

Vinpearl Joint Stock Company

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

QUARTER III 2026

6

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Vinpearl Joint Stock Company

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Vinpearl Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Vinpearl Joint Stock Company ("Company") is a joint stock company established in Vietnam under Business Registration Certificate No. 4200456848 issued by the Department of Planning and Investment of Khanh Hoa Province on 26 July 2006, as amended.

The Company and its subsidiaries' main business activities are to provide short-term accommodation services including hotel business and hotel services, amusement and recreation services, domestic travel, passenger transport, restaurant and catering business, construction investment and real estate business.

The Company's registered headquarters is at Hon Tre Island, Nha Trang Ward, Khanh Hoa Province, Vietnam.

BOARD OF DIRECTORS

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

Ms. Nguyen Thu Hang	Chairperson
Mr. Dang Thanh Thuy	Member
Ms. Hoang Thi My Hanh	Member
Ms. Ngo Thi Huong	Member (appointed on 24 April 2026)
Ms. Le Thuy Anh	Member (resigned on 24 April 2026)
Mr. Marc Villiers Townsend	Member

BOARD OF MANAGEMENT

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

Ms. Ngo Thi Huong	Chief Executive Officer
Ms. Vo Thi Phuong Thao	Deputy Chief Executive Officer
Mr. Nguyen Dinh Nga	Executive Officer
Ms. Vu Thi Kim Huong	Chief Finance Officer

SUPERVISORY BOARD

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

Ms. Nguyen Thi Nhu Hoa	Head of Supervisory Board
Mr. Ta Khanh Duy	Member
Mr. Nguyen Ngoc Linh	Member

LEGAL REPRESENTATIVES

The legal representatives of the Company during the period and at the date of this report: Ms. Vo Thi Phuong Thao.

Vinpearl Joint Stock Company

REPORT OF BOARD OF MANAGEMENT

Board of Management of Vinpearl Joint Stock Company ("the Company") is pleased to present its report and the interim consolidated financial statements of the Company and its subsidiaries for Quarter III 2026.

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

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

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

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

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

STATEMENT BY THE BOARD OF MANAGEMENT

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

For and on behalf of the Board of Management:

Approved, 29 October 2026

Deputy Chief Executive Officer



Vo Thi Phuong Thao

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Currency: VND million

Code	ASSETS	Notes	Ending balance	Opening balance (Restated)
100	A. CURRENT ASSETS		74,439,968	27,738,615
110	I. Cash and cash equivalents	4	834,491	1,463,026
111	1. Cash		734,491	972,026
112	2. Cash equivalents		100,000	491,000
120	II. Short-term investments		23,297,863	14,656,469
121	1. Held-for-trading securities	5.1	560,590	1,406,325
123	2. Short-term held-to-maturity investments	5.2	22,737,273	13,250,144
130	III. Current accounts receivables		24,861,551	5,256,386
131	1. Short-term trade receivables	6.1	1,151,583	894,181
132	2. Short-term advances to suppliers	6.2	21,004,455	4,049,356
135	3. Other short-term receivables	7.1	2,746,449	352,186
136	4. Provision for doubtful debts		(40,936)	(39,337)
140	IV. Inventories	8	23,412,799	5,491,448
141	1. Inventories		23,412,799	5,491,448
160	V. Other current assets		2,033,264	871,286
161	1. Short-term unallocated expenses	9	1,444,285	140,513
162	2. Value-added tax deductible		461,827	414,923
163	3. Tax and other receivables from the State		82,491	76,309
165	4. Other current assets		44,661	239,541

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

Currency: VND million

Code	ASSETS	Notes	Ending balance	Opening balance (Restated)
200	B. NON-CURRENT ASSETS		54,569,527	59,107,306
210	I. Long-term receivables		82,566	10,087,960
212	1. Long-term advance to suppliers	6.2	-	9,646,099
215	2. Other long-term receivables	7.2	82,566	441,861
220	II. Fixed assets		33,901,454	33,153,207
221	1. Tangible fixed assets	10	31,707,112	32,097,312
222	Cost		48,432,636	47,285,004
223	Accumulated depreciation		(16,725,524)	(15,187,692)
224	2. Finance leases	11	1,437,927	263,801
225	Cost		1,573,925	346,134
226	Accumulated depreciation		(135,998)	(82,333)
227	3. Intangible fixed assets	12	756,415	792,094
228	Cost		1,197,472	1,198,345
229	Accumulated amortisation		(441,057)	(406,251)
240	III. Investment properties	13	517,497	542,319
241	1. Cost		777,807	779,898
242	2. Accumulated depreciation		(260,310)	(237,579)
250	IV. Long-term assets in progress		4,939,607	4,917,752
252	1. Construction in progress	14	4,939,607	4,917,752
260	V. Long-term investments		9,999,377	5,109,115
263	1. Investment in other entities	15.1	6,362,000	1,877,467
265	2. Long-term held-to-maturity investments	15.2	3,637,377	3,231,648
270	VI. Other long-term assets		5,129,026	5,296,953
271	1. Long-term unallocated expenses	9	909,484	790,861
272	2. Deferred tax assets		236,750	120,546
279	3. Goodwill	16	3,982,792	4,385,546
280	TOTAL ASSETS		129,009,495	86,845,921

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 September 2026

Currency: VND million

Code	RESOURCES	Notes	Ending balance	Opening balance (Restated)
300	C. LIABILITIES		82,999,694	50,248,105
310	I. Current liabilities		60,384,237	28,024,495
311	1. Short-term trade payables	17	2,505,893	2,478,660
312	2. Short-term advances from customers	18	22,446,095	11,293,066
314	3. Statutory obligations	19	1,413,784	547,236
315	4. Payables to employees		250,102	6,529
316	5. Short-term accrued expenses	20	1,503,913	1,988,287
319	6. Short-term unearned revenue	21	218,315	394,691
320	7. Other short-term payables	22.1	28,699,121	5,476,218
321	8. Short-term loan and debts	23.1	3,344,570	5,806,424
322	9. Short-term provisions		1,187	32,127
323	10. Bonus and welfare fund		1,257	1,257
330	II. Non-current liabilities		22,615,457	22,223,610
337	1. Long-term unearned revenue	21	481,014	498,531
338	2. Other long-term liabilities	22.2	2,488,217	14,984,786
339	3. Long-term loans and debts	23.2	18,773,823	5,785,914
342	4. Deferred tax liabilities		861,996	942,996
343	5. Long-term provisions		10,407	11,383

Vinpearl Joint Stock Company

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INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 September 2026

Currency: VND million

Code	RESOURCES	Notes	Ending balance	Opening balance (Restated)
400	D. OWNERS' EQUITY		46,009,801	36,597,816
410	I. Capital	24	46,009,801	36,597,816
411	1. Contributed share capital		18,774,504	17,933,004
411a	- Shares with voting rights		17,933,004	17,933,004
411b	- Preference shares		841,500	-
412	2. Share premium		21,428,757	15,686,884
418	3. Investment and development fund		2,177	2,177
419	4. Other funds belonging to owners' equity		(1,199,952)	(1,199,952)
420	5. Undistributed earnings		7,001,253	4,172,739
420a	- Undistributed earnings accumulated to prior year-end		4,172,739	3,071,173
420b	- Undistributed earnings of this period		2,828,514	1,101,566
429	6. Non-controlling interests		3,062	2,964
440	TOTAL LIABILITIES AND OWNERS' EQUITY		129,009,495	86,845,921

