TỔNG CÔNG TY TƯ VẤN THIẾT KẾ GIAO THÔNG VẬN TẢI - CTCP	**CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM**
	Độc lập - Tự do - Hạnh phúc
TRANSPORT ENGINEERING DESIGN INCORPORATED	**THE SOCIALIST REPUBLIC OF VIETNAM**
	Independence - Freedom - Happiness
Số: 261030.09 /TEDI-CBTT	*Hà Nội, ngày 30 tháng 10 năm 2026*
No.: 261030.09 /TEDI-CBTT	*Ha Noi, day 30 month 10 year 2026*

CÔNG BỐ THÔNG TIN/*INFORMATION DISCLOSURE*

V/v: Báo cáo tài chính Quý III năm 2026 (Báo cáo tài chính hợp nhất)
Sub: Financial Report for the Third Quarter of 2026 (Consolidated Financial Report)

Kính gửi / *To*: - Ủy ban Chứng khoán Nhà nước / *The State Securities Commission*;
- Sở Giao dịch chứng khoán Hà Nội / *Hanoi Stock Exchange*;
- TCT TVTK GTVT-CTCP / *Transport Engineering Design Incorporated.*

- Tên giao dịch/*Trading name*: Tổng công ty Tư vấn thiết kế Giao thông vận tải-CTCP / *Transport Engineering Design Incorporated;*
- Mã chứng khoán/*Securites code*: TED;
- Địa chỉ trụ sở chính/*Address of headoffice*: 278 Tôn Đức Thắng, Ô Chợ Dừa, Hà Nội/ *278 Ton Duc Thang, O Cho Dua, Hanoi*;
- Điện thoại/*Tel*: (84-24).38514431. Fax: (84-24).38514980. Email: tedi.ctdc@gmail.com.
- Website: www.tedi.vn;
- Người được ủy quyền công bố thông tin/*Persons authorized to disclose information*: Ông Nguyễn Công Tâm/Mr. Nguyen Cong Tam;
- Chức vụ tại công ty/*Position in the company*: Trưởng phòng Tổ chức cán bộ - Lao động/*Manager of Human Resource Department;*
- Loại thông tin công bố/*Type of Infomation*:
  ☐24h; ☐72h; ☐Yêu cầu/*Request*; ☐Bất thường/*Abnormal;* ☒ Định kỳ/*Periodic*

Nội dung công bố thông tin / *Contents of information disclosure*:

- Báo cáo tài chính Quý III năm 2026 (Báo cáo tài chính hợp nhất) / *Financial Report for the Third Quarter of 2026 (Consolidated Financial Report)*

(Chi tiết đính kèm / *Details Attached)*

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thực và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby commit that the information disclosed above is true and take full responsibility to the law for the content of the disclosed information./.*

Nơi nhận/Recipients:
- Như trên/As above;
- Lưu/Archived: VT, Tổ CBTT./.

Người ký: TỔNG CÔNG TY TƯ VẤN THIẾT KẾ GIAO THÔNG VẬN TẢI- CTCP
Email: 0888333506s@gmail.com
Ký ngày: 30/10/2026 15:33:48

NGƯỜI ĐƯỢC ỦY QUYỀN CBTT
PERSONS AUTHORIZED TO DISCLOSE INFORMATION

TỔNG CÔNG TY TƯ VẤN THIẾT KẾ GIAO THÔNG VẬN TẢI CTCP

Nguyễn Công Tâm

TRANSPORT ENGINEERING DESIGN INCORPORATED	**SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness**
No: 2610 30.11 /CBTT-TEDI	*Ha Noi, October 30 ,2026*

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange.

