



**SEPARATE FINANCIAL STATEMENTS
FIRST QUARTER OF 2026**

LDG INVESTMENT JOINT STOCK COMPANY





LDG INVESTMENT JOINT STOCK COMPANY

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LDG INVESTMENT JOINT STOCK COMPANY

SEPARATE STATEMENT OF FINANCIAL POSITION

As at March 31, 2026

Unit: VND

ASSETS	Code	Notes	March 31, 2026	January 01, 2026
A. CURRENT ASSETS	100		6,182,999,765,876	5,475,813,310,775
I. Cash and cash equivalents	110	V.1	4,963,442,308	1,612,303,514,435
1. Cash	111		4,963,442,308	51,324,514,435
2. Cash equivalents	112		-	1,560,979,000,000
II. Short-term financial investments	120		-	-
III. Short-term receivables	130		2,872,525,584,940	2,817,807,276,847
1. Short-term trade receivables	131	V.3	305,446,583,667	306,311,583,925
2. Short-term advances to suppliers	132	V.4	968,355,530,679	966,228,323,754
3. Other short-term receivables	135	V.5	2,148,563,873,137	2,077,047,236,892
4. Provision for short-term doubtful debts	136	V.6	(549,840,402,543)	(531,779,867,724)
IV. Inventories	140	V.7	1,321,867,193,621	865,472,430,553
1. Inventories	141		1,358,097,639,089	901,702,876,021
2. Provision for decline in value of inventories	142		(36,230,445,468)	(36,230,445,468)
V. Consumable biological assets	150		-	-
VI. Other current assets	160		1,983,643,545,007	180,230,088,940
1. Short-term deferred expenses	161	V.12	357,704,304,495	117,708,370,790
2. Deductible value added tax	162		60,656,568,713	58,218,046,351
3. Taxes and other receivables from the State Budget	163	V.15	4,303,671,799	4,303,671,799
4. Other current assets	165	V.8	1,560,979,000,000	-
B. NON-CURRENT ASSETS	200		1,776,038,431,296	2,489,595,753,719
I. Long-term receivables	210		1,301,910,182,648	1,329,515,877,206
1. Other long-term receivables	215	V.5	1,548,056,987,447	1,593,723,216,824
2. Provision for long-term doubtful debts	216		(246,146,804,799)	(264,207,339,618)
II. Fixed assets	220		-	-
1. Tangible fixed assets	221	V.9	-	-
- Cost	222		2,334,287,369	2,334,287,369
- Accumulated depreciation	223		(2,334,287,369)	(2,334,287,369)
2. Finance lease assets	224		-	-
3. Intangible fixed assets	227	V.10	-	-
- Cost	228		1,387,561,429	1,387,561,429
- Accumulated amortisation	229		(1,387,561,429)	(1,387,561,429)
III. Bearer biological assets	230		-	-
IV. Investment properties	240		-	-
V. Long-term assets in progress	250		99,568,087,626	548,544,185,534
1. Long-term work in progress	251	V.11	99,568,087,626	548,544,185,534
VI. Long-term financial investments	260	V.2	351,582,767,773	351,582,767,773
1. Investments in subsidiaries	261		358,000,000,000	358,000,000,000
2. Provision for impairment of long-term investments	264		(6,417,232,227)	(6,417,232,227)
VII. Other non-current assets	270		22,977,393,249	259,952,923,206
1. Long-term deferred expenses	271	V.12	22,977,393,249	259,952,923,206
TOTAL ASSETS (280 = 100 + 200)	280		7,959,038,197,172	7,965,409,064,494

LDG INVESTMENT JOINT STOCK COMPANY

SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

As at March 31, 2026

Unit: VND

RESOURCES	Code	Notes	March 31, 2026	January 01, 2026
C. LIABILITIES	300		6,596,878,978,009	6,589,279,478,417
I. Current liabilities	310		5,350,186,823,224	5,341,423,480,971
1. Short-term trade payables	311	V.13	138,023,912,720	136,805,715,190
2. Short-term advances from customers	312	V.14	457,500,675,742	470,624,316,639
3. Short-term taxes and other payables to the State Budget	314	V.15	516,534,626	1,796,519,379
4. Payables to employees	315		12,429,812,251	15,128,374,800
5. Short-term accrued expenses	316	V.16	759,816,113,199	749,633,290,692
6. Other short-term payables	320	V.17	3,206,521,107,849	3,149,552,869,717
7. Short-term borrowings and financial lease liabilities	321	V.18	734,340,228,333	777,522,211,013
8. Provision for short-term payables	322	V.20	1,177,020,963	-
9. Bonus and welfare funds	323	V.19	39,861,417,541	40,360,183,541
II. Non-current liabilities	330		1,246,692,154,785	1,247,855,997,446
1. Other long-term payables	338	V.17	1,246,692,154,785	1,246,678,976,483
2. Provision for long-term payables	343	V.20	-	1,177,020,963
D. EQUITY	400	V.21	1,362,159,219,163	1,376,129,586,077
1. Owners' contributed capital	411		2,569,725,850,000	2,569,725,850,000
<i>Ordinary shares with voting rights</i>	411a		2,569,725,850,000	2,569,725,850,000
2. Treasury shares	415		(13,567,360,000)	(13,567,360,000)
3. Retained earnings	420		(1,193,999,270,837)	(1,180,028,903,923)
<i>Retained earnings accumulated to the end of prior period</i>	420a		(1,180,028,903,923)	(1,317,174,599,284)
<i>Retained earnings of the current period</i>	420b		(13,970,366,914)	137,145,695,361
TOTAL RESOURCES (440 = 300 + 400)	440		7,959,038,197,172	7,965,409,064,494

Preparer



LE THI KIM TIEN

Chief Accountant



LE THI PHUONG UYEN

Dong Nai, April 29, 2026

Legal Representative




NGO VAN MINH



LDG INVESTMENT JOINT STOCK COMPANY

SEPARATE INCOME STATEMENT

The accounting period from January 01, 2026 to March 31, 2026

Unit: VND

ITEMS	Code	Notes	First Quarter		Accumulation from the beginning of the year to the end of this quarter	
			Current year	Prior year	Current year	Prior year
1. Revenue from sales and services rendered	01	VI.1	-	77,158,113,981	-	77,158,113,981
2. Revenue deductions	02	VI.1	9,831,461,787	-	9,831,461,787	-
3. Net revenue from sales and services rendered	10	VI.1	(9,831,461,787)	77,158,113,981	(9,831,461,787)	77,158,113,981
4. Cost of goods sold	11	VI.2	(6,623,351,111)	19,194,466,722	(6,623,351,111)	19,194,466,722
5. Gross profit/(loss) from sales and services rendered	20		(3,208,110,676)	57,963,647,259	(3,208,110,676)	57,963,647,259
6. Profit/(loss) from sale, disposal of investment properties	21		-	-	-	-
7. Financial income	22	VI.3	22,154,983,913	729,196	22,154,983,913	729,196
8. Financial expenses	23	VI.4	27,589,320,328	35,962,949,185	27,589,320,328	35,962,949,185
<i>In which: Borrowing expenses</i>	24		<i>10,173,998,287</i>	<i>11,778,131,146</i>	<i>10,173,998,287</i>	<i>11,778,131,146</i>
9. Selling expenses	25	VI.5	1,111,169,691	1,205,565,802	1,111,169,691	1,205,565,802
10. General and administration expenses	26	VI.6	5,485,347,638	5,600,634,317	5,485,347,638	5,600,634,317
11. Operating profit/(loss)	30		(15,238,964,420)	15,195,227,151	(15,238,964,420)	15,195,227,151
12. Other income	31	VI.7	1,811,540,334	222,018,183	1,811,540,334	222,018,183
13. Other expenses	32	VI.8	542,942,828	1,098,327,055	542,942,828	1,098,327,055
14. Profit/(loss) from other activities	40		1,268,597,506	(876,308,872)	1,268,597,506	(876,308,872)
15. Net accounting profit/(loss) before tax	50		(13,970,366,914)	14,318,918,279	(13,970,366,914)	14,318,918,279
16. Current corporate income tax expenses	51	VI.9	-	-	-	-
17. Deferred corporate income tax expense/(income)	52	VI.9	-	-	-	-
18. Net profit/(loss) after corporate income tax	60		(13,970,366,914)	14,318,918,279	(13,970,366,914)	14,318,918,279

Preparer

LE THI KIM TIEN

Chief Accountant

LE THI PHUONG UYEN

Dong Nai, April 23, 2026

Legal Representative

NGO VAN MINH



LDG INVESTMENT JOINT STOCK COMPANY

SEPARATE CASH FLOW STATEMENT

(Under indirect method)