Approved, 29 October 2026

PREPARER

CHIEF ACCOUNTANT

DEPUTY CHIEF
EXECUTIVE OFFICER



Nguyen Thac Manh



Nguyen Thi Ngoc Han



Võ Thị Phương Thao

Vinpearl Joint Stock Company

INTERIM CONSOLIDATED INCOME STATEMENT

Quarter III 2026

B02a-DN/HN

Currency: VND million

Code	ITEMS	Notes	Quarter III 2026	Quarter III 2025 (Restated)	For the 9-month period ended 30 September 2026	For the 9-month period ended 30 September 2025 (Restated)
01	1. Revenue from sale of goods and rendering of services	25.1	3,905,774	3,111,001	10,733,006	9,030,630
02	2. Deductions	25.1	14,270	9,897	46,853	17,030
10	3. Net revenue from sale of goods and rendering of services	25.1	3,891,504	3,101,104	10,686,153	9,013,600
11	4. Cost of goods sold and services rendered	26	2,974,209	2,281,642	7,444,032	6,575,742
20	5. Gross profit from sale of goods and rendering of services		917,295	819,462	3,242,121	2,437,858
22	6. Finance income	25.2	813,243	498,999	3,723,986	1,488,940
23	7. Finance expenses	27	236,791	499,790	3,255,644	1,441,508
24	- In which: Interest expense and bond issuance cost		214,814	306,579	698,650	885,428
25	8. Selling expenses	28	146,783	217,317	424,946	516,145
26	9. General and administrative expenses	29	592,873	456,226	1,707,082	1,390,029
30	10. Operating profit		754,091	145,128	1,578,435	579,116
31	11. Other income	30	61,498	9,777	1,790,827	98,428
32	12. Other expenses	30	49,622	9,686	84,620	151,623
40	13. Other profit/(loss)	30	11,876	91	1,706,207	(53,195)
50	14. Profit before tax		765,967	145,219	3,284,642	525,921
51	15. Current corporate income tax expense	31	228,869	3,768	653,236	186,781
52	16. Deferred income tax income	31	(111,455)	(27,885)	(197,206)	(88,990)
60	17. Net profit after tax		648,553	169,336	2,828,612	428,130
61	- Attributable to:					
61	- Equity holders of the parent	24	648,518	169,291	2,828,514	427,995
62	- Non-controlling interests	24	35	45	98	135

Vinpearl Joint Stock Company

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INTERIM CONSOLIDATED INCOME STATEMENT (continued) Quarter III 2026

Currency: VND

Code	ITEMS	Notes	Quarter III 2026	Quarter III 2025 (Restated)	For the 9-month period ended 30 September 2026	For the 9-month period ended 30 September 2025 (Restated)
70	18. Basic earnings per share				1,577	240

PREPARER

CHIEF ACCOUNTANT

Approved, 29 October 2026
DEPUTY CHIEF EXECUTIVE OFFICER


Nguyen Thac Manh


Nguyen Thi Ngoc Han


Thi Phuong Thao

INTERIM CONSOLIDATED CASH FLOW STATEMENT
Quarter III 2026

Currency: VND million

Code	ITEMS	Notes	For the 9-month period ended 30 September 2026	For the 9-month period ended 30 September 2025
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		3,284,642	525,921
	<i>Adjustments for:</i>			
02	Depreciation, amortisation and gain from bargain purchase		2,791,202	2,765,589
03	Changes in provisions		(30,316)	24,760
04	Foreign exchange (gains)/losses		(82,262)	292,182
05	Profits from investing activities		(3,361,057)	(1,514,834)
06	Interest expense		698,650	885,428
08	Operating profit before changes in working capital		3,300,859	2,979,046
09	(Increase)/Decrease in receivables		(9,306,162)	(11,671,557)
10	(Increase)/Decrease in inventories		(17,921,351)	107,448
11	Increase/(Decrease) in payables (other than interest, corporate income tax)		21,786,878	7,761,920
12	(Increase)/Decrease in prepaid expenses		(1,422,393)	(426,897)
14	Interest paid		(555,522)	(733,068)
15	Corporate income tax paid		(89,100)	(755,889)
20	Net cash flows from operating activities		(4,206,791)	(2,738,997)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase, construction of fixed assets and other long-term assets		(1,526,828)	(1,590,349)
22	Proceeds from disposals of fixed assets and other long-term assets		2,396,560	307,171
23	Loans to other entities and payments for purchase of debt instruments of other entities		(19,462,505)	(10,639,865)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		10,371,640	15,420,262
25	Payments for investments in other entities (net of cash acquired)		(5,662,000)	(2,205,852)
27	Interest and dividends received		893,163	543,954
30	Net cash flows from investing activities		(12,989,971)	1,835,321

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)
Quarter III 2026

Currency: VND million

Code	ITEMS	Notes	For the 9-month period ended 30 September 2026	For the 9-month period ended 30 September 2025
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Capital contribution and issuance of shares		6,583,373	4,998,638
33	Drawdown of borrowings		23,583,031	4,116,007
34	Repayment of borrowings		(12,524,963)	(4,903,003)
35	Payment of principal of finance lease liabilities		(1,073,299)	-
40	Net cash flows from financing activities		16,568,142	4,211,642
50	Net (decrease)/increase in cash and cash equivalents		(628,620)	3,307,966
60	Cash and cash equivalents at beginning of the period		1,463,026	1,889,379
61	Impact of exchange rate fluctuation		85	1,243
70	Cash and cash equivalents at end of the period	4	834,491	5,198,588

Approved, 29 October 2026

PREPARER

CHIEF ACCOUNTANT

DEPUTY CHIEF
EXECUTIVE OFFICER



Nguyen Thac Manh



Nguyen Thi Ngoc Han



Võ Thị Phương Thao

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
Quarter III 2026

1. CORPORATE INFORMATION

Vinpearl Joint Stock Company ("Company") is a joint stock company established in Vietnam under Business Registration Certificate No. 4200456848 issued by the Department of Planning and Investment of Khanh Hoa Province on 26 July 2006, as amended.

The Company and its subsidiaries' main business activities are to provide short-term accommodation services including hotel business and hotel services, amusement and recreation services, domestic travel, passenger transport, restaurant and catering business, construction investment and real estate business.

For real estate transfer activities, the Company and its subsidiaries' production and business cycle is carried out over a period of more than 12 months.

For other activities, the Company and its subsidiaries' normal production and business cycle is carried out within a period of no more than 12 months.

The Company's registered headquarters is at Hon Tre Island, Vinh Nguyen Ward, Nha Trang City, Khanh Hoa Province, Vietnam.

As at 30 September 2026, the Company had one business under its control and 5 subsidiaries (as at 31 December 2025: one business under its control and 5 subsidiaries).

2. BASIS OF PREPARATION

2.1 Accounting standards and system

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

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

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

2. BASIS OF PREPARATION (continued)

2.2 *Applied accounting documentation system*

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

2.3 *Accounting period*

The Company's financial year begins on 1 January and ends on 31 December.

These interim consolidated financial statements are prepared for the 9-month period ended 30 September 2026.

2.4 *Accounting currency*

The accompanying interim consolidated financial statements, expressed in Vietnam Dong ("VND"), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting.

Accounting currency of the Company is Vietnam Dong ("VND"). For the purpose of preparing these interim consolidated financial statements for the 9-month period ended 30 September 2026, the figures are rounded to and presented in millions of Vietnam Dong ("VND million"). This presentation does not materially impact the interim consolidated financial statements in terms of the interim consolidated financial position, consolidated financial performance and consolidated cash flows of the Company.

2.5 *Basis of consolidation*

The interim consolidated financial statements comprise the financial statements of the parent company and its subsidiaries.

The accompanying interim consolidated financial statements are not intended to present the consolidated financial position, consolidated results of operations and consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

The consolidated financial statements incorporate the financial statements of the Company, its subsidiaries and business under the Company's control up to end of the period. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries and business controlled by the Company acquired or disposed of during the period are included in the interim consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries and the business activities under the Company's control to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries and business controlled by the Company are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

2. BASIS OF PREPARATION (continued)**2.5 Basis of consolidation (continued)*****Business combinations***

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognised as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to profit and loss in the period of acquisition.

