490
SHB Bank Loan - Ha Thanh Branch (Pa	4,403,676,802	5 396 577 467
Loan from Hanoi Investment & Urban D	155,384,334,711	155 384 334 711
Personal Loans	8,318,785,996	21 818 785 996
	<u>267,149,647,238</u>	<u>281,265,180,664</u>

VII – Additional information for items presented in the Statement of Income

21. Cost of goods sold

	From January 1st to March 31st, 2026 (VND)	From January 1st to March 31st, 2025 (VND)
Cost of goods sold	-	(66,487,680)
Cost of Construction Contracts	33 836 268 537	-
Other cost of goods sold	-	399,992,201
Total	<u>33,836,268,537</u>	<u>333,504,521</u>

21. Cost of goods sold

	From January 1st to March 31st, 2026 (VND)	From January 1st to March 31st, 2025 (VND)
Cost of goods sold	-	(66,487,680)
Cost of Construction Contracts	33 836 268 537	-
Other cost of goods sold	-	399,992,201
Total	<u>33,836,268,537</u>	<u>333,504,521</u>

22. Financial operating revenue

	From January 1st to March 31st, 2026 (VND)	From January 1st to March 31st, 2025 (VND)
Interest on deposits and loans	19,008,966	60,333,673
Total	<u>19,008,966</u>	<u>60,333,673</u>

23. Financial operating expenses

	From January 1st to March 31st, 2026 (VND)	From January 1st to March 31st, 2025 (VND)
Interest on loans	1,063,565,619	528,850,720
Other financial costs		
Total	1,063,565,619	528,850,720

24. Cost of goods sold

	From January 1st to March 31st, 2026 (VND)	From January 1st to March 31st, 2025 (VND)
Other monetary expenses	-	-
Total	-	-

25. Profit before tax and corporate income tax payable

	From January 1st to March 31st, 2026 (VND)	From January 1st to March 31st, 2025 (VND)
Pre-tax accounting profit	57,351,142	22,897,575
Corporate income tax payable	25,719,052	4,561,515

26. Business management costs

	From January 1st to March 31st, 2026 (VND)	From January 1st to March 31st, 2025 (VND)
Management staff costs		-
Costs of materials and management tools.		-
Depreciation cost of fixed assets		-
Taxes, fees and charges		3,055,998
Contingency costs		-
Outsourced service costs	273,771,657	233,171,113
Other monetary expenses	133,450,399	-
Total	407,222,056	236,227,111

EQUITY

a. Table comparing changes in equity

	Owner's investment capital	Share premium	Development Investment Fund	Other funds belonging to equity capital	Undistributed after- tax profit	Total
Balance as of January 1	100,000,000,000	23,300,417,000	4,270,343,903	-	12,117,720,082	139,688,480,985
Increase during the year	-	-	-	-	3,698,474,880	3,698,474,880
Capital increase	-	-	-	-	-	-
Net profit after tax	-	-	-	-	3,698,474,880	3,698,474,880
Decrease during the year:	-	-	-	-	-	-
Fund allocation	-	-	-	-	-	-
Dividend distribution	-	-	-	-	-	-
Retrospective	-	-	-	-	-	-
Balance as of December	100,000,000,000	23,300,417,000	4,270,343,903	-	15,816,194,962	143,386,955,865
Balance as of January 1	100,000,000,000	23,300,417,000	4,270,343,903	-	15,816,194,962	143,386,955,865
Increase during the year	-	-	-	-	31,632,090	31,632,090
Capital increase	-	-	-	-	-	-
Net profit after tax	-	-	-	-	31,632,090	31,632,090
Fund allocation	-	-	-	-	-	-
Decrease during the year:	-	-	-	-	-	-
Dividend distribution	-	-	-	-	-	-
Fund allocation	-	-	-	-	-	-
Other discounts	-	-	-	-	-	-
Balance as of March 31	100,000,000,000	23,300,417,000	4,270,343,903	-	15,847,827,052	143,418,587,955

b. Details of the owner's investment capital.