The accounting period from January 01, 2026 to March 31, 2026

Unit: VND

ITEMS	Code	Notes	Accumulation from the beginning of the year to the end of this quarter	
			Current year	Prior year
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit before tax	01		(13,970,366,914)	14,318,918,279
2. Adjustments for:				
Depreciation of fixed assets and investment properties	02		-	45,079,167
Gain, loss from financing, investing activities	05		(22,154,983,913)	(729,196)
Borrowing expenses	06		10,173,998,287	11,778,131,146
3. Profit from operating activities before changes in working capital	08		(25,951,352,540)	26,141,399,396
Increase, decrease in receivables	09		(1,581,185,645,171)	(12,063,170,297)
Increase, decrease in inventories	10		(7,418,665,160)	(5,854,171,081)
Increase, decrease in payables (excluding of interest payables, corporate income tax payables)	11		58,930,388,305	220,027,480,713
Increase, decrease in deferred expenses	12		(3,020,403,748)	(9,716,043,251)
Borrowing expenses paid	14		(17,824,138,320)	(34,782,133,238)
Other payments on operating activities	17		(498,766,000)	(333,392,200)
Net cash generated by/(used in) operating activities	20		(1,576,968,582,634)	183,419,970,042
II. CASH FLOWS FROM INVESTING ACTIVITIES				
Dividends and interest received	27		12,810,493,187	729,196
Net cash generated by/(used in) investing activities	30		12,810,493,187	729,196
III. CASH FLOWS FROM FINANCIAL ACTIVITIES				
Repayments of borrowings	34	VII.4	(43,181,982,680)	(180,995,702,619)
Net cash generated by/(used in) financial activities	40		(43,181,982,680)	(180,995,702,619)
Net increase/(decrease) in cash (50 = 20+30+40)	50		(1,607,340,072,127)	2,424,996,619
Cash and cash equivalents at the beginning of the period	60		1,612,303,514,435	872,765,981
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70		4,963,442,308	3,297,762,600

Preparer

LE THI KIM TIEN

Chief Accountant

LE THI PHUONG UYEN

Legal Representative

Dong Nai, April 29, 2026

NGO VAN MINH



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

I. BUSINESS HIGHLIGHTS

1. Structure of ownership

LDG Investment Joint Stock Company (referred to as "the Company") is a joint stock company established under Enterprise Registration Certificate No. 3602368420, first issued dated August 19, 2010 and the 21st amended certificate dated July 17, 2025 by the Department of Finance of Dong Nai Province.

The Company's stocks have been traded on HOSE with the stock symbol LDG.

The Company's head office is located at Lot E9, D2 Street, Giang Dien Service - Residential Area (Zone A), Trang Bom Commune, Dong Nai Province, Vietnam.

Can Tho Branch is located on the 11th floor, Techcombank Can Tho Building, No. 45A-47, 30/4 Street, Ninh Kieu Ward, Can Tho City.

The Company's representative office is located at 194 Golden Building, No. 473 Dien Bien Phu Street, Thanh My Tay Ward, Ho Chi Minh City.

2. Principal activities

Real estate business.

3. Activities

Real estate business, land use rights belongs to the owner, user or tenant.

Wholesale of materials and other installation equipment in construction (building materials, not storing goods at the office).

Tour operator; Travel agent; Short-staying services; Reservation services and support services related to promotion and organisation of tours.

Consultancy, brokerage, real estate auction, land use rights auction, ground preparation.

Plantation of fruit trees, tea, pepper, rubber, coffee, other annual trees, other perennial trees; Growing vegetables, beans and flowers.

Demolition; Installation of electrical systems; Installation of water supply and drainage system; heating and air conditioning systems; Installation of other construction systems.

Completion of construction works; Other specialised construction activities; Architectural activities and technical consulting.

Manufacture of metal structures; Mechanical processing and metal coating.

Freight by road; Motor vehicle rental.

Wholesale of machinery, equipment and spare parts for mining and construction machines.

General house cleaning; Landscape care and maintenance services; Industrial cleaning and specialised projects.

Construction: residential houses, non-residential water works, mining works, processing and manufacturing works, electrical works, water supply and drainage works, telecommunication works, communication, road works, other civil engineering works; Cutting and shaping stone; Construction of other public works.

Agents, brokerage, auction of goods except securities brokerage, insurance, real estate, labor export and marriage with foreign elements.

Machine, constructive equipment for hire.

4. Normal operating cycle

The Company's normal business cycle is 12 months.

5. Business performance characteristics for the period affecting the separate financial statements

The real estate market has not covered, the impacts of the general market situation.

6. The Company's structure

Details of the Company's subsidiary as at March 31, 2026 are as follows:

No.	Name	Chartered capital	% of ownership	Principal activity
1	Nam Sai Gon Real Estate Development and Investment Corporation	VND 280 billion	99.9996%	Real estates business

**LDG INVESTMENT JOINT STOCK COMPANY****NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

The accounting period from January 01, 2026 to March 31, 2026

7. Disclosure of information comparability in the Separate Financial Statements

The selection of figures and information needed to be presented in the separate financial statements has been implemented on the principles of comparability among corresponding accounting periods.

II. ACCOUNTING PERIOD AND REPORTING CURRENCY**1. Accounting period**

The fiscal year is begun on January 01 and ended December 31 annually.

2. Currency in accounting

Vietnamese Dong ("VND") is used as a currency unit for accounting records.

III. ACCOUNTING STANDARDS AND POLICIES**1. Applicable accounting system**

The Company applies Vietnamese Accounting Standards, Vietnamese Accounting System according to Circular No. 99/2025/TT-BTC dated October 27, 2025 effective from January 01, 2026 replacing for Circular No. 200/2014/TT-BTC dated December 22, 2014 and circulars guiding the implementation of accounting standards issued by the Ministry of Finance in preparing and presenting financial statements.

2. Disclosure of compliance with Vietnamese Accounting Standards and the Vietnamese Accounting System

The Company prepares and presents the separate financial statements for the period from January 01, 2026 to March 31, 2026 in compliance with Vietnamese Accounting Standards, the Vietnamese Accounting System and the relevant statutory requirements in Vietnam.

IV. APPLICABLE ACCOUNTING POLICIES**1. Principles of recognition for cash and cash equivalents**

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

2. Principles of recognition for financial investments*Principles of recognition for investments in subsidiaries*

A subsidiary is an enterprise controlled by the Parent Company. Control is achieved when the Parent Company has the ability to control the financial and operating policies of the investee enterprise in order to obtain economic benefits from that enterprise's activities.

Investments in subsidiaries are initially recorded at cost, including the purchase price or capital contribution plus costs directly related to the investment. In case of investment in non-monetary assets, the cost of the investment is recorded according to the fair value of the non-monetary asset at the time of arising.

Dividends and profits of periods before the investment are purchased and accounted for as a decrease in the value of that investment itself. Dividends and profits of periods after the investment is purchased are recorded as revenue. Dividends received in shares are only tracked by the number of additional shares, the value of shares received is not recorded.

Provision for investments in subsidiaries is made when the subsidiaries suffer losses at a level equal to the difference between the actual contributed capital of the parties at subsidiaries and the actual equity multiplied by the Company's capital contribution ratio compared to the total actual capital contribution of the parties at the subsidiaries.

3. Principles of recognition for receivables*Principles of recognition*

Receivables are presented at cost less provisions for doubtful debts.



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

The classification of receivables is carried out according to the following principles:

- Receivables from customers reflect commercial receivables arising from purchase-sale transactions between the Company and the buyer who is an independent unit of the Company, including amounts receivable proceeds from entrusted export for other units.
- Other receivables reflect non-commercial receivables, not related to purchase and sale transactions.

Principles of provision for doubtful debts

Provision for doubtful debts is made for each bad debt based on the overdue age of the debts or the expected level of loss that may occur, specifically as follows:

- For overdue receivables;
- For receivables that are not overdue but are unlikely to be recovered: based on the expected level of loss to set up provisions.

Increase, decrease in provision for doubtful debts balance that need to be made at the end of the accounting period and are recorded in general and administration expenses.

4. Principles of recognition for inventories

Inventories mainly include land, residential land, houses, apartments in urban areas and assets of other real estate projects that have been completed, acquired or being constructed for sale in the Company's ordinary course of operations, not for rental or capital appreciation, and are measured at the lower of cost incurred in bringing each product to its present location and condition and net realisable value.

The cost of real estate goods includes:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction; and
- Borrowing costs, planning and design costs, costs of site preparation, compensation for surface release, consulting fees, land transfer tax, construction overheads and other related costs.

Method of calculation for inventories' value

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and directly relevant costs to inventories.

Net realisable value is the estimated selling price in the ordinary course of the business, based on the market prices at the reporting date and discounted for the time value of money if material, less costs to completion and the estimated cost of sale. The cost of real estate goods are recognised in the Separate Income Statement with reference cost directly incurred on those real estate goods and an allocation of general cost based on the relative size of those real estate goods.

Method of accounting for the inventories

The Company applied the perpetual method to record inventories.

The value of inventory at the end of the period is determined according to the specific identification method.

Method of provision for decline in value of inventories

Provision for decline in value of inventories is made for each inventory with the cost greater than the net realisable value.