The non-controlling interests are initially measured at the non-controlling shareholders' proportion of the net fair value of the assets, liabilities and contingent liabilities recognised.

Business combinations involving entities under common control.

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

- Assets and liabilities of the two combined entities are reflected at their carrying amounts on the date of business combination.
- No goodwill or gain from bargain purchase is recognised from the business combination.
- The consolidated statement of income reflects the results of the combined entities from the date of business combination.

When losing control over a subsidiary or business activities under the Company's control, the Company derecognizes assets and liabilities of the subsidiaries or business activities under the Company's control, as well as any related non-controlling interest and other equity. Gain or loss arising from this transaction is recognized in the consolidated income statement. Any interest retained (if any) in the former subsidiary or controlled business activities when control is transferred, stated at the carrying amount of the retained investment in the consolidated financial statements adjusted for appropriate shares of changes in equity of the investee since the acquisition date, if significant influence in the investee is maintained, or otherwise stated at cost.

2.6 Comparative figures

The company applied changes to its accounting policies as stipulated in Circular No. 99/2025/TT-BTC, which affect the company on a non-retroactive basis, as Circular 99 does not require retroactive application of these changes. The company also re-reported the corresponding data from the previous period for certain indicators to conform to the presentation style of Circular 99 in this period's interim consolidated financial statements, as presented in Note 34.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**3.1 Changes in accounting policies and disclosures**

The accounting policies adopted by the Company in preparation of the consolidated financial statements are consistent with those followed in the preparation of the Group's consolidated financial statements for the year ended 31 December 2025 and for the 9-month period ended 30 September 2025, except for changes in accounting policies arising from the initial application of Circular No. 99/2025/TT-BTC.

3.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.3 Inventories***Under-construction and completed real estate for sale*

Under-construction and completed real estate for sale is stated at the lower of cost and net realizable value. The cost is calculated using the specific identification method and includes costs of forming land use rights, related construction costs and costs of common areas. Net realizable value is determined as the estimated selling price less the estimated costs to complete and sell the product.

Other inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the weighted average method. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

For inventory belonging to the business of hotel, tourism and related services, the Company applies the periodic inventory method to account for inventory. For other inventories, the Company applies the perpetual inventory method.

The evaluation of necessary provision for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the balance sheet date.

3.4 Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue for six months or more, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

3.5 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and trial testing costs.

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

3.6 Leased assets

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

Where the Group is the lessor

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are charged to the income statement using straight-line method over the lease term.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.6 Leased assets (continued)***Where the Group is the lessee*

Assets held under finance leases are recognised as assets of the Company at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the balance sheet as a finance lease obligation. Lease payments are apportioned between finance charges and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are charged to profit or loss, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the Company's general policy on borrowing costs.

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rentals payable under operating leases are charged to the income statement on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight-line basis over the lease term.

3.7 Intangible fixed assets

Intangible assets are stated at cost less accumulated amortisation.

The cost of an intangible asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

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

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

Land use rights

Intangible assets which are land use rights are stated at cost less accumulated amortisation. Land use rights are amortised using the straight-line method based on the useful lives of the land plots from 30 to 48 years. Land use rights with indefinite term are not amortised.

Computer software and other intangible fixed assets

Computer software and other intangible assets are initially recorded at purchase price and amortized using the straight-line method over 2 to 12 years.

3.8 Depreciation and amortisation

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

Buildings and structures	3 - 50 years
Machineries and equipment	3 - 25 years
Means of transportation	3 - 25 years
Office equipment	3 - 10 years
Plants and animals	2 - 30 years
Others	2 - 30 years

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 *Investment properties*

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

Investment properties are composed of land use rights, buildings and structures held by the Company to earn rentals. Investment properties held to earn rentals are stated at cost less accumulated appreciation depreciation. The costs of purchased investment properties include their purchase prices and any directly attributable expenditures, such as professional fees for legal services, property transfer taxes and other related transaction costs. The costs of self-constructed investment properties are the finally accounted for construction or directly attributable costs of the properties.

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

Buildings and structures	10 - 48 years
Land use rights	10 - 48 years
Others	2 - 10 years

3.10 *Borrowing costs*

Borrowing costs are recognised in the income statement in the period when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets is substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

3.11 *Prepaid expenses*

Prepayments are expenses which have already been paid but relate to results of operations of multiple accounting periods. Prepayments include assets repair costs; costs of tools and equipment issued for consumption; commission and marketing costs; prepaid land rental costs; insurance costs and other prepaid expenses.

Golf club membership commission and similar costs include commission costs paid to brokers. These costs are recorded in the interim income statement on a straight-line basis based on the term of the Golf club membership.

Prepaid land rentals including amounts related to leased land for which the Company has received a land use right certificate but is not eligible to record intangible assets according to current legal regulations and costs incurred related to ensuring the use of prepaid leased land. These costs are amortised to the interim income statement on a straight-line basis over the lease term.

Other types of prepayments comprise tools and equipment for use, prepayment of profit commitment under management program, insurance expenses and other expenses. These expenditures are paid in advance and allocated to the income statement using the straight-line method in accordance with the current prevailing accounting regulations.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.12 Goodwill**

Goodwill represents the excess of the cost of acquisition over the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, associate or jointly controlled entity at the date of acquisition. Goodwill is amortised on the straight-line basis over its estimated period of benefit of 10 years.

Goodwill arising on the acquisition of associates and jointly controlled entities is included in the carrying amount of the associates and jointly controlled entities. Goodwill arising on the acquisition of subsidiaries is presented separately as an asset in the consolidated balance sheet.

On disposal of a subsidiary, associate or jointly controlled entity, the attributable amount of unamortised goodwill is included in the determination of the profit or loss on disposal.

3.13 Investments*Trading securities*

Trading securities are those the Company holds for trading purpose. Trading securities are recognised from the date the Company obtains the ownership of those securities and initially measured at the fair value of payments made at the transaction date plus directly attributable transaction costs.

In subsequent periods, investments in trading securities are measured at cost less provision for impairment of such investments.

Provision for impairment of investments in trading securities is made when there has been evidenced that their market prices are lower than their costs in accordance with prevailing accounting regulations.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity. Held-to-maturity investments includes term deposits.

Post-acquisition interest income from held-to-maturity investments is recognised in the income statement on accrual basis.

Held-to-maturity investments are measured at cost less provision for impairment.

Provision for impairment of held-to-maturity investments is made in accordance with prevailing accounting regulations.

Loan receivables

Loan receivables are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to loan receivables is made in accordance with prevailing accounting regulations.

Equity investments in other entities

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence and capital contribution under investment cooperation contracts.

Equity investments in other entities are carried at cost less provision for impairment.

3.14 Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost includes costs that are necessary to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.15 Payables and accruals**

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

3.16 Accrual for severance pay

Severance allowance for employees is accrued at the end of each reporting period for all employees who have worked at the Company for 12 months or more. Working time to calculate severance allowance is the total time the employee has actually worked for the employer minus the time the employee has participated in unemployment insurance according to the provisions of law and the working hours have been paid severance pay by the employer. The deduction level for each year of work is equal to half of the average monthly salary according to the Labor Law, Social Insurance Law and relevant guiding documents. The average monthly salary used to calculate severance pay will be adjusted at the end of each reporting period according to the average salary of the most recent six months up to the time of preparing the interim consolidated financial statements. The increase or decrease of this accrual will be recorded in the interim income statement.

3.17 Straight bond issued

Bonds are issued as long-term borrowings.

Carrying value of straight bonds is recorded on net basis, equal to bonds' nominal amount less (-) Bond discount plus (+) Bond premium.

The Company accounts for the issued bonds' discount and premium individually and recognises their amortisation for the purpose of determining borrowing costs which are recorded as expenses or capitalised during each period, as follows:

- Bond discount is amortised gradually during bonds' life, accounted for as borrowing costs;
- Bond premium is amortised gradually during bonds' life, reducing borrowing costs;

The straight-line method may be applied for amortising bonds' discounts and premiums. Accordingly, the discount or premium for each period is equally amortized during the bonds' lives.