In accordance with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, by the Ministry of Finance, guiding the disclosure of information on the securities market, Transport Engineering Design Incorporated has disclosed the third quarter financial statements (FSC) for 2026 with the Hanoi Stock Exchange as follows:

1. Organization Name: Transport Engineering Design Incorporated

- Stock Code: TED;
- Contact Address: No. 278 Ton Duc Thang, Dong Da, Hanoi City;
- Phone: (+84.24) 38514431; Fax: (+84.24) 38514980;
- Email: hoidongquantri@gmail.com; Website: tedi.vn

2. Information disclosure content:
   - The third quarter financial statements for 2026

[ ] Separate Financial Statements (The listed organization has no subsidiaries and the higher-level accounting entity has subordinate units)

[X] Consolidated Financial Statements (The listed organization has subsidiaries)

[ ] Separate Financial Statements (The listed organization has subsidiaries)

[ ] Consolidated financial statements (listed organization with a subsidiary accounting unit under its own accounting structure).

- The cases that require an explanation of the reasons:

+ The audit organization expresses a non-unqualified opinion on the financial statements (the financial statements of 2026 have been audited).

[ ] Yes [X] No

Clarification document in case of selecting yes:

[ ] Yes [ ] No

+ The after-tax profit in the reporting period has a discrepancy of 5% or more before and after the audit, changing from a loss to a profit or vice versa (the financial statements of 2026 have been audited).

[ ] Yes [X] No

Clarification document in case of selecting yes:

☐ Yes ☐ No

+ The net profit after corporate income tax in the income statement for the reporting period has changed by 10% or more compared to the same period of the previous year.

☒ Yes ☐ No

Clarification document in case of selecting yes:

☒ Yes ☐ No

+ Do the after-tax profit in the reporting period incurr a loss, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa?

☐ Yes ☒ No

Clarification document in case of selecting yes:

☐ Yes ☐ No

This information was published on the Company's website on October 30., 2026 at the following link: https://tedi.vn/quan-he-co-dong/cong-bo-thong-tin/.

We hereby commit that the information published above is true and accurate, and we take full responsibility before the law for the content of the information published.

Recipient:
- As above;
- Stored at the information disclosure team.

Attached documents:
- Financial statements;
- Clarification document.

ORGANIZATION REPRESENTATIVE

M.S.D.N: 0100107839 - C.T.C.P
TỔNG CÔNG TY TƯ VẤN THIẾT KẾ GIAO THÔNG VẬN TẢI CTCP
Q. ĐỐNG ĐA - TP. HÀ NỘI

Dao Ngoc Vinh
General director

TRANSPORT ENGINEERING DESIGN INCORPORATED

-/-

3TH QUARTER OF 2026
CONSOLIDATED FINANCIAL STATEMENTS

(For the period from July 01st, 2026 to September 30th, 2026)

HA NOI, OCTOBER, 2026

Transport Engineering Design Inc
Address: 278 Ton Duc Thang, O Cho Dua ward, Ha

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

	ASSETS	Note	30/09/2026	01/01/2026
		2	4	5
A	**CURRENT ASSETS**	**100**	**2,479,499,389,950**	**1,665,906,451,610**
I-	**Cash and cash equivalents**	**110**	**639,239,792,081**	**387,304,478,419**
1	Cash	111	407,078,407,824	243,483,074,411
2	Cash equivalents	112	232,161,384,257	143,821,404,008
II	**Short-term investment**	**120**	**477,853,429,731**	**137,996,460,187**
1	Short-term held to maturity	123	477,853,429,731	139,686,570,854
III	**Short-term receivables**	**130**	**989,502,896,933**	**779,746,632,998**
1	Short-term trade receivables	131	735,068,603,341	686,163,027,157
2	Short-term advances to suppliers	132	181,162,693,721	86,175,060,095
3	Other short-term receivables	135	154,856,108,412	88,959,559,223
4	Provisions for short-term bad debts	136	(81,584,508,541)	(81,551,013,477)
IV	**Inventories**	**140**	**360,028,023,685**	**355,313,678,650**
1	Inventories	141	362,464,141,816	357,657,057,212
2	Provision for obsolescence of inventories	142	(2,436,118,131)	(2,343,378,562)
V	**Other current assets**	**160**	**12,875,247,520**	**5,545,201,356**
1	Short-term prepaid expenses	161	8,933,173,565	841,317,471
2	VAT deductibles	162	-	2,157,084,686
3	Tax and other receivables from the State	163	13,527,261	2,546,799,199
B	**NON-CURRENT ASSETS**	**200**	**98,797,541,722**	**87,914,677,646**
II	**Fixed assets**	**220**	**82,777,209,181**	**74,658,364,005**
1	Tangible fixed assets	221	78,132,871,986	71,399,427,807
	- Cost	222	283,681,579,104	269,885,181,971
	- Accumulated depreciation	223	(205,548,707,118)	(198,485,754,164)
3	Intangible fixed assets	227	4,644,337,195	3,258,936,198
	- Cost	228	23,508,357,053	20,961,360,053
	- Accumulated amortisation	229	(18,864,019,858)	(17,702,423,855)
V	**Long-term assets in progress**	**250**	**571,921,074**	
	Construction in progress	252	571,921,074	-
1	Long-term prepaid expenses	271	14,854,515,789	12,828,518,897
2	Deferred tax assets	272	593,895,678	427,794,744
	TOTAL ASSETS	**280**	**2,578,296,931,672**	**1,753,821,129,256**