Increase, decrease in provision for decline in value of inventories balance that need to be made at the end of the accounting period and are recorded in cost of goods sold.



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

5. Principles of recognition and depreciation for fixed assets

5.1. Principles of recognition and depreciation for tangible fixed assets

Principles of recognition and determining for original cost

Tangible fixed assets are recorded at cost less accumulated depreciation.

The historical cost of tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working conditions for their ready-for-use state.

The historical cost of self-constructed tangible fixed assets are construction costs, actual production costs incurred plus installation and testing costs.

Depreciation method

Tangible fixed assets are depreciated by using the straight-line method over their estimated useful life.

The estimated depreciation life of the tangible fixed assets are as follows:

<input type="checkbox"/> Machinery, equipment	2026 03 – 08 years
<input type="checkbox"/> Office equipment	03 – 08 years

When tangible fixed assets are sold or disposed, their historical cost and accumulated depreciation are written off and profit or loss arising from sale or disposal are recorded in other income or expenses during the period.

5.2. Principles of recognition and amortisation for intangible fixed assets

Principles of recognition and determining for original cost

Intangible fixed assets are recorded at cost less accumulated amortisation.

The historical cost of intangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working conditions for their intended use.

Amortisation method

Intangible fixed assets are amortised using the straight-line method over their estimated useful life.

The estimated amortisation life of the intangible fixed assets are as follows:

<input type="checkbox"/> Software, website and others	2026 02 – 03 years
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6. Principle of business cooperation contract (BCC)

The Company is the party that contributes cash and assets to BCC activities

The Company records initial capital contributions to BCC at cost and reflects them as other receivables.

The Company is the party that receives cash and assets from other parties contributing to BCC activities

The Company records the receiving amounts to BCC at cost and reflects them as other liabilities, not recorded in equity.

6.1. BCC in form of jointly controlled operations

BCC in the form of jointly controlled operations is a joint venture which does not require establishment of a new business entity. Parties shall fulfill obligations and exercise rights according to the BCC. The joint party activities may be carried out alongside other ordinary activities of each parties.

a. The Company is the capital contributor

Capital amounts (in cash or non-monetary assets) contributed to BCC are recorded and reflected in the separate financial statements as assets contributed to joint venture capital based on contractual agreements. The difference between the fair value of the assets received and the value of the capital contribution (if any) is reflected as other income or other expenses.

**LDG INVESTMENT JOINT STOCK COMPANY****NOTES TO THE SEPARATE FINANCIAL STATEMENTS**

The accounting period from January 01, 2026 to March 31, 2026

For revenue, costs, and products related to the contract, the Company records revenue divided from the sale of goods or provision of services, and costs incurred by the joint venture based on the agreements in the contract. For expenses incurred specifically for jointly controlled business activities incurred by the Company, the Company must record the expenses incurred.

b. The company is the recipient of contributed capital

When receiving money or assets from other entities in the BCC, they should be recorded as liabilities, not be recorded to owners' equity. The difference between the fair value of returned asset and the value of contributed capital will be recorded to other income or other expenses.

Revenue, expenses, product earned under BCC is shared on the basis of the contractual agreements on allocation of general and administrative expenses. The regulations on sharing products are confirmed by ventures.

6.2. BCC distributing profit**In case the Company distributes BCC profits**

In case where BCC regulates that other parties joining in BCC enjoy a fixed amount of profit, the Company will record all revenue, expenses and after-tax profit earned under BCC in the Separate Income Statement and all after-tax profits under BCC in the item "Undistributed Earnings" of the Separate Statement of Financial Position.

In case where BCC regulates that other parties joining in BCC will receive profit only when BCC earns profit and also has to suffer from loss, the Company will apply the BCC accounting method on revenue sharing to record revenue, expenses and operating result in correspondent with the receiving portion of BCC.

In case the Company receives profits distributed from BCC

In case where BCC regulates that other parties participating in the BCC are entitled to a fixed profit, the Company records asset rental revenue for the amount divided from the BCC.

In case where BBC regulates that other parties in the BCC can only share profits if the BCC's operating results are profitable, and at the same time must bear losses, the Company records the revenue and expenses corresponding to the portion it is divided from BCC.

7. Principles of recognition for deferred expenses

Deferred expenses comprise the paid incurred expenses but they relate to results of operations from multiple accounting periods. Deferred expenses comprise brokerage fees and commissions, expenses for waiting for allocation of real estate projects and other deferred expenses which expected to provide future economic benefit to the Company.

Deferred expenses are tracked according to each prepayment period incurred, allocated to cost objects of each accounting period and the remaining amount has not been allocated to expenses.

For deferred expenses related to sales costs, the Company will make a later allocation to the estimated unit price of sales costs when the product is put into business.

8. Principles of recognition for payables

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

The classification of payables is carried out according to the following principles:

- Trade paybles reflect commercial payables arising from purchases of goods, services, assets and the seller is an independent unit of the Company, including payables upon import through the trustee.
- Other payables reflect non-commercial payables, not related to purchase and sale transactions.

Trade and other payables at the date of the separate financial statements, if:

- Having a payment term of less than one (1) year (or within a business cycle) is classified as short-term payables.
- Having a payment term of more than one (1) year (or over a business cycle) is classified as long-term payables.



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

9. Principles of recognition for borrowings

Borrowings are total amounts the Company owes to banks, institutions, financial companies and other objects (excluding borrowings under the form of bond or preferred stock issuance which require the issuer to repurchase at a certain time in the future).

The borrowings with payment term of more than 12 months from the date of the separate financial statements are presented as a long-term borrowings. The borrowings with payment term of less than 12 months from the date of the separate financial statements are presented as a short-term borrowings.

10. Principles of recognition and capitalising for borrowing costs

Borrowing costs include interest expenses and other costs incurred in direct relating to these borrowings of the Company.

Borrowing costs are recorded in the Separate Income Statement during the period which they are incurred, except that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that it takes a substantial period of time to get ready for their intended use or sale are capitalised as a part of cost of the respective asset.

11. Principles of recognition for accrued expenses

Accrued expenses reflect the payable amounts for goods and services received but they have not been paid yet due to lack of invoices or insufficient records, accounting documents and the payable amounts to employees in terms of vacation wages, production and business expenses that must be deducted in advance.

12. Principles and methods of recognition for provision for payables

Provision for payables are recognised when the Company has the present obligation as result of the past event, and it is probable that the Company will be required to settle that obligation. Provisions is measured at the Board of Directors' estimate of the expenditure required to settle the obligation as at the statement of financial position date.

13. Principles of recognition for bonds

The Company issues ordinary bonds for long-term borrowing with the issue price equal to the bond par value.

Bond issuance expenses are amortised over time with the bond term on a straight-line basis. At the time of initial recognition, bond issuance expenses are recorded as a decrease in the principal of the bonds. Periodically, such costs are allocated by increasing the principal and recorded into financial expenses or capitalised in accordance with the recognition of interest payable on bonds.

14. Principles of recognition for equity

Owners' contributed capital

Owners' contributed capital is recognised according to the amount of capital contributed by the owners.

Dividend

Dividends are recognised as a liability on the dividend announcement date.

Equity funds

Investment and development fund, bonus and welfare fund are set aside according to the Resolution of the General Meeting of Shareholders according to the approved profit distribution plan.

Retained earnings

Net profit after corporate income tax may be distributed to shareholders after being approved by the General Meeting of Shareholders and after being sett aside for funds under the Company's Charter and Vietnamese laws.



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

15. Principles of recognition for revenue and other income

Revenue from sales and services rendered

Revenue from sales of real estate

Revenue from the sale of real estate which the Company is the investor is recognised when all five (5) following conditions are satisfied:

- The real estate has been completed and transferred to the buyer, the Company has transferred to the buyer the significant risks and rewards of ownership of the real estate;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction flowed or will flow to the Company; and
- The costs incurred for the transaction can be measured reliably.

Revenue from real estate subdivision

Revenue from real estate subdivision, if the plot is transferred the plot to customers (regardless legal procedures for land use right certificate is done or not) with irrevocable contract and is invested by the Company, is recognised when all four (4) following conditions are satisfied:

- Risks and benefits associated with the land use rights are transferred to the buyer;
- The amount of revenue can be measured reliably;
- Costs related to sale of plots can be determined; and;
- Enterprises have received or will surely receive economic benefits from sales of the plots.

Revenue from services rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. When 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 separate statement of financial position date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will be obtained;
- The percentage of completion of the transaction at the statement of financial position date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from construction contract

When the results of construction contract performance are reliably determined and confirmed by the customer, revenue and costs related to the contract is recorded corresponding to the completed work confirmed by the customer in the period reflected on the invoice.

Increases and decreases in construction volume, compensation and other revenue are only recorded as revenue upon the agreement with the customer.

When the results of performance of a construction contract can not be reliably estimated, then: Revenue is only recorded equivalent to the contract costs incurred which repayment is relatively certain; Contract costs are only recorded as expenses when incurred.