3.18 Unearned revenue

Unearned revenue is the amounts received in advance relating to results of operations of for one or multiple accounting periods for services or products that have been yet provided or delivered. The Company recognizes unearned revenue in proportion to its obligations that the Company will have to perform in the future. When the revenue recognition conditions are satisfied, unearned revenue will be recognized in the income statement for the period corresponding to the portion that meets the revenue recognition conditions.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.19 Revenue recognition**

Revenue is recognized when it is probable that the Company will receive economic benefits that can be reliably measured. Revenue is determined at the fair value of the amounts received or receivable after deducting sales discounts, sales rebates and sales returns. The following specific recognition conditions must also be met when recognizing revenue.

Revenue from service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- ▶ (a) The amount of revenue can be measured reliably;
- ▶ (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- ▶ (c) The percentage of completion of the transaction at the balance sheet date can be measured reliably; and
- ▶ (d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from goods sold

Revenue from the sale of goods is recognised when all five (5) following conditions are satisfied:

- ▶ (a) The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- ▶ (b) The Company retains neither continuing managerial involvement to the degree usually associated with; ownership nor effective control over the goods sold;
- ▶ (c) The amount of revenue can be measured reliably;
- ▶ (d) It is probable that the economic benefits associated with the transaction will flow to the Company; and
- ▶ (e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from the sale of real estate

Revenue from the sale of real estate is recognized when the majority of risks and rewards of ownership have been transferred to the buyer.

Revenue from leasing real estate

Rental income under operating leases is recognised in the interim consolidated statement of income on a straight-line basis over the term of the lease.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.19 Revenue recognition (continued)***Income, loss expenses from investment cooperation contracts in which the Company carries out*

Income (excluding interest expenses) from profit-sharing real estate business activities under investment cooperation contracts is recorded as financial income on the consolidated income statement.

Loss expenses (excluding depreciation expenses and interest expenses) and fixed committed income payable for hotel business activities under investment cooperation contracts are recorded as cost of goods sold and services rendered on the interim income statement.

Income and expenses from business cooperation contracts in which the Company exploits business activities

Revenue and expenses from amusement and recreation business activities are recorded as revenue and cost of goods sold and services rendered on the interim income statement.

Deposit interest, loan interest and dividends

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate.

Dividend income from investments is recognised when the Company's right to receive payment has been established.

Sales deductions

Sales deductions incurred in the same period of the related revenue from sales of products, goods and rendering of services are recorded as a deduction from the revenue of that period. In case that sales deductions for sales of products, goods or rendering of services sold in the period incurred after the balance sheet date but before the issuance of the interim consolidated financial statements, the Company recorded as revenue deductions for the period.

3.20 Foreign currencies

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction date. The balances of monetary items denominated in foreign currencies as at the balance sheet date are retranslated at the exchange rates of commercial bank where the Company usually transacts on the same date. Exchange differences arising from the translation of these accounts are recognised in the interim income statement.

3.21 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the period. Taxable profit differs from profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other periods (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the interim consolidated financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled, or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 Taxation (continued)

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

4. CASH AND CASH EQUIVALENTS

	<i>Ending balance</i>	<i>Currency: VND million Opening balance (Restated)</i>
Cash on hand	9,708	13,742
Bank demand deposits	717,982	952,100
Cash in transit	6,801	6,184
Cash equivalents (i)	100,000	491,000
TOTAL	834,491	1,463,026

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

5. SHORT-TERM INVESTMENTS**5.1 Held-for-trading securities**

	Ending balance		Provision	Opening balance		Currency: VND million
	Cost	Fair value		Cost	Fair value	
- Share	560,590	15,894,901	-	1,406,325	29,674,245	-
TOTAL	560,590	15,894,901	-	1,406,325	29,674,245	-

5.2 Held-to-maturity investments

	Ending balance		Provision	Opening balance (Restated)		Currency: VND million
	Cost	Recoverable amount		Cost	Recoverable amount	
Short-term bank deposits	414,029	414,029	-	569,216	569,216	-
(i)						
Short-term lendings to related parties	22,323,244	22,323,244	-	12,680,928	12,680,928	-
TOTAL	22,737,273	22,737,273	-	13,250,144	13,250,144	-

(i) Short-term deposits as at 30 September 2026 have terms ranging from 3 months to 1 year and earn interest at rates ranging from 5.7% per annum to 8% per annum (as at 31 December 2025: from 3.9% per annum to 6.6% per annum).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

6. TRADE RECEIVABLES AND ADVANCE TO SUPPLIERS**6.1 Trade receivables**

	Currency: VND million	
	Ending balance	Opening balance
Short-term		
Receivables from rendering of hotel, amusement park and related services	662,741	408,663
Receivables from transfer of inventory properties	479,333	477,485
Other receivables	9,509	8,033
TOTAL	1,151,583	894,181
<i>In which:</i>		
Receivables from related parties	210,490	309,670

6.2 Advance to suppliers

	Currency: VND million	
	Ending balance	Opening balance
Short-term		
Advance for operating activities	21,004,455	4,049,356
TOTAL	21,004,455	4,049,356
<i>In which:</i>		
Short-term advance to suppliers from related parties	18,738,811	2,854,957
Long-term		
Advance for operating activities	-	9,646,099
TOTAL	-	9,646,099
<i>In which:</i>		
Long-term advance to suppliers from related parties	-	9,646,099

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

7. OTHER RECEIVABLES**7.1 Other short-term receivables**

	Currency: VND million	
	Ending balance	Opening balance (Restated)
Receivables from payment on behalf	1,077,260	243,458
Receivables from interest on deposits under business cooperation contracts	79,254	66,060
Advance under investment and business co-operation contract	1,518,931	-
Others	71,004	42,668
TOTAL	2,746,449	352,186
<i>In which:</i>		
Other short-term receivables from related parties	975,397	109,553

7.2 Other long-term receivables

	Currency: VND million	
	Ending balance	Opening balance (Restated)
Advances for site clearance	75,919	75,919
Advance profit sharing under business cooperation agreements with business partners	-	356,581
Others	6,647	9,361
TOTAL	82,566	441,861
<i>In which:</i>		
Other long-term receivables from related parties	552	3,471

8. INVENTORIES

	Currency: VND million	
	Ending balance	Opening balance
Inventory properties under construction	21,706,862	4,089,475
Completed inventory properties	1,539,062	1,229,451
Raw materials	137,508	160,150
Others	29,367	12,372
TOTAL	23,412,799	5,491,448

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

9. UNALLOCATED EXPENSES

	Currency: VND million	
	Ending balance	Opening balance
Short-term		
Tools and supplies	65,903	56,212
Repair and maintenance costs	8,183	6,382
Selling expenses related to inventory properties not yet handed over	1,244,073	-
Other short-term unallocated expenses	126,126	77,919
TOTAL	1,444,285	140,513
Long-term		
Prepaid rentals	180,241	189,613
Commission fees for sale of golf membership cards	185,948	173,637
Tools and equipment	329,545	221,813
Repair and maintenance costs	112,360	117,744
Other long-term unallocated expenses	101,390	88,054
TOTAL	909,484	790,861