	RESOURCES	Note	30/09/2026	01/01/2026
C	**LIABILITIES**	**300**	**2,065,503,404,495**	**1,341,623,448,670**
I	**Current liabilities**	**310**	**2,064,049,907,495**	**1,339,742,743,125**
1	Short-term trade payables	311	119,261,972,621	101,157,586,907
2	Short-term advances from	312	833,211,203,346	636,752,722,122
3	Dividend payable	313	2,269,650,596	2,062,815,493
4	Tax payables and statutory	314	87,482,320,177	39,617,764,482
5	Payables to employees	315	346,851,379,155	221,501,026,780
6	Short-term accrued expenses	316	163,736,546,047	66,091,653,030
8	Payable relating to construction contracts under percentage of completion method	318	-	1,067,451,852
9	Short-term unrealized revenue	319	274,057,754,227	27,595,278,543
10	Other short-term payables	320	201,705,574,380	206,358,412,112
11	Short-term loans and liabilities	321	2,006,912,371	13,042,406,833
12	Provision for short-term payables	322	-	-
13	Bonus and welfare funds	323	33,466,594,575	24,495,624,971
II	**Long-term liabilities**	**330**	**1,453,497,000**	**1,880,705,545**
1	Long-term unrealized revenue	337	-	545,454,545
2	Other long-term payables	338	1,453,497,000	1,335,251,000
D	**Owners' equity**	**400**	**512,793,527,177**	**412,197,680,586**
1	Contributed charter capital	411	125,000,000,000	125,000,000,000
2	Share premium	412	815,232,000	815,232,000
3	Other owner's equity	414	28,896,097,892	28,896,097,892
5	Revaluation different on assets	416	(9,876,529,675)	(9,876,529,675)
6	Investment and development fund	418	-	88,593,101
7	Retained earnings	420	266,189,290,846	166,425,916,404
	Retained earnings accumulated to previous year	*420a*	113,639,730,948	*76,127,222,838*
	- Undistributed profit of this year	*420b*	152,549,559,898	*90,298,693,566*
8	Non - controlling interests	429	101,769,436,114	100,848,370,864
	TOTAL RESOURCES	**440**	**2,578,296,931,672**	**1,753,821,129,256**

Hanoi, 28th October, 2026

Vo Thu Thuy	**Tang Thi Thu Hien**	**Dao Ngoc Vinh**
Preparer	Chief Accountant	General Director

Transport Engineering Design Inc
Address: 278 Ton Duc Thang, O Cho Dua ward, Ha Noi City