Financial income

Financial income is recognised when two (02) conditions are simultaneously satisfied:

- It is probable that the economic benefits associated with the transaction will be obtained, and;
- The amount of revenue can be measured reliably.


LDG INVESTMENT JOINT STOCK COMPANY
NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

Interest income

Interest income is recognised on an accrual basis, determined on the balance of deposit accounts and the actual interest rate of each period.

Other income

Other income are recognised other income which do not come from operating activity of business, including:

- Income from penalty of contracts;
- Income from disposal of fixed assets;
- Others.

16. Principles of recognition for revenue deductions

The adjustment to reduce revenue is made as follows:

Trade discount payables are amount which the company sells at a discount to the listed price for customers who purchase goods in large volumn.

Sales allowances are allowance for buyers because products, goods, services provided have poor quality or do not comply with specifications stipulated in economic contracts.

Sale returns reflect the value of products and goods returned by customers due to reasons such as breach of commitment, breach of economic contract, defective goods, loss of quality, incorrect type, specifications.

17. Principles of recognition for cost of goods sold

Cost of goods sold is the cost of products, goods, services rendered, investment properties; cost of construction products (as to construction enterprise) sold in the period; costs related to trading the investment properties and other costs recorded in the cost of goods sold or recorded a decrease in the cost of goods sold in reporting period. The cost of goods sold is recorded at the date when the transaction incurs or likely to incur in the future regardless payment has been made or not. The cost of goods sold and revenue shall be recorded simultaneously on matching basis. Costs exceeding normal consumption level are recorded immediately to the cost of goods sold on conservatism principle.

18. Principles of recognition for financial expenses

Financial expenses include expenses or losses related to the financial investment activity, expenses of lending and borrowing, expenses of capital contributed to joint ventures and associates, losses from short-term securities transfer, expenses of securities selling transactions; provision for devaluation of financial investment, losses from sale of foreign currencies, losses from foreign exchange and other financial expenses.

Financial expenses are recorded in details for each item incurred for the period and determined reliably when there are sufficient evidences on these expenses.

19. Principles of recognition for selling expenses, general and administration expenses

Selling expenses reflect actual expenses incurred in the process of selling products, goods and providing services.

General and administration expenses are the general management expenses of the enterprise, including labor expenses, social insurance, health insurance, unemployment insurance, and union fees for management employees; office tools and supplies, depreciation and amortisation expenses for enterprise management, land rental fees, business license fees, provision for doubtful debts; outsourced services and other monetary expenses.

20. Principles of recognition for current corporate income tax expenses, deferred income tax income/expense

Income tax expenses represent the sum of the current payable tax and deferred tax.

The current tax payable is based on taxable profit for the period. Taxable profit differs from net profit before tax reported in the separate 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 and deductible.



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the separate financial statements and the corresponding tax bases used in the computation of taxable profit. 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 recorded to the separate income statement and recorded in equity when it relates to items charged or credited directly to equity.

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 corporate income tax is based on the current interpretation of tax regulations. The determination of the corporate income tax is based on the current interpretation of tax regulations on the results of the tax authorities' examinations.

21. Principles of recognition for basic earnings per share*Basic earnings per share*

Basic earnings per share is a Company's profit after tax or loss attribute to shareholders after subtracting bonus and welfare funds for the period and then divided by the number of the weighted average outstanding shares for the period.

Diluted earnings per share

Diluted earnings per share is a Company's profit after tax or loss attribute to shareholders after subtracting bonus and welfare funds for the period and then divided by the weighted average number of outstanding shares for the period and the weighted average of number of outstanding shares that would be issued in case the diluted potential ordinary shares are converted into the common shares.

Basic earnings per share and diluted earnings per share for parent company that is joint stock company are presented in the Consolidated Financial Statements, not in the Separate Financial Statements.

22. Related parties

Parties is considered to be related parties of the Company if one party has the ability to control the other party or has significant influence to the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. The above related parties can be enterprise or individual, including close members of the family of any such individual.

V. SUPPLEMENTAL INFORMATION FOR ITEMS SHOWN IN THE SEPARATE STATEMENT OF FINANCIAL POSITION

Unit: VND

1. Cash and cash equivalents

	March 31, 2026	January 01, 2026
Cash on hand	318,903,809	519,526,206
Cash in banks	4,644,538,499	50,804,988,229
Cash equivalents	-	1,560,979,000,000
<i>Under 3-months term deposits (*)</i>	-	<i>1,560,979,000,000</i>
Total	4,963,442,308	1,612,303,514,435

(*) As at March 31, 2026, the balance is presented as Other current assets, code 165 according to regulation in Circular No 99/2025/TT-BTC dated October 27, 2025 issued by Department of Finance.



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

2. Financial investments

	March 31, 2026			January 01, 2026		
	Original cost	Fair value (*)	Provision	Original cost	Fair value (*)	Provision
<i>Investments in equity of other entities</i>						
- Investment in subsidiary	358,000,000,000	-	(6,417,232,227)	358,000,000,000	-	(6,417,232,227)
Nam Sai Gon Real Estate Development and Investment Corporation (**)	358,000,000,000	-	(6,417,232,227)	358,000,000,000	-	(6,417,232,227)
Total	358,000,000,000	-	(6,417,232,227)	358,000,000,000	-	(6,417,232,227)

(*) At the reporting date, the Company has not determined the fair value of the investments to disclose in the separate financial statements because there are no listed prices in the market, and the Vietnamese Accounting Standards and the Vietnamese Accounting System do not currently provide guidance on how to calculate fair value using valuation techniques.

(**) LDG owns 27,999,900 shares of Nam Sai Gon Real Estate Development and Investment Corporation (equivalent to VND 279,999,000,000), equivalent to 99.9996% the total registered charter capital of according to the Enterprise Registration Certificate No. 0307702880 issued the 18th amendment on March 06, 2026 by the Department of Finance of Ho Chi Minh City.

Up to now, the projects of the subsidiary have not been continued and the Company is attempting to supply the documentation to the authorities in order to promptly reset these projects.

Transactions with subsidiary in the period:

	Quarter I current year	Quarter I prior year	The period ended March 31, 2026	The period ended March 31, 2025
- Refund of received deposit	516,613,613	1,893,499,998	516,613,613	1,893,499,998



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

3. Short-term trade receivables

	March 31, 2026		January 01, 2026	
	Original cost	Provision (see Note V.6)	Original cost	Provision (see Note V.6)
Gold Star Tay Do Construction One Member Limited Liability Company	206,592,501,814	-	206,592,501,814	-
Individual customers buying real estate projects of the Company	59,635,892,895	(11,974,035,156)	60,500,893,153	(11,974,035,156)
Others	39,218,188,958	(38,383,566,332)	39,218,188,958	(38,383,566,332)
Total	305,446,583,667	(50,357,601,488)	306,311,583,925	(50,357,601,488)

4. Advances to suppliers

	March 31, 2026		January 01, 2026	
	Original cost	Provision (see Note V.6)	Original cost	Provision (see Note V.6)
a. Short-term advances to suppliers				
Dai Tinh Phat Construction Investment Corporation	179,975,517,901	-	178,734,717,901	-
Smart Business Joint Stock Company	122,532,284,220	(48,547,789,610)	122,532,284,220	(48,547,789,610)
Phu Binh Construction Company Limited	388,934,188,895	-	387,850,000,000	-
Bac Phuoc Kien Joint Stock Company	210,158,028,500	-	210,158,028,500	-
Others	66,755,511,163	(25,585,672,854)	66,953,293,133	(25,585,672,854)
Total	968,355,530,679	(74,133,462,464)	966,228,323,754	(74,133,462,464)

b. Short-term advances to suppliers are the related parties

Smart Business Joint Stock Company - the related party of Mr Nguyen Quang Ninh	122,532,284,220	(48,547,789,610)	122,532,284,220	(48,547,789,610)
Total	122,532,284,220	(48,547,789,610)	122,532,284,220	(48,547,789,610)