Vinpearl Joint Stock Company

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

10. TANGIBLE FIXED ASSETS

Currency: VND million

	Buildings & construction	Machinery & equipment	Means of transportation	Office equipment	Others	Total
Cost:						
Beginning balance	32,148,572	12,136,045	891,779	127,137	1,981,471	47,285,004
Additions	1,002,985	29,645	33,968	1,351	37,273	1,105,222
Transfer from construction in progress	390,540	1,090,462	216	-	11,720	1,492,938
Decrease due to the transfer of control over business operations	(107)	(118,026)	(28,362)	(3,000)	(19,414)	(168,909)
Reclassification	(153,397)	93,822	(1,101)	1,946	58,730	-
Disposals	(997,215)	(178,148)	(38,866)	(1,749)	(22,845)	(1,238,824)
Other changes	(51,395)	8,364	(1,652)	945	942	(42,796)
Ending balance	32,339,984	13,062,163	855,983	126,631	2,047,876	48,432,636
Accumulated depreciation:						
Beginning balance	7,160,920	5,901,441	553,036	84,821	1,487,474	15,187,692
Depreciation for the period	1,052,840	915,769	41,865	11,598	247,461	2,269,532
Decrease due to the transfer of control over business operations	105	(113,417)	(20,933)	(2,981)	(18,956)	(156,181)
Reclassification	(827)	(430)	(505)	697	1,065	-
Disposals	(426,073)	(98,179)	(32,510)	(2,111)	(10,690)	(569,563)
Other changes	(756)	(1,070)	(1,107)	955	(3,978)	(5,956)
Ending balance	7,786,209	6,604,114	539,846	92,978	1,702,377	16,725,524
Net carrying amount:						
Beginning balance	24,987,652	6,234,604	338,743	42,316	493,997	32,097,312
Ending balance	24,553,775	6,458,049	316,137	33,653	345,499	31,707,112

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

11. FINANCE LEASES

Currency: VND million

	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Total</i>
Cost:			
Beginning balance	235,188	110,946	346,134
Additions	1,024,316	203,475	1,227,791
Ending balance	<u>1,259,504</u>	<u>314,421</u>	<u>1,573,925</u>
Accumulated depreciation:			
Beginning balance	18,853	63,480	82,333
Amortisation during the period	24,008	29,657	53,665
Ending balance	<u>42,861</u>	<u>93,137</u>	<u>135,998</u>
Net carrying amount:			
Beginning balance	216,335	47,466	263,801
Ending balance	<u>1,216,643</u>	<u>221,284</u>	<u>1,437,927</u>

Vinpearl Joint Stock Company

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

12. INTANGIBLE FIXED ASSETS

Currency: VND million

	Land use rights	Computer software	Others	Total
Cost:				
Beginning balance	742,091	281,358	174,896	1,198,345
Additions	-	8,656	12	8,668
Transfer from construction in progress		-	365	365
Other decreases	(13)	(9,849)	(44)	(9,906)
Ending balance	742,078	280,165	175,229	1,197,472
Accumulated amortization:				
Beginning balance	117,866	250,825	37,560	406,251
Amortization for the period	12,818	14,737	14,827	42,382
Other decreases	(13)	(7,131)	(432)	(7,576)
Ending balance	130,671	258,431	51,955	441,057
Net carrying amount:				
Beginning balance	624,225	30,533	137,336	792,094
Ending balance	611,407	21,734	123,274	756,415

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

13. INVESTMENT PROPERTIES

Currency: VND million

	<i>Buildings and structures</i>	<i>Land use rights</i>	<i>Total</i>
Cost:			
Beginning balance	611,604	168,294	779,898
Disposals	(2,091)	-	(2,091)
Ending balance	<u>609,513</u>	<u>168,294</u>	<u>777,807</u>
Accumulated depreciation:			
Beginning balance	199,866	37,713	237,579
Amortisation during the period	21,141	1,728	22,869
Disposals	(138)	-	(138)
Ending balance	<u>220,869</u>	<u>39,441</u>	<u>260,310</u>
Net carrying amount:			
Beginning balance	<u>411,738</u>	<u>130,581</u>	<u>542,319</u>
Ending balance	<u>388,644</u>	<u>128,853</u>	<u>517,497</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

14. CONSTRUCTION IN PROGRESS

Currency: VND million

	<i>For the 9-month period ended 30 September 2026</i>	<i>For the 9-month period ended 30 September 2025</i>
Beginning balance	4,917,752	5,029,426
Acquisition of subsidiaries	-	71,011
Increase during the period	1,515,158	494,363
Transfer to tangible fixed assets	(1,492,938)	(738,363)
Transfer to intangible fixed assets	(365)	(40,488)
Ending balance	4,939,607	4,815,949

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

Currency: VND million

<i>Projects</i>	<i>Ending balance</i>	<i>Opening balance</i>
Hon Tre Island Development Project	1,205,850	1,096,440
Vinwonders entertainment area projects	294,723	937,069
Vinpearl Lang Van Project	537,913	927,053
Con Au 18-hole golf course project	711,030	711,030
Vinpearl Phu Quy Residential Project	584,800	1,130,514

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

15. LONG-TERM INVESTMENTS

15.1 Investments in other entities

Investments in others entities

- *Vingroup Joint Stock Company (i)*
- *Vincom Retail Operating Company Limited*
- *Vinhomes Joint Stock Company (i)*

TOTAL

Currency: VND million	
Ending balance	Opening balance
6,022,000	644,492
-	892,975
340,000	340,000
6,362,000	1,877,467

(i) Represent capital contributions under business cooperation contracts signed with Vingroup Joint Stock Company, company within the Group ("partners") to carry out investment and construction activities in construction of hotel buildings under projects invested by partners. According to the contract agreement, the partners commit to transfer the entire hotel projects along with the land use rights attached to the hotel projects to the Company when they are eligible for transfer.

15.2 Long-term held-to-maturity investments

	Ending balance			Opening balance (Restated)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Long-term lendings to related parties	3,637,377	3,637,377	-	3,231,648	3,231,648	-
TOTAL	3,637,377	3,637,377	-	3,231,648	3,231,648	-

Currency: VND million

16. GOODWILL

	Currency: VND million		
	Landmark Hotel 81 Investment and Development Joint Stock Company	Vinwonders Nha Trang Joint Stock Company	Thanh Hoa Hotel Investment and Development Joint Stock Company
Cost			Total
Beginning balance	1,259,624	3,381,081	729,352
Ending balance	1,259,624	3,381,081	729,352
			5,370,057
			5,370,057
Accumulated amortisation			
Beginning balance	230,931	619,866	133,714
Amortisation for the period	94,472	253,581	54,701
Ending balance	325,403	873,447	188,415
			984,511
			402,754
			1,387,265
Net carrying amount			
Beginning balance	1,028,693	2,761,215	595,638
Ending balance	934,222	2,507,634	540,937
			4,385,546
			3,982,792

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

17. TRADE PAYABLES

	Currency: VND million	
	Ending balance	Opening balance
Phu Quoc Tourism Development and Investment Joint Stock Company (*)	686,518	550,689
Others	1,819,375	1,927,971
TOTAL	2,505,893	2,478,660
<i>In which:</i>		
Short-term trade payables to related parties	408,506	266,069

(*) Represents the obligation to pay Phu Quoc Tourism Development and Investment Joint Stock Company related to the business cooperation component in Phu Quoc Special Zone, An Giang Province invested by Phu Quoc Tourism Company for the period before the transfer of control to Nam An Company.