CONSOLIDATED STATEMENT OF INCOME

For the period from 01/01/2026 to 30/09/2026

Unit: VND

Code	ITEMS	Note	01/07/2026-30/09/2026	01/07/2025-30/09/2025	01/01/2026-30/09/2026	01/01/2025-30/09/2025
1	**Revenue from rendering of services**	**01**	**724,299,012,871**	**254,830,834,225**	**1,969,309,156,207**	**1,151,376,306,442**
2	Revenue deductions	02	998,220,270	2,099,097,883	3,466,328,427	3,343,203,761
3	**Net revenue from rendering of services**	**10**	**723,300,792,601**	**252,731,736,342**	**1,965,842,827,780**	**1,148,033,102,681**
4	Cost of services rendered	11	531,778,839,663	183,765,675,950	1,478,983,778,704	877,359,733,346
5	**Gross profit from rendering of services**	**20**	**191,521,952,938**	**68,966,060,392**	**486,859,049,076**	**270,673,369,335**
6	Profit/Loss from the sale and disposal of investment property	21				
7	Financial income	22	4,016,949,196	2,036,378,978	18,599,108,415	6,254,369,080
8	Financial expenses	23	79,854,205	201,346,153	405,413,766	690,927,871
	-Interest expense	*24*	79,285,181	201,335,804	*397,528,483*	*667,975,749*
10	General and administrative expenses	26	80,260,857,054	52,334,474,720	272,891,625,943	185,781,776,015
11	**Net profit from operating activities**	**30**	**115,198,190,875**	**18,466,618,497**	**232,161,117,782**	**90,455,034,529**
12	Other incomes	31	8,643,812,324	50,130,200	9,391,274,053	540,872,621
13	Other expenses	32	4,730,234,667	21,975,830	5,117,813,041	485,273,270
14	**Other profit**	**40**	**3,913,577,657**	**28,154,370**	**4,273,461,012**	**55,599,351**
15	**Total net profit before tax**	**50**	**119,111,768,532**	**18,494,772,867**	**236,434,578,794**	**90,510,633,880**
16	Current corporate income tax expense	51	29,656,291,567	3,795,493,512	53,690,199,960	18,357,796,644
17	Deferred corporate income tax expense	52	18,444,471	4,580,833	(166,100,934)	13,742,498
18	**Profit after corporate income tax**	**60**	**89,437,032,494**	**14,694,698,522**	**182,910,479,768**	**72,139,094,738**
19	Profit after tax attributable to owners of the parent	61	79,214,826,985	10,866,762,805	152,549,559,898	52,609,188,465
20	Profit after tax attributable to non-controlling interests	62	10,222,205,509	3,827,935,717	30,360,919,870	19,529,906,273
21	**Basic earings per share**	**70**	**6,337**	**869**	**12,204**	**4,209**

Hanoi, 28th October, 2026

Vo Thu Thuy	Tang Thi Thu Hien	Dao Ngoc Vinh
Preparer	Chief Accountant	General Director

Transport Engineering Design Inc
Address: 278 Ton Duc Thang, O Cho Dua ward, Ha Noi City

CONSOLIDATED STATEMENT OF CASH FLOWS

For the period from 01/01/2026 to 30/09/2026

Unit: VND

Code	ITEMS	Note	01/01/2026-30/09/2026	01/01/2025-30/09/2025
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
1	**Profit before tax**	**01**	**236,434,578,794**	**90,510,633,880**
2	**Adjustments for:**			
	Depreciation and amortization	02	11,579,078,971	10,487,282,106
	Provisions	03	126,234,633	9,199,696,378
	Exchange rate differences from revaluation of monetary items denominated in foreign currencies	04	(153,827,192)	*(210,787,871)*
	(Gains) from investment activities	05	(18,702,583,840)	(5,427,684,596)
	Interest expense	06	397,528,483	667,975,749
3	**Profit from operating activities before changes in working capital**	**08**	**229,681,009,849**	**105,227,115,646**
	(Increase)/Decrease in receivables	09	(233,467,216,259)	(98,254,894,330)
	(Increase) in inventories	10	(4,807,084,604)	32,412,240,950
	Increase/(Decrease) in payables (excluding interest payables/CIT payables)	11	707,105,442,715	132,079,702,667
	(Increase)/Decrease in prepaid expenses	12	(10,117,852,986)	1,448,651,578
	Interest paid	14	(318,104,786)	(590,782,161)
	Corporate income tax paid	15	(40,568,100,472)	(16,354,666,427)
	Other payments on operating activities	17	(24,540,730,606)	(12,924,967,503)
	Net cash inflow from operating activities	**20**	**622,967,362,851**	**143,042,400,420**
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
1.	Purchase of fixed assets and other long-term assets	21	(21,093,896,353)	(9,849,590,454)
2.	Proceeds from disposals of fixed assets and long-term assets	22	345,208,545	196,454,545
3.	Loans granted, purchases of debt instruments of other entities	23	(414,080,000,000)	(79,403,981,526)
4.	Collection of loans, proceeds from sales of debt instruments	24	79,650,072,335	32,600,000,000
6	Interest, dividends and profit received	27	41,257,862,501	5,685,245,598