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

5. Other receivables

	March 31, 2026		January 01, 2026	
	Original cost	Provision (see Note V.6)	Original cost	Provision (see Note V.6)
a. Other short-term receivables				
Advances	141,158,841,487	(63,117,004,256)	138,869,453,607	(63,117,004,256)
Short-term deposits, mortgages, pledges	723,962,090,265	(177,131,759,405)	663,977,090,265	(159,071,224,586)
+ Bac Phuoc Kien Joint Stock Company	588,000,000,000	(176,993,241,223)	528,000,000,000	(158,932,706,404)
+ Gold Star Tay Do Construction One Member Limited Liability Company	126,857,420,181	-	126,857,420,181	-
+ Other short-term deposits, mortgages, pledges	9,104,670,084	(138,518,182)	9,119,670,084	(138,518,182)
Receivable from advances under the brokage contract	8,113,827,322	(2,434,148,197)	8,113,827,322	(2,434,148,197)
Payment on the behalf	633,960,000	(188,442,000)	633,960,000	(188,442,000)
Deposits for receiving shares transfer	1,011,299,999,999	(67,499,999,999)	1,011,299,999,999	(67,499,999,999)
+ Hai Duy Joint Stock Company	943,800,000,000	-	943,800,000,000	-
+ Van Huong Company Limited	67,499,999,999	(67,499,999,999)	67,499,999,999	(67,499,999,999)
Other short-term receivables	263,395,154,064	(114,977,984,734)	254,152,905,699	(114,977,984,734)
+ Giang Dien Tourist Joint- Stock Company	36,000,000,000	(25,200,000,000)	36,000,000,000	(25,200,000,000)
+ Bac Phuoc Kien Joint Stock Company	168,907,703,699	(75,512,292,589)	168,907,703,699	(75,512,292,589)
+ Others	58,487,450,365	(14,265,692,145)	49,245,202,000	(14,265,692,145)
Total	2,148,563,873,137	(425,349,338,591)	2,077,047,236,892	(407,288,803,772)
b. Other long-term receivables				
Long-term deposits, mortgages, pledges	205,677,650,200	(58,572,240,874)	265,677,650,200	(76,632,775,693)
+ Bac Phuoc Kien Joint Stock Company	194,586,400,000	(58,572,240,874)	254,586,400,000	(76,632,775,693)
+ Others	11,091,250,200	-	11,091,250,200	-
Capital contributed in business/investment cooperation	1,271,739,839,867	(138,402,620,303)	1,257,406,069,244	(138,402,620,303)
+ Hai Duy Joint Stock Company	1,074,021,810,864	-	1,059,688,040,241	-
+ Giang Dien Tourist Joint- Stock Company	197,718,029,003	(138,402,620,303)	197,718,029,003	(138,402,620,303)
Deposits for receiving land use right transfer	70,639,497,380	(49,171,943,622)	70,639,497,380	(49,171,943,622)
Total	1,548,056,987,447	(246,146,804,799)	1,593,723,216,824	(264,207,339,618)



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

6. Bad debts

	Original cost	Recoverable value	March 31, 2026 Debtors	Original cost	Recoverable value	January 01, 2026 Debtors
a. Short-term trade receivables						
Individual customers buying real estate projects of the Company	15,685,833,745	3,711,798,589	Receivables overdue more than 3 years	15,685,833,745	3,711,798,589	Receivables overdue more than 3 years
Mr Le Van Tuan	32,450,265,000	-	Impaired receivables	32,450,265,000	-	Impaired receivables
Mr Le Dang Hai Dang	5,713,000,008	-	Receivables overdue more than 3 years	5,713,000,008	-	Receivables overdue more than 3 years
Others	1,054,923,950	834,622,626	Impaired receivables	1,054,923,950	834,622,626	Impaired receivables
Total	54,904,022,703	4,546,421,215		54,904,022,703	4,546,421,215	
b. Short-term advances to suppliers						
Smart Business Joint Stock Company	122,532,284,220	73,984,494,610	Impaired receivables	122,532,284,220	73,984,494,610	Impaired receivables
Smart Development and Investment Joint Stock Company	55,850,790,473	39,095,553,331	Impaired receivables	55,850,790,473	39,095,553,331	Impaired receivables
Others	8,830,435,712	-	Impaired receivables	8,830,435,712	-	Impaired receivables
Total	187,213,510,405	113,080,047,941		187,213,510,405	113,080,047,941	
c. Other short-term receivables						
Bac Phuoc Kien Joint Stock Company	107,924,703,699	32,412,411,110	Impaired receivables	107,924,703,699	32,412,411,110	Impaired receivables
Bac Phuoc Kien Joint Stock Company	588,000,000,000	411,006,758,777	Impaired receivables	528,000,000,000	369,067,293,596	Impaired receivables
Advance	141,052,841,487	77,935,837,231	Impaired receivables	138,763,453,607	75,646,449,351	Impaired receivables
Others	67,499,999,999	-	Receivables overdue more than 3 years	67,499,999,999	-	Receivables overdue more than 3 years
Others	82,928,067,338	40,701,266,814	Impaired receivables	82,928,067,338	40,701,266,814	Impaired receivables
Total	987,405,612,523	562,056,273,932		925,116,224,643	517,827,420,871	





LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

6. Bad debts (continued)

	Original cost	Recoverable value	March 31, 2026 Debtors	Original cost	Recoverable value	January 01, 2026 Debtors
<i>d. Other long-term receivables</i>						
Giang Dien Tourist Joint-Stock Company	268,357,526,383	80,782,962,458	Impaired receivables	268,357,526,383	80,782,962,458	Impaired receivables
Bac Phuoc Kien Joint Stock Company	194,586,400,000	136,014,159,126	Impaired receivables	254,586,400,000	177,953,624,307	Impaired receivables
Total	<u>462,943,926,383</u>	<u>216,797,121,584</u>		<u>522,943,926,383</u>	<u>258,736,586,765</u>	
Total	<u>1,692,467,072,014</u>	<u>896,479,864,672</u>		<u>1,690,177,684,134</u>	<u>894,190,476,792</u>	





LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

7. Inventories

	Original cost	March 31, 2026 Provision	Original cost	January 01, 2026 Provision
Work in progress	1,239,588,459,212	(36,230,445,468)	783,193,696,144	(36,230,445,468)
- <i>Giang Dien Service - Residential Area Project (Zone A)</i>	145,302,984,046	-	145,285,821,722	-
- <i>Tan Thinh Residential Area Project</i>	527,457,839,290	-	523,431,817,471	-
- <i>Commercial and Service Area under Giang Dien Service - Residential Area Project (Zone A)</i>	80,026,389,901	(36,230,445,468)	80,054,725,217	(36,230,445,468)
- <i>Expansion resettlement area behind the Ethnic Minority Boarding School Project in O Mon District, Can Tho City</i>	13,575,682,250	-	13,574,142,775	-
- <i>Townhouse Project in Giang Dien Service - Residential Area (Area A)</i>	21,339,220,777	-	20,847,188,959	-
- <i>Apartment Complex Lot C1 Project at Lot C1, Binh Nguyen New Urban Area, Dong Hoa Ward, Ho Chi Minh City</i>	451,886,342,948	-	-	-
- <i>Other projects</i>	-	-	-	-
Real estate goods	118,509,179,877	-	118,509,179,877	-
- <i>Phu An Residential Area Project in Bien Hoa City, Dong Nai Province</i>	42,277,096,326	-	42,277,096,326	-
- <i>Giang Dien Waterfall Low Density Residential Area and Ecotourism Project</i>	45,538,307,551	-	45,538,307,551	-
- <i>Residential project in Giang Dien Commune, Trang Bom District, Dong Nai Province</i>	30,693,776,000	-	30,693,776,000	-
Total	<u>1,358,097,639,089</u>	<u>(36,230,445,468)</u>	<u>901,702,876,021</u>	<u>(36,230,445,468)</u>

As at March 31, 2026, the Company mortgaged a number of products of work in progress to secure the borrowings at Vietnam Prosperity Joint Stock Commercial Bank and Saigon Thuong Tin Commercial Joint Stock Bank.

8. Other current assets

These are the 76 days term deposits from February 13, 2026 to April 30, 2026 with interest rate of 4.75% per annum, were funded from the Company's current account at Military Commercial Joint Stock Bank ("the Bank"). This current account has been authorized for the Bank to manage the deposits by the Company. As at March 31, 2026, the deposits were pledged and restricted by the Bank to secure the Company's obligations. As at December 31, 2025, the term deposits were recorded as cash equivalents according to Circular 200/2014/TT-BTC dated December 22, 2014.



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

9. Tangible fixed assets

	Machinery and equipments	Office equipments	Total
Original cost			
Opening balance	458,318,182	1,875,969,187	2,334,287,369
Closing balance	<u>458,318,182</u>	<u>1,875,969,187</u>	<u>2,334,287,369</u>
Accumulated depreciation			
Opening balance	458,318,182	1,875,969,187	2,334,287,369
Closing balance	<u>458,318,182</u>	<u>1,875,969,187</u>	<u>2,334,287,369</u>
Net book value			
Opening balance	-	-	-
Closing balance	<u>-</u>	<u>-</u>	<u>-</u>

As at March 31, 2026, the Company's tangible fixed assets' original cost which have been fully depreciated but still in use is VND 2,344,287,369 (as at December 31, 2025: VND 2,344,287,369).

10. Intangible fixed assets

	Website	Software	Total
Original cost			
Opening balance	105,000,000	1,282,561,429	1,387,561,429
Closing balance	<u>105,000,000</u>	<u>1,282,561,429</u>	<u>1,387,561,429</u>
Accumulated amortisation			
Opening balance	105,000,000	1,282,561,429	1,387,561,429
Charge for the period	-	-	-
Closing balance	<u>105,000,000</u>	<u>1,282,561,429</u>	<u>1,387,561,429</u>
Net book value			
Opening balance	-	-	-
Closing balance	<u>-</u>	<u>-</u>	<u>-</u>

As at March 31, 2026, the Company's intangible fixed assets' original cost which have been fully amortised but still in use is VND 1,387,561,429 (as at December 31, 2025: VND 1,387,561,429).