18. ADVANCE FROM CUSTOMERS

	Currency: VND million	
	Ending balance	Opening balance
Advances from hotel and recreation and other related activities	439,355	482,125
Advances from real estate business	21,969,304	10,774,165
Others	37,436	36,776
TOTAL	22,446,095	11,293,066
<i>In which:</i>		
Short-term advance from related parties	-	1,464

19. STATUTORY OBLIGATIONS

	Currency: VND million	
	Ending balance	Opening balance
Corporate income tax	547,731	-
Value added tax payable	710,718	207,453
Personal income tax	53,923	41,278
Others	101,412	298,505
TOTAL	1,413,784	547,236

20. ACCRUED EXPENSES

	Currency: VND million	
	Ending balance	Opening balance
Accrual for bond and loan interest	211,145	197,085
Accrued expenses for transferred real estate	740,826	578,227
Interest support expenses	114,939	507,381
Accrued salary expenses	-	354,463
Other accrued expenses	437,003	351,131
TOTAL	1,503,913	1,988,287

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Quarter III 2026

21. UNEARNED REVENUE

	Currency: VND million	
	Ending balance	Opening balance
Short-term		
Unearned golf membership revenue	49,306	49,942
Other unearned revenues	169,009	344,749
TOTAL	218,315	394,691
Long-term		
Unearned golf membership revenue	409,608	424,896
Unearned leasing revenue	68,898	69,723
Other unearned revenues	2,508	3,912
TOTAL	481,014	498,531

22. OTHER PAYABLES**22.1 Other short-term payables**

	Currency: VND million	
	Ending balance	Opening balance
Deposits received under investment and business cooperation contracts	20,672,080	-
Deposits received for project transfer	5,409,211	1,834,121
Receipts from deposits, loan and other contracts related to real estate projects	796,582	1,944,994
Payables to Nam An related to investment cooperation contract	1,598,452	1,529,476
Maintenance fund payable related to handed-over apartments	71,845	70,905
Other payables	150,951	96,722
TOTAL	28,699,121	5,476,218
<i>In which:</i>		
Other short-term payables to related parties	14,209,127	1,148,612

22.2 Other long-term payables

	Currency: VND million	
	Ending balance	Opening balance
Deposits received under investment and business cooperation contracts	-	12,500,000
Payable to Phu Quoc Tourism Development and Investment Joint Stock Company	1,766,169	1,766,169
Deposits received under investment cooperation, business cooperation contract and project transfer agreement	715,363	715,416
Other long-term payables	6,685	3,201
TOTAL	2,488,217	14,984,786
<i>In which:</i>		
Other long-term payables to related parties	705,097	705,097

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026**23. LOANS AND BORROWINGS****23.1 Short-term loans**

		Ending balance	Currency: VND million Opening balance (Restated)
Short-term loans	23.1.1	3,196,570	2,561,625
Current portion of long-term loans from banks	23.2.1	148,000	148,000
Current portion of long-term bonds		-	3,096,799
TOTAL		3,344,570	5,806,424
<i>In which:</i>			
Short-term loans from related parties		66,200	66,200
Short-term loans from others		3,278,370	5,740,224

23.1.1 Short-term loans

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

Lender	Original currency	Ending balance (VND million)	Maturity date
Saigon - Hanoi Commercial Joint Stock Bank	VND	1,173,988	October 2026 to March 2027
Ho Chi Minh City Development Joint Stock Commercial Bank	VND	689,078	October 2026 to March 2027
Vietnam Technological and Commercial Joint Stock Bank	VND	27,789	January 2027
Malayan Banking Berhad - Hanoi Branch	VND	151,568	October 2026 to February 2027
Vietnam Prosperity Joint Stock Commercial Bank	VND	126,133	June to July 2027
Vietnam International Commercial Joint Stock Bank	VND	961,814	October 2026 to March 2027
Vinsmart Research and Production Joint Stock Company	VND	66,200	December 2026
		3,196,570	

23.2 Long-term loans and borrowings

	Note	Ending balance	Currency: VND million Opening balance (Restated)
Long-term loans	23.2.1	13,922,186	5,785,914
Corporate bonds	23.2.2	4,851,637	-
TOTAL		18,773,823	5,785,914
<i>In which:</i>			
Long-term loans from others		18,773,823	5,785,914

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

23. LOANS AND BORROWINGS (continued)**23.2.1 Long-term loans**

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

<i>Lender</i>	<i>Original currency</i>	<i>Ending balance (VND million)</i>	<i>Maturity date</i>
Joint Stock Commercial Bank for Investment and Development of Vietnam <i>In which: current portion</i>	VND	659,000 (148,000)	August 2031
Cargill Financial Services International, Inc	USD	5,190,082	April 2032
Military Commercial Joint Stock Bank	VND	4,907,524	April 2031
Joint Stock Commercial Bank for Foreign Trade of Vietnam	VND	3,313,580	June to July 2031
		13,922,186	

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

<i>Loans</i>	<i>Original</i>	<i>Interest rate</i>
Secured loans	VND	Floating interest rate from 8.4% to 13% per annum
Secured loans	USD	Floating interest rate of 6.18% per annum
Secured loans	EUR	Fixed interest rate of 14% per annum

23.2.2 Corporate bonds

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

<i>Bond arranger</i>	<i>Original currency</i>	<i>Ending balance VND million</i>	<i>Term</i>	<i>Interest</i>
MB Securities Joint Stock Company	VND	4,851,637	5 years	Fixed interest rate of 12% per annum

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

24. OWNERS' EQUITY

Increase and decrease in owners' equity

Currency: VND million

	Contributed charter capital	Share premium	Investment and Development Fund	Other funds belonging to Owner's Equity	Undistributed earnings	Non- controlling interests	Total
<i>For the 9-month period ended 30 September 2025</i>							
Beginning balance	17,232,122	11,389,128	2,177	(213,406)	3,071,173	2,771	31,483,965
- Net profit for the year	-	-	-	-	427,995	135	428,130
- Increase in capital	700,882	4,297,756	-	-	-	-	4,998,638
- Acquire new subsidiaries	-	-	-	(986,546)	-	65	(986,481)
Ending balance	17,933,004	15,686,884	2,177	(1,199,952)	3,499,168	2,971	35,924,252
<i>For the 9-month period ended 30 September 2026</i>							
Beginning balance	17,933,004	15,686,884	2,177	(1,199,952)	4,172,739	2,964	36,597,816
- Net profit for the period	-	-	-	-	2,828,514	98	2,828,612
- Increase in capital	841,500	5,741,873	-	-	-	-	6,583,373
Ending balance	18,774,504	21,428,757	2,177	(1,199,952)	7,001,253	3,062	46,009,801

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

25. REVENUE

25.1 Revenue from sale of goods and rendering of services

	Currency: VND million	
	Quarter III 2026	Quarter III 2025
Gross revenue	3,905,774	3,111,001
<i>In which:</i>		
<i>Revenue from rendering hotel, amusement, park and related services</i>	<i>3,589,695</i>	<i>3,094,144</i>
<i>Revenue from sale of inventory properties</i>	<i>305,226</i>	<i>10,021</i>
<i>Revenue from leasing activities and rendering related services</i>	<i>10,853</i>	<i>6,836</i>
Revenue deduction	(14,270)	(9,897)
Net revenue	3,891,504	3,101,104
<i>In which:</i>		
<i>Revenue from rendering hotel, amusement, park and related services</i>	<i>3,575,425</i>	<i>3,084,247</i>
<i>Revenue from sale of inventory properties</i>	<i>305,226</i>	<i>10,021</i>
<i>Revenue from leasing activities and rendering related services</i>	<i>10,853</i>	<i>6,836</i>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

25. REVENUE (continued)

25.2 Finance income

	Currency: VND million	
	Quarter III 2026	Quarter III 2025
Interest income	676,173	493,452
Foreign exchange gain	60,073	5,523
Others	76,997	24
TOTAL	813,243	498,999

26. COST OF GOODS SOLD AND SERVICES RENDERED

	Currency: VND million	
	Quarter III 2026	Quarter III 2025 (Restated)
Cost of rendering hotel, amusement park and related services	2,692,366	2,275,187
Cost of inventory properties sold	274,453	-
Cost relating to the leasing activities and rendering related services	7,390	6,455
TOTAL	2,974,209	2,281,642

27. FINANCE EXPENSES

	Currency: VND million	
	Quarter III 2026	Quarter III 2025
Interest expense	214,814	306,579
Foreign exchange losses	(9,507)	52,120
Other financial expenses	31,484	141,091
TOTAL	236,791	499,790

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

28. SELLING EXPENSES

	Currency: VND million	
	Quarter III 2026	Quarter III 2025 (Restated)
Labor cost	47,698	33,597
Out-sourced services	98,229	183,282
Other expenses	856	438
TOTAL	146,783	217,317