Code	ITEMS	Note	01/01/2026-30/09/2026	01/01/2025-30/09/2025
	Net cash outflow from investing activities	**30**	**(313,920,752,972)**	**(50,771,871,837)**
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**			
2	Proceeds from borrowings	33	9,480,382,890	26,203,861,417
3	Repayment of borrowings	34	(20,515,877,352)	(16,485,866,376)
4	Dividends paid	36	(46,229,628,947)	(34,561,378,935)
	Net cash inflows/(outflows) from financing activities	**40**	**(57,265,123,409)**	**(24,843,383,894)**
	Net cash flows in the year	**50**	**251,781,486,470**	**67,427,144,689**
	Cash and cash equivalents at beginning of the year	**60**	**387,304,478,419**	**172,888,446,987**
	Impact of foreign exchange fluctuation	61	153,827,192	210,787,871
	Cash and equivalents at the year-end	**70**	**639,239,792,081**	**240,526,379,547**

Hanoi, 28th October, 2026

TỔNG CÔNG TY TƯ VẤN THIẾT KẾ GIAO THÔNG VẬN TẢI CTCP

Vo Thu Thuy	**Tang Thi Thu Hien**	**Dao Ngoc Vinh**
Preparer	Chief Accountant	General Director

CLEARANCE OF OBLIGATIONS TO THE GOVERNMENT

From 01/01/2026 to 30/09/2026

Unit: VND

Items	Code	Out-Standing Previous Period	This period		Closing payable amount
			Payable Amount	Paid Amount	
I - Tax	**10**	**37,070,965,283**	**228,687,664,813**	**178,289,837,180**	**87,468,792,916**
- Receivables		2,546,799,199	-	-	13,527,261
- Payables		39,617,764,482	228,687,664,813	178,289,837,180	87,482,320,177
1. Value-added tax	**11**	**14,433,641,483**	**132,044,386,473**	**97,595,894,457**	**48,882,133,499**
- Receivables		2,315,006,320	-	-	13,527,261
- Payables		16,748,647,803	132,044,386,473	97,595,894,457	48,895,660,760
2. Corporate income tax	**15**	**11,907,811,937**	**55,906,790,708**	**40,568,100,472**	**27,246,502,173**
- Receivables		-	-	-	-
- Payables		11,907,811,937	55,906,790,708	40,568,100,472	27,246,502,173
3. Personal income tax	**16**	**10,859,357,135**	**34,262,055,788**	**34,216,948,647**	**10,904,464,276**
- Receivables		13,199,840	-	-	-
- Payables		10,872,556,975	34,262,055,788	34,216,948,647	10,904,464,276
4. Land rental	**19**	**(132,469,406)**	**4,776,514,253**	**4,208,351,879**	**435,692,968**
- Receivables		218,593,039	-	-	-
- Payables		86,123,633	4,776,514,253	4,208,351,879	435,692,968
5. License tax	**20**	**-**	**3,000,000**	**3,000,000**	**-**
- Receivables		-	-	-	-
- Payables		-	3,000,000	3,000,000	-
6. Other tax	**20**	**2,624,134**	**1,694,917,591**	**1,697,541,725**	**-**
- Receivables		-	-	-	-
- Payables		2,624,134	1,694,917,591	1,697,541,725	-
II- Other payables (30=31+32+33)	**30**	**-**	**7,291,868,813**	**7,291,868,813**	**-**
1. Surcharge	31