11. Long-term work in progress

	March 31, 2026		January 01, 2026	
	Original cost	Recoverable value	Original cost	Recoverable value
Apartment Complex Lot C1 Project at Lot C1, Binh Nguyen New Urban Area, Dong Hoa Ward, Ho Chi Minh City	-	-	448,976,097,908	448,976,097,908
Project in Phuoc Tan Commune, Dong Nai Province	65,204,831,013	65,204,831,013	65,204,831,013	65,204,831,013
Other projects	34,363,256,613	34,363,256,613	34,363,256,613	34,363,256,613
Total	<u>99,568,087,626</u>	<u>99,568,087,626</u>	<u>548,544,185,534</u>	<u>548,544,185,534</u>



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

12. Deferred expenses

	March 31, 2026	January 01, 2026
Short-term deferred expenses		
Brokerage fees and commissions	187,622,891,368	61,032,164,033
Expenses waiting for allocation of real estate projects	169,947,414,450	56,459,254,702
Other short-term deferred expenses	133,998,677	216,952,055
Total	357,704,304,495	117,708,370,790
Long-term deferred expenses		
Brokerage fees and commissions	-	126,590,727,335
Expenses waiting for allocation of real estate projects	22,678,049,867	133,096,144,308
Other long-term deferred expenses	299,343,382	266,051,563
Total	22,977,393,249	259,952,923,206

13. Short-term trade payables

	Amount	March 31, 2026 Amount able to paid off	Amount	January 01, 2026 Amount able to paid off
a. Short-term trade payables				
Mien Dong Joint Stock Company	36,573,244,178	36,573,244,178	36,573,244,178	36,573,244,178
One Truss Construction and Investment Joint Stock Company	18,524,164,191	18,524,164,191	18,524,164,191	18,524,164,191
Phuc Thuan Phat Construction and Trading Joint Stock Company	16,510,348,588	16,510,348,588	16,510,348,588	16,510,348,588
Others	66,416,155,763	66,416,155,763	65,197,958,233	65,197,958,233
Total	138,023,912,720	138,023,912,720	136,805,715,190	136,805,715,190
b. Unpaid overdue debts				
Mien Dong Joint Stock Company	23,840,261,262	23,840,261,262	23,840,261,262	23,840,261,262
One Truss Construction and Investment Joint Stock Company	9,739,224,383	9,739,224,383	9,739,224,383	9,739,224,383
Phuc Thuan Phat Construction and Trading Joint Stock Company	11,452,632,462	11,452,632,462	11,452,632,462	11,452,632,462
Others	23,768,791,919	23,768,791,919	22,307,926,621	22,307,926,621
Total	68,800,910,026	68,800,910,026	67,340,044,728	67,340,044,728

14. Short-term advances from customers

	March 31, 2026	January 01, 2026
Customers pay in advance according to the contract progress to buy real estate goods of the Company's projects	398,175,660,532	411,299,301,429
Bac Phuoc Kien Joint Stock Company	59,225,000,000	59,225,000,000
Others	100,015,210	100,015,210
Total	457,500,675,742	470,624,316,639



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

15. Taxes and other payables to the State Budget

a. Short-term taxes and other payables to the State Budget

	January 01, 2026	Payable for the period	Paid/off-set for the period	March 31, 2026
Personal income tax	289,793,776	514,973,202	328,469,750	476,297,228
Land rental, non-agricultural land use tax	1,480,673,452	-	1,480,673,452	-
Others	26,052,151	17,543,150	3,357,903	40,237,398
Total	1,796,519,379	532,516,352	1,812,501,105	516,534,626

b. Taxes and other receivables from the State Budget

	January 01, 2026	Adjusted during the period	Deducted during the period	March 31, 2026
Value added tax	4,298,158,130	-	-	4,298,158,130
Corporate income tax	5,513,669	-	-	5,513,669
Total	4,303,671,799	-	-	4,303,671,799

c. Describe of deterring taxes, fees and charges payables

Value added tax

The Company pays value added tax according to the deduction method. Value added tax rates are as follows:

	Tax rate
- Value added tax rate on exports:	0%
- Goods and services not specified in Articles 4, 17, 19 of Circular 181/2025/TT-BTC:	10%
- Loan services by taxpayers who are not credit institutions; Transfer of land use rights; shares transfer, securities transfer:	Not subject to VAT

During the period, the Company is entitled to a 2% reduction in value added tax rate for items of goods and services that are currently subject to a 10% tax rate according to Decree 174/2025/ND-CP dated June 30, 2025 effective from July 01, 2025 to December 31, 2026 (except items of goods and services in Appendix I, II attached to the decree).

Corporate income tax

Income from main activities and other business activities is subject to corporate income tax at a tax rate of 20%.

Land rental

The Company must pay land rent for the land area at Trang Bom Commune, Dong Nai Province with rental unit price:

	Rental unit price
- Land for urban service works	VND 15,000/m ² /year
- Land for head works	VND 17,500/m ² /year

Non-agricultural land use tax

Non-agricultural land use tax according to periodic declarations.

15. Taxes and other payables to the State Budget (continued)

Other taxes

The Company declares and pays as required statutory.



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

16. Short-term accrued expenses

	March 31, 2026	January 01, 2026
Accrued expenses for Giang Dien Service - Residential Area Project (Zone A)	441,006,928,513	443,758,302,651
Accrued expenses for Project of Commercial and Service Area under Giang Dien Service - Residential Area (Zone A)	21,040,585,823	20,973,710,139
Accrued expenses for Apartment project cluster B, a part of 13E Residential Area (Southern), New Urban Area in the South of the city, Phong Phu Commune, Binh Chanh District, HCM City	20,819,184,107	20,819,184,107
Accrued expenses for Tan Thinh Residential Area Project	73,300,863,484	75,981,467,350
Accrued expenses for Expansion resettlement area behind the Ethnic Minority Boarding School Project in O Mon District, Can Tho City	19,046,474,263	19,056,045,899
Accrued expenses for other projects	1,194,233,647	1,194,233,647
Borrowing and bond interest expenses	183,032,206,999	167,223,338,406
Others	375,636,363	627,008,493
Total	759,816,113,199	749,633,290,692

17. Other payables

	March 31, 2026	January 01, 2026
a. Other short-term payables		
Trade union fee	34,445,160	50,631,035
Social insurance, health insurance, unemployment insurance	3,183,532,672	3,800,604,527
On behalf receives	144,264,470,470	142,349,464,715
Deposits, mortgages, pledges received	2,152,889,131,783	2,120,443,553,924
+ Deposits received for buying apartments in Apartment Complex Lot C1 (LDG Sky)	232,354,582,275	199,909,004,416
+ Deposits received for performing the contract in Apartment Complex Lot C1 (LDG Sky)	1,912,203,549,508	1,912,203,549,508
+ Deposit received for performing the contracts and buying real estate in other projects	8,331,000,000	8,331,000,000
Payable for liquidation of deposit agreement - Nam Sai Gon Real Estate Development and Investment Corporation	62,330,391,100	62,847,004,713
Interest payable on investment cooperation - Dai Thinh Phat Construction Investment Corporation	260,106,646,719	260,166,646,719
Interest payable on investment cooperation - other	9,304,591,041	5,446,935,807
Borrowing and bond interest payables	116,301,576,570	117,240,768,693
Other payables for the liquidated customers of projects	323,189,177,203	300,721,577,341
+ Payables for the liquidated customers in Apartment Complex Lot C1 (LDG Sky)	222,289,659,386	225,251,139,856
+ Payables for the liquidated customers in Tan Thinh Residential Area Project	95,765,761,216	70,620,174,763
+ Payables for the liquidated customers in other projects	5,133,756,601	4,850,262,722
Other payables	134,917,145,131	136,485,682,243
+ Nam Sai Gon Real Estate Development and Investment Corporation	13,988,596,045	13,988,596,045
+ Dat Xanh Mien Nam Service and Investment Joint Stock Company	56,708,699,189	56,708,699,189
+ Others	64,219,849,897	65,788,387,009
Total	3,206,521,107,849	3,149,552,869,717