29. GENERAL AND ADMINISTRATION EXPENSES

	Currency: VND million	
	Quarter III 2026	Quarter III 2025
Labor cost	179,550	142,518
Amortisation of goodwill	134,251	134,251
Depreciation and amortisation	39,504	29,096
Out-sourced services	225,724	140,835
Other expenses	13,844	9,526
TOTAL	592,873	456,226

30. OTHER INCOME AND OTHER EXPENSES

	Currency: VND million	
	Quarter III 2026	Quarter III 2025
Other income	61,498	9,777
Income from disposal of fixed assets	4,835	3,963
Income from contract penalty	2,921	1,356
Other income	53,742	4,458
Other expenses	49,622	9,686
Loss from disposal of fixed assets	30,142	8,257
Contract penalties and other fines	16,611	3,112
Other expenses	2,869	(1,683)
NET	11,876	91

31. CORPORATE INCOME TAX

	Currency: VND million	
	Quarter III 2026	Quarter III 2025
Current corporate income tax expense	228,869	3,768
Deferred tax income	(111,455)	(27,885)
TOTAL	117,414	(24,117)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

32. TRANSACTIONS WITH RELATED PARTIES

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

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Amount VND million</i>
Vingroup Joint Stock Company	Parent Company	Purchases	41,830
		Rendering of services	21,206
		Expenses under business cooperation contract	7,800
		Management fee	60,853
Vinbus Ecology Transport Services Company Limited	Company within the same Group	Rendering of services	1,550
		Purchases	18,085
		Lending	600,000
		Lending interest	62,794
Vinhomes Joint Stock Company	Company within the same Group	Rendering of services	29,300
		Purchases	36,941
		Purchase assets	1,075
VinAcademy Education and Training Company Limited	Company within the same Group	Lending interest	181,449
Vincom Security Services Company Limited	Company within the same Group	Rendering of services	7,942
		Purchases	27,421
		Recovery from lending	300,000
		Lending interest	95,168
Vincom Retail Operating Company Limited	Other related party	Purchases	19,138
		Expenses under business cooperation activities	57,324
		Profits received under business cooperation activities	5,227
		Rendering of services	11,198
		Expenses borne from business cooperation contracts	6,905
		Purchase assets	1,085,025
Vietnam Investment Group Joint Stock Company	Under common control	Rendering of services	32,787
Green City Development Joint Stock Company	Company within the same Group	Rendering of services	3,835
VinSmart Research and Manufacture Joint Stock Company	Company within the same Group	Lending	330,000
		Lending interest	58,119
		Interest expense	1,563

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

32. TRANSACTIONS WITH RELATED PARTIES (Continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Amount VND million</i>
World Academy Company Limited	Company within the same Group	Lending interest Recovery from lending	41,136 450,000
VinMotion General Purpose Humanoid Robots Application Development and Research Joint Stock Company	Company within the same Group	Rendering of services Lending interest	2,482 82,271
VinRobotics Robot Application and Research Development Joint Stock Company	Company within the same Group	Rendering of services Lending Recovery from lending Lending interest	1,633 2,100,000 150,000 63,279
VinDynamics Humanoid Robot Research, Development and Application Joint Stock Company	Company within the same Group	Rendering of services Lending Recovery from lending Lending interest	2,204 3,530,000 2,753,000 85,203

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

32. TRANSACTIONS WITH RELATED PARTIES (continued)

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

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Amount VND million</i>
Short-term trade receivables			
Vinhomes Joint Stock Company	Company within the same Group	Receivables from providing of goods and services	65,251
Vincom Retail Operating Company Limited	Other related party	Receivables from providing of goods and services	34,435
Vingroup Joint Stock Company	Parent Company	Receivables from providing of goods and services	28,226
Vincom Retail Joint Stock Company	Other related party	Receivables from providing of goods and services	46,034
VinFast Vietnam Joint Stock Company	Company within the same Group	Receivables from providing of goods and services	19,524
Other related parties	Company within the same Group	Receivables from providing of goods and services	17,020
			210,490
Short-term advances to suppliers			
Vinhomes Joint Stock Company	Company within the same Group	Prepayment for goods and services	18,660,045
Vingroup Joint Stock Company	Parent Company	Prepayment for goods and services	75,000
Other related parties	Company within the same Group	Prepayment for goods and services	3,766
			18,738,811
Other short-term receivables			
Vinhomes Joint Stock Company	Company within the same Group	Receivables from payment on behalf	876,931
Vingroup Joint Stock Company	Parent Company	Deposit interest of BCC	78,994
Other related parties	Company within the same Group	Other receivables, short-term deposit	19,472
			975,397
Other long-term receivables			
Vinfast Trading and Services Company Limited	Company within the same Group	Long-term deposit	427
Other related parties	Company within the same Group	Long-term deposit	125
			552

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

32. TRANSACTIONS WITH RELATED PARTIES (continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Amount VND million</i>
Short-term held-to-maturity investments			
VinAcademy Education and Training Company Limited	Company within the same Group	Short-term loans	6,961,373
Vincom Security Services Company Limited	Company within the same Group	Short-term loans	3,821,444
Vinsmart Research and Production Joint Stock Company	Company within the same Group	Short-term loans	1,978,488
Vinbus Ecology Transport Services Limited Liability	Company within the same Group	Short-term loans	2,328,482
VinRobotics Robot Application and Research Development Joint Stock Company	Company within the same Group	Short-term loans	1,812,180
World Academy Company Limited	Company within the same Group	Short-term loans	1,505,614
VinDynamics Humanoid Robot Research, Development and Application Joint Stock Company	Company within the same Group	Short-term loans	769,192
VinMotion General Purpose Humanoid Robots Application Development and Research Joint Stock Company	Company within the same Group	Short-term loans	3,146,469
			22,323,244
Long-term held-to-maturity investments			
VinRobotics Robot Application and Research Development Joint Stock Company	Company within the same Group	Long-term loans	2,108,976
VinDynamics Humanoid Robot Research, Development and Application Joint Stock Company	Company within the same Group	Long-term loans	1,195,905
Vinsmart Research and Production Joint Stock Company	Company within the same Group	Long-term loans	332,496
			3,637,377

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

32. TRANSACTIONS WITH RELATED PARTIES (continued)

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Amount VND million</i>
Short-term trade payables			
Vinhomes Joint Stock Company	Company within the same Group	Payables to suppliers for services and goods provided	109,146
Vingroup Joint Stock Company	Parent Company	Payables to suppliers for services and goods provided	110,550
Can Gio Urban and Tourism Joint Stock Company	Other related party	Payables to suppliers for services and goods provided	170,250
Other related parties	Company within the same Group, other related party	Payables to suppliers for services and goods provided	18,559
			408,506
Other short-term payables			
Vinhomes Joint Stock Company	Company within the same Group	Deposit payable	13,905,297
Thai Son Construction Investment Joint Stock Company	Company within the same Group	Deposit payable	303,821
Other related parties	Company within the same Group	Deposit payable, Other short-term payables	9
			14,209,127
Other long-term payables			
Vincom Retail Joint Stock Company	Other related party	Deposit payable	286,144
Vincom Retail Operating Company Limited	Other related party	Deposit payable	224,853
Vietnam Investment Group Joint Stock Company	Under common control	Deposit payable	194,100
			705,097
Short-term accrued expenses			
Vinsmart Research and Production Joint Stock Company	Company within the same Group	Short-term accrued interest expenses	20,666
Vincons Construction Investment and Development Joint Stock Company	Company within the same Group	Short-term accrued expenses	47,370
Other related parties	Company within the same Group	Short-term accrued expenses	6,545
			74,581
Short-term loans			
Vinsmart Research and Production Joint Stock Company	Company within the same Group	Short-term loans	66,200
			66,200

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

33. SEGMENT INFORMATION

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

- Sales of inventory properties: including developing and trading properties at real estate projects of the Company as well as other investment activities in real estate sector;
- Hospitality, entertainment and related services: including rendering hotel and related services at the hotels and resorts owned by the Company;