Shareholders	According to the Business Registration Certificate			Actual contributed capital	
	Share	Amount (VND)	Proportion	Amount (VND)	Proportion
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	10,000,000	100,000,000,000	100%	100,000,000,000	100%

c. Capital transactions with owners and dividend distribution

	<u>Final number (VND)</u>	<u>Beginning balance (VND)</u>
CSH's investment capital		
Capital contribution at the beginning of the period	100,000,000,000	100,000,000,000
Capital contributions increased during the period.		
Capital contributions decreased during the period.		
Capital contribution as of the end of the period	100,000,000,000	100,000,000,000
Dividends already distributed	-	-

d. Share

	<u>Final number (Share)</u>	<u>Beginning balance (Share)</u>
Number of shares registered for issuance	10,000,000	10,000,000
Number of shares issued	10,000,000	10,000,000
- <i>Common stock</i>	10,000,000	10,000,000
Number of outstanding shares	10,000,000	10,000,000
- <i>Common stock</i>	10,000,000	10,000,000

Par value of outstanding shares: 10,000 VND/share

*** Purpose of establishing investment and development funds, financial reserve funds, and other funds belonging to equity capital.**

- Development Investment Fund: The establishment of a Development Investment Fund from a portion of the company's profits aims to fund capital construction, asset acquisition, technological innovation, and expansion of production and business operations.
- A financial reserve fund is established to ensure that a business can continue operating normally in the event of business risks or losses, or to mitigate losses and damages caused by objective, unforeseen circumstances.
- The reward and welfare fund is drawn from the profits of production and business operations with the purpose of rewarding and encouraging employees, providing material benefits, and improving and enhancing their material living standards.

*** - Income and expenses, profits or losses are recognized directly in Equity in accordance with the provisions of specific standards.**

28. Transactions arising and balances with related parties

Transactions have occurred.

Stakeholders	Relationship	Transaction characteristics	Operating period: January 1, 2026 to March 31, 2026	Operating period: January 1, 2025 to March 31, 2025
Sales transactions				
HUD101 Construction Joint Stock Company	Subsidiary company	Construction	-	-
Purchase transaction				
HUD101 Construction Joint Stock Company	Subsidiary company	Construction	-	-
Balances with related parties				
Stakeholders	Relationship	Transaction characteristics	March 31, 2026 4	1/1/2026 4
a. Pay the seller in advance.				
HUD101 Construction Joint Stock Company	Subsidiary company	Construction	14,793,103,657	15,158,103,657
b. Accounts payable				
HUD101 Construction Joint Stock Company	Subsidiary company	Payment to the seller	3,958,322,096	3,958,322,096
c. Other receivables				
HUD101 Construction Joint Stock Company	Subsidiary company	Dividends and other receivables	-	-

Transactions with other stakeholders

Other transactions	Relationship	Transaction characterist	Operating period:	Operating period:
			January 1, 2026 to March 31, 2026	January 1, 2025 to March 31, 2025
1. Other transactions with related parties				
Phu Yen Housing & Urban Development Investment Company Limited	Affiliated company	Contribution to charter capital		
2. Balances of related parties				
Phu Yen Housing & Urban Development Investment Company Limited	Affiliated company	Contribution to charter capital	3,796,161,825	1,546,161,825

29. Items outside the separate balance sheet.

(Bad debts have been processed)

	March 31, 2026	1/1/2026
<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's Mountain Tower Construction Pro	735,355,000	735,355,000
Ba Dinh Pharmaceutical Biotechnology	62,076,414	62,076,414
Total	1,238,576,214	1,238,576,214

VI II – Additional Information: Presented in the Statement of Cash Flows.

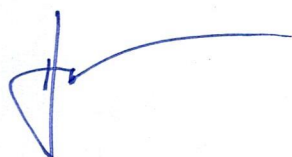
IX - Comparative Information:

The comparative information is based on the financial statements for Q1/2025, ending March 31, 2025, prepared by the company itself.

X. Amendments and additions to the forms, names, and content of the indicators of the Financial Statement compared to the Financial Statement forms prescribed by the Ministry of Finance (if any) :
None.

Hanoi , April 2026

Schedule maker
(Signature, full name)



Le Minh Hung

Chief Accountant
(Signature, full name)



Vu Thi Hong Lieu

General Director
(Signature, full name, seal)



Le Thanh Hai