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

17. Other payables (continued)

	March 31, 2026	January 01, 2026
b. Other long-term payables		
Investment cooperation payable - Dai Thinh Phat Construction Investment Corporation	936,274,740,000	936,274,740,000
Investment cooperation payable - other	305,980,000,000	306,008,500,000
Deposit received for contract performance of Commercial and Service Area under Giang Dien Service - Residential Area Project (Zone A)	4,437,414,785	4,395,736,483
Total	1,246,692,154,785	1,246,678,976,483
c. Unpaid overdue other payables		
Trade union fee	34,445,160	50,631,035
Social insurance, health insurance, unemployment insurance	3,183,532,672	3,800,604,527
Interest payable on investment cooperation	260,106,646,719	260,166,646,719
Bond interest expenses	20,968,252,029	20,968,252,029
Borrowing interest expenses	95,333,324,541	96,272,516,664
Nam Sai Gon Real Estate Development and Investment Corporation	76,318,987,145	73,952,800,760
Payables for the liquidated customers in Apartment Complex Lot C1 (LDG Sky)	222,279,659,386	225,251,139,856
Payables for the liquidated customers in Tan Thinh Residential Area Project	67,957,646,144	44,432,197,910
Payables for the liquidated customers in other projects	3,087,545,384	3,037,545,384
Others	746,502,965	1,153,387,841
Total	750,016,542,145	729,085,722,725



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

18. Borrowings and financial lease liabilities

	Amount	March 31, 2026 Amount able to paid off	During the period		Amount	January 01, 2026 Amount able to paid off
			Increase	Decrease		
a. Short-term borrowings						
Vietnam Prosperity Joint Stock Commercial Bank	197,940,238,333	197,940,238,333	-	-	197,940,238,333	197,940,238,333
Southeast Asia Commercial Joint Stock Bank	-	-	-	43,181,982,680	43,181,982,680	43,181,982,680
Current portion of long-term borrowings:	536,399,990,000	536,399,990,000	-	-	536,399,990,000	536,399,990,000
- Bonds LDGH2123002 (*)	186,400,000,000	186,400,000,000	-	-	186,400,000,000	186,400,000,000
- Sai Gon Thuong Tin Commercial Joint Stock Bank ("Sacombank")	349,999,990,000	349,999,990,000	-	-	349,999,990,000	349,999,990,000
Total	734,340,228,333	734,340,228,333	-	43,181,982,680	777,522,211,013	777,522,211,013
b. Long-term borrowings						
Sacombank	349,999,990,000	349,999,990,000	-	-	349,999,990,000	349,999,990,000
Bonds LDGH2123002 (*)	186,400,000,000	186,400,000,000	-	-	186,400,000,000	186,400,000,000
	536,399,990,000	536,399,990,000	-	-	536,399,990,000	536,399,990,000
Current portion of long-term borrowings:	(536,399,990,000)	(536,399,990,000)	-	-	(536,399,990,000)	(536,399,990,000)
- Bonds LDGH2123002 (*)	(186,400,000,000)	(186,400,000,000)	-	-	(186,400,000,000)	(186,400,000,000)
- Sacombank	(349,999,990,000)	(349,999,990,000)	-	-	(349,999,990,000)	(349,999,990,000)
Total	-	-	-	-	-	-

(*) Bond code LDGH2123002 with total issued amount of VND 400,000,000,000, bond par value of VND 100,000,000, number of bonds issued is 4,000 bonds. The term of bonds is 24 months with maturity date at December 10, 2023. The purpose of issuing bonds is to increase the scale of business operating capital, the interest rate is 11.5% per annum from the date of issuance to, and excluding the full 12-month from the date of issuance, and 12% per annum from the full 12-month from date of issuance up to, and excluding the maturity date. Bond interest is paid once a month. As at end of report's date, the Company repurchased 336 bonds, equivalent to a amount of VND 33,600,000,000 (as at December 12, 2022) and offset 1,800 bonds, equivalent to a amount of VND 180,000,000,000 with the receivables from Bao Minh Chau Estate JSC.



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

18. Borrowings and financial lease liabilities (continued)

	March 31, 2026	January 01, 2026
Bonds issued	400,000,000,000	400,000,000,000
Bond issuance expenses	(14,309,722,509)	(14,309,722,509)
Allocated bond issuance expenses	14,309,722,509	14,309,722,509
Repurchased bonds issued	<u>(213,600,000,000)</u>	<u>(213,600,000,000)</u>
Total	<u>186,400,000,000</u>	<u>186,400,000,000</u>

c. Unpaid overdue borrowings

	March 31, 2026		January 01, 2026	
	Principal	Interest	Principal	Interest
Vietnam Prosperity Joint Stock Commercial Bank	197,940,238,333	13,064,343,138	197,940,238,333	13,064,343,138
Southeast Asia Commercial Joint Stock Bank	-	-	43,181,982,680	2,185,766,916
Sacombank	349,999,990,000	82,268,981,403	300,000,012,000	81,022,406,610
Bonds LDGH2123002	186,400,000,000	20,968,252,029	186,400,000,000	20,968,252,029
Total	<u>734,340,228,333</u>	<u>116,301,576,570</u>	<u>727,522,233,013</u>	<u>117,240,768,693</u>

Reason for unpaid

These borrowings (including principals and in-term interests) has not been paid yet due to facing financial difficulties in the previous years, the Company is trying in the progress of arranging assets/funding sources to settle the payment.

19. Bonus and welfare funds

Opening balance	40,360,183,541
Charged for the period	-
Used for the period	<u>(498,766,000)</u>
Closing balance	<u>39,861,417,541</u>

20. Provision for payables

Provision for payables presented provision for construction warranty.



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

21. Equity

a. Movement in owners' equity

Items	Owners' contributed capital	Share premium	Treasury shares	Investment and development fund	Retained earnings	Total
Prior year's opening balance	2,569,725,850,000	(66,000,000)	(7,652,400,000)	37,040,429,688	(1,323,089,559,284)	1,275,958,320,404
Transfer from investment and development fund to retained earnings for the year	-	-	-	(37,040,429,688)	37,040,429,688	-
Transfer from share premium to retained earnings for the year	-	66,000,000	-	-	(66,000,000)	-
Profit/(loss) for the year	-	-	-	-	100,171,265,673	100,171,265,673
Recover shares issued under the ESOP program and shares by accompanying dividends	-	-	(5,914,960,000)	-	5,914,960,000	-
Prior year's closing balance	2,569,725,850,000	-	(13,567,360,000)	-	(1,180,028,903,923)	1,376,129,586,077
Current period's opening balance	2,569,725,850,000	-	(13,567,360,000)	-	(1,180,028,903,923)	1,376,129,586,077
Profit for the period	-	-	-	-	(13,970,366,914)	(13,970,366,914)
Current period's closing balance	2,569,725,850,000	-	(13,567,360,000)	-	(1,193,999,270,837)	1,362,159,219,163





LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

21. Equity (continued)

b. Details of owners contributed capital

	Rate of shareholding	March 31, 2026	January 01, 2026
Contributed capital from shareholders	100%	2,569,725,850,000	2,569,725,850,000

c. Capital transactions with owners and distribution of dividends, profits

	The period ended March 31, 2026	The period ended March 31, 2025
Owners' equity		
Contributed capital at the opening balance	2,569,725,850,000	2,569,725,850,000
Contributed capital at the closing balance	2,569,725,850,000	2,569,725,850,000
Dividends, profit distributed	-	-

d. Shares

	March 31, 2026	January 01, 2026
Number of shares registered to issue (including number of shares issued to pay dividends)	256,972,585	256,972,585
Number of shares issued to the public	256,972,585	256,972,585
- Ordinary shares	256,972,585	256,972,585
Number of treasury shares	1,356,736	1,356,736
- Ordinary shares	1,356,736	1,356,736
Number of outstanding shares	255,615,849	255,615,849
- Ordinary shares	255,615,849	255,615,849
Par value of outstanding shares: VND 10,000.		

Net profit after corporate income tax of the First Quarter of 2026 decreased with amount of VND 28,289,285,193 equivalent to 197.57% compared to the same period of prior year. The fluctuation is mainly due to the significant decreasing of revenue from sales and services rendered in this quarter compared to the same period of prior year.