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

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

33 SEGMENT INFORMATION (continued)

The following table present revenue and profit and certain assets and liability information regarding the Company's business segment as at 30 September 2026 and for the 9 months period ended as at 30 September 2026 are as follows:

	Sales of inventory properties	Hospitality, entertainment and other services	Adjustment and elimination	Total
	Currency: VND million			
Net revenue				
Net revenue from goods sold and service rendered	247,358	10,438,795	-	10,686,153
Cost of goods sold and services rendered	(328,288)	(7,115,744)	-	(7,444,032)
Gross profit from goods sold and services rendered	(80,930)	3,323,051	-	3,242,121
Unallocated net income				42,521
Net profit before tax				3,284,642
Corporate income tax expenses				(456,030)
Net profit after tax				2,828,612
Assets and liabilities				
Segment assets	46,643,276	43,703,653		90,346,929
Unallocated assets				38,662,566
Total assets				129,009,495
Segment liabilities	49,752,016	7,902,817		57,654,833
Unallocated liabilities				25,344,861
Total liabilities				82,999,694

33. SEGMENT INFORMATION (continued)

1. Inter-segment sales are eliminated in consolidation.
2. Segment profit does not include finance income, finance expenses, other income, other expenses.

34. RECLASSIFICATION OF COMPARATIVE FIGURES IN ACCORDANCE WITH CIRCULAR NO. 99/2025/TT-BTC

Certain comparative figures in the separate statement of financial position as of 31 December 2025, and the separate statement of income for the 9-month period ended 30 September 2025, have been reclassified to conform to the current period's presentation in accordance with the guidelines of Circular No. 99/2025/TT-BTC effective from 1 January 2026. Details are as follows:

	31 December 2025 (as previously reported)	Restatement	Currency: VND million 31 December 2025 (restated)
INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION			
Cash	1,211,567	(239,541)	972,026
Short-term held-to-maturity investments	569,216	12,680,928	13,250,144
Short-term loans	10,699,826	(10,699,826)	-
Other short-term receivables	2,333,288	(1,981,102)	352,186
Other current assets	-	239,541	239,541
Long-term loans	3,047,000	(3,047,000)	-
Other long-term receivables	626,509	(184,648)	441,861
Long-term held-to-maturity investments	-	3,231,648	3,231,648
TOTAL ASSETS	18,487,406	-	18,487,406
Short-term loan and debts	2,709,625	3,096,799	5,806,424
Long-term loans and debts	8,882,713	(3,096,799)	5,785,914
TOTAL LIABILITIES	11,592,338	-	11,592,338
INTERIM CONSOLIDATED INCOME STATEMENT			
Cost of goods sold and services rendered	6,608,845	(33,103)	6,575,742
Selling expenses	483,042	33,103	516,145

Approved, 29 October 2026

PREPARER

CHIEF ACCOUNTANT

DEPUTY CHIEF
EXECUTIVE OFFICER


Nguyen Thac Manh



Nguyen Thi Ngoc Han



Võ Thị Phương Thao

Vinpearl Joint Stock Company

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

APPENDIX 1 – THE GROUP STRUCTURE AS AT 30 SEPTEMBER 2026

No	Company name	Voting right (%)	Effective interest (%)	Address	Principal activities
1	Phuc An Tourism Development and Investment Company Limited	99.00%	99.00%	No. 7, Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Travel and hotel services
2	Vinwonders Nha Trang Joint Stock Company	99.99%	99.99%	Hon Tre Island, Nha Trang Ward, Khanh Hoa Province, Vietnam	Operation of amusement parks and theme parks
3	Landmark 81 Hotel Investment and Development Joint Stock Company	99.99%	99.99%	Floor 1 to Floor 3, Floor 47 to Floor 63 and Floor 65 to Floor 77, Landmark 81 Building, Tan Cang Saigon Complex (Vinhomes Central Park), No. 720A Dien Bien Phu, Thanh My Tay Ward, Ho Chi Minh City, Vietnam	Short-term accommodation
4	Thanh Hoa Hotel Investment and Development Joint Stock Company	99.99%	99.99%	No. 27 Tran Phu, Hac Thanh Ward, Thanh Hoa Province, Vietnam	Hotels, villas or apartments providing short-term accommodation services; ecotourism destinations
5	Vinpearl Cua Hoi Joint Stock Company	99.99%	99.99%	Binh Minh Street, Cua Lo Ward, Nghe An Province, Vietnam	Short-term accommodation and operation of amusement parks

Vinpearl Joint Stock Company

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

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

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

Currency: VND million

PL	ITEMS	Quarter III 2026	Quarter III 2025 (Restated)	Difference	%	For the 9-month period ended 30 September 2026
01	Gross revenue	3,905,774	3,111,001	794,773	26%	10,733,006
02	Deductions	14,270	9,897	4,373		46,853
10	Net revenue	3,891,504	3,101,104	790,400	25%	10,686,153
11	Costs of goods sold and services rendered	2,974,209	2,281,642	692,567	30%	7,444,032
20	Gross profit	917,295	819,462	97,833	12%	3,242,121
21	Financial Income	813,243	498,999	314,244	63%	3,723,986
22	Financial expenses	236,791	499,790	(262,999)	-53%	3,255,644
23	- In which: Interest expenses and bond issuance cost	214,814	306,579	(91,765)	-30%	698,650
25	Selling expenses	146,783	217,317	(70,534)	-32%	424,946
26	General and administrative expenses	592,873	456,226	136,647	30%	1,707,082
30	Operating profit	754,091	145,128	608,963	420%	1,578,435
31	Other income	61,498	9,777	51,721	529%	1,790,827
32	Other expenses	49,622	9,686	39,936	412%	84,620
40	Other profit/(loss)	11,876	91	11,785	12951%	1,706,207
50	Net profit before tax	765,967	145,219	620,748	427%	3,284,642
51	Current corporate income tax expense	228,869	3,768	225,101	5974%	653,236
52	Deferred income tax income	(111,455)	(27,885)	(83,570)	300%	(197,206)
60	Net profit after tax	648,553	169,336	479,217	283%	2,828,612
61	Equity holders of the parent	648,518	169,291	479,227	283%	2,828,514
62	Net profit after tax of non-controlling interests	35	45	(10)	-22%	98
70	Basic earnings per share	-	-	-		1,577

Vinpearl Joint Stock Company

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter III 2026

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

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

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

Net revenue from goods sold and services rendered in the third quarter of 2026 increased by VND 790 billion, of which: Revenue from hotel, tourism and recreation services increased by VND 491 billion, revenue from sale of inventory properties rose by VND 295 billion.

Cost of goods sold and services rendered in the third quarter of 2026 increased by VND 692 billion compared to the same period in 2025: Of which, cost from hotel, tourism and recreation services increased by VND 417 billion, cost of real estate business rose by VND 274 billion.

Finance income increased by VND 314 billion in comparison with the same period last year mainly due to the increase in interest income of VND 183 billion and foreign exchange gain of VND 55 billion.

Finance expenses decreased by VND 263 billion in comparison with the same period last year mainly due to the decline in interest expenses of VND 92 billion and foreign exchange losses of VND 60 billion.

Selling expense decreased by VND 70 billion compared to same period last year mainly due to the decrease in out-sourced services expenses.

General and administration expenses increased by VND 136 billion, mainly due to the increase in labor cost and out-sourced services expenses.

Other income increased by VND 51 billion compared to same period last year due to the increase in income from contractual penalties.

Other expenses increased by VND 40 billion due to the increase in expenses from disposals fixed assets.

Net profit after tax increased by VND 479 billion compared to the same period last year due to the above reasons.

Approved, 29 October 2026

DEPUTY CHIEF EXECUTIVE OFFICER



Ngô Thị Phương Thao