VI. SUPPLEMENTAL INFORMATION FOR ITEMS SHOWN IN THE SEPARATE INCOME STATEMENT

Unit: VND

1. Net revenue from sales and services rendered

	Quarter I current year	Quarter I prior year	The period ended March 31, 2026	The period ended March 31, 2025
<i>Revenue from sales and services rendered</i>				
Sales of goods, products sold	-	77,158,113,981	-	77,158,113,981
Other sales	-	-	-	-
Total	-	77,158,113,981	-	77,158,113,981
<i>Revenue deduction</i>				
Sale returns	9,831,461,787	-	9,831,461,787	-
<i>Net revenue from sales and services rendered</i>				
Net sales of goods sold	(9,831,461,787)	77,158,113,981	(9,831,461,787)	77,158,113,981
Other net sales	-	-	-	-
Total	(9,831,461,787)	77,158,113,981	(9,831,461,787)	77,158,113,981



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

2. Cost of goods sold

	Quarter I current year	Quarter I prior year	The period ended March 31, 2026	The period ended March 31, 2025
Cost of goods, products sold	(6,623,351,111)	19,194,466,722	(6,623,351,111)	19,194,466,722
Other cost of goods sold	-	-	-	-
Total	<u>(6,623,351,111)</u>	<u>19,194,466,722</u>	<u>(6,623,351,111)</u>	<u>19,194,466,722</u>

3. Financial income

	Quarter I current year	Quarter I prior year	The period ended March 31, 2026	The period ended March 31, 2025
Bank and loan interest income	22,154,983,913	729,196	22,154,983,913	729,196
Total	<u>22,154,983,913</u>	<u>729,196</u>	<u>22,154,983,913</u>	<u>729,196</u>

4. Financial expenses

	Quarter I current year	Quarter I prior year	The period ended March 31, 2026	The period ended March 31, 2025
Bonds and borrowings interest expenses	10,173,998,287	11,778,131,146	10,173,998,287	11,778,131,146
Provision for decline in the value of long-term investments	-	-	-	-
Investment cooperation expenses	17,409,201,041	24,069,324,153	17,409,201,041	24,069,324,153
Others	6,121,000	115,493,886	6,121,000	115,493,886
Total	<u>27,589,320,328</u>	<u>35,962,949,185</u>	<u>27,589,320,328</u>	<u>35,962,949,185</u>

5. Selling expenses

	Quarter I current year	Quarter I prior year	The period ended March 31, 2026	The period ended March 31, 2025
Labor expenses	1,041,310,230	939,807,934	1,041,310,230	939,807,934
Outsourced service expenses	4,500,000	-	4,500,000	-
Other monetary expenses	65,359,461	265,757,868	65,359,461	265,757,868
Total	<u>1,111,169,691</u>	<u>1,205,565,802</u>	<u>1,111,169,691</u>	<u>1,205,565,802</u>

6. General and administration expenses

	Quarter I current year	Quarter I prior year	The period ended March 31, 2026	The period ended March 31, 2025
Labor expenses	4,212,990,421	4,017,192,592	4,212,990,421	4,017,192,592
Tools and supplies	34,780,372	2,015,832	34,780,372	2,015,832
Depreciation and amortisation expenses	-	45,079,167	-	45,079,167
Provision expenses	-	-	-	-
Outsourced service expenses	1,147,897,703	1,448,546,023	1,147,897,703	1,448,546,023
Taxes, fees and charges	-	5,000,000	-	5,000,000
Other monetary expenses	89,679,142	82,800,703	89,679,142	82,800,703
Total	<u>5,485,347,638</u>	<u>5,600,634,317</u>	<u>5,485,347,638</u>	<u>5,600,634,317</u>



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

7. Other income

	Quarter I current year	Quarter I prior year	The period ended March 31, 2026	The period ended March 31, 2025
Income from penalty	1,652,449,118	-	1,652,449,118	-
Others	159,091,216	222,018,183	159,091,216	222,018,183
Total	1,811,540,334	222,018,183	1,811,540,334	222,018,183

8. Other expenses

	Quarter I current year	Quarter I prior year	The period ended March 31, 2026	The period ended March 31, 2025
Penalty for administrative fines, tax violations...	35,581,850	773,075,396	35,581,850	773,075,396
Penalty of economic contracts	507,360,978	325,251,659	507,360,978	325,251,659
Others	-	-	-	-
Total	542,942,828	1,098,327,055	542,942,828	1,098,327,055

9. Corporate income tax

	Quarter I current year	Quarter I prior year	The period ended March 31, 2026	The period ended March 31, 2025
Current corporate income tax expenses	-	-	-	-
Deferred corporate income tax income/expenses	-	-	-	-

10. Production and business costs by element

	Quarter I current year	Quarter I prior year	The period ended March 31, 2026	The period ended March 31, 2025
Tools and supplies	34,780,372	2,015,832	34,780,372	2,015,832
Labor expenses	5,254,300,651	4,957,000,526	5,254,300,651	4,957,000,526
Depreciation and amortisation expenses	-	45,079,167	-	45,079,167
Outsourced service expenses	1,152,397,703	1,448,546,023	1,152,397,703	1,448,546,023
Other monetary expenses	155,038,603	353,558,571	155,038,603	353,558,571
Total	6,596,517,329	6,806,200,119	6,596,517,329	6,806,200,119

VII. SUPPLEMENTAL INFORMATION FOR ITEMS SHOWN IN THE SEPARATE CASH FLOW STATEMENT

Unit: VND

1. Cash, cash equivalents without use

	March 31, 2026	January 01, 2026
Cash equivalents	-	1,560,979,000,000
Other current assets	1,560,979,000,000	-
Total	1,560,979,000,000	1,560,979,000,000

The term deposits has term under 3-months as the signed contracts dated February 13, 2026 at Military Commercial Joint Stock Company ("MB") and are being restricted by MB to secure the Company's obligation.

2. Non-monetary transactions that affect the cash flow statement in the future

Not applicable



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

3. Proceeds from borrowings during the period

	The period ended March 31, 2026	The period ended March 31, 2025
Proceeds from borrowings	-	-

4. Repayments of principal borrowings during the period

	The period ended March 31, 2026	The period ended March 31, 2025
Repayments of borrowings	43,181,982,680	180,995,702,619

VIII. OTHER INFORMATION

Unit: VND

1. Contingent liabilities, commitments and other financial information

There are no contingent liabilities, commitments and other financial information that affect the preparation and presentation of the separate financial statements.

2. Subsequent events

No significant events occurred after the end of the reporting period up to the date of issuance of the separate financial statements.

3. Related parties transactions and balances

Under the Vietnamese Accounting Standards, the enterprises and individuals are considered the related parties of the Company as follows:

<u>Related parties</u>	<u>Relationship</u>
Nam Sai Gon Real Estate Development and Investment Corporation	Subsidiary
Mr. Ngo Van Minh	Chairman
Mr. Tran Thanh Hieu	Member
Mr. Nguyen Quang Ninh	Member
Smart Business Joint Stock Company	Related party of Member
Thoi Son 1 Tourist Area Limited Company	Related party of Member
Mr. Nguyen Van Minh	Member
Gia Loc Investment Consulting and Construction Joint Stock Company	Related party of Member
Mr. Tran Cong Luan	Member General Director
Mr. Le Phong Khanh Bao	Deputy General Director
Ms. Le Thi Phuong Uyen	Chief Accountant

During the period, the Company entered into the transactions with its related parties:

	Quarter I current year	Quarter I prior year	The period ended March 31, 2026	The period ended March 31, 2025
Nam Sai Gon Real Estate Development and Investment Corporation				
Refund of received deposit	516,613,613	1,893,499,998	516,613,613	1,893,499,998
Related party balances:			March 31, 2026	January 01, 2026
Nam Sai Gon Real Estate Development and Investment Corporation				
Other short-term payables			76,318,987,145	73,952,800,760
Smart Business Joint Stock Company				
Short-term advances to suppliers			122,532,284,220	122,532,284,220
Other short-term payables			25,436,705,000	25,436,705,000



LDG INVESTMENT JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The accounting period from January 01, 2026 to March 31, 2026

3. Related parties transactions and balances (continued)

Mr. Ngo Van Minh

Other short-term payables	487,548,912	487,548,912
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Mr. Tran Thanh Hieu

Other short-term receivables	2,700,000,000	2,700,000,000
Other short-term payables	487,548,911	487,548,911

Mr. Nguyen Van Minh

Other short-term receivables	700,000,000	700,000,000
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Mr. Le Phong Khanh Bao

Other short-term receivables	53,516,743	53,516,743
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Ms. Le Thi Phuong Uyen

Other short-term payables	246,100,000	246,100,000
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Remuneration of the Board of Management, compensation of the Board of Directors and other key management personal are as follows:

	The period ended March 31, 2026	The period ended March 31, 2025
Mr. Ngo Van Minh	241,925,000	264,687,273
Mr. Tran Cong Luan	226,925,000	250,141,818
Mr. Nguyen Van Minh	67,412,391	-
Mr. Le Phong Khanh Bao	169,513,975	-
Ms. Le Thi Phuong Uyen	197,820,000	192,050,909

4. Presentation of revenue and operating results by segment

The Company's Board of Management determines that management decisions are based on the types of products and services rendered by the Company. The Company currently only sells goods and supplies services in Vietnamese market. Therefore, the Company's primary segment reporting is prepared on business sectors.

Primary Segment Reporting: by Business Segment

	The period ended March 31, 2026		
	Net revenue (1)	Cost of sales (2)	Gross profit (3=1-2)
Selling products, goods	(9,831,461,787)	(6,623,351,111)	(3,208,110,676)
Others	-	-	-
Total	(9,831,461,787)	(6,623,351,111)	(3,208,110,676)

	The period ended March 31, 2025		
	Net revenue (1)	Cost of sales (2)	Gross profit (3=1-2)
Selling products, goods	77,158,113,981	19,194,466,722	57,963,647,259
Others	-	-	-
Total	77,158,113,981	19,194,466,722	57,963,647,259

Preparer

LE THI KIM TIEN

Chief Accountant

LE THI PHUONG UYEN

Dong Nai, April 29, 2026

Legal Representative



NGO VAN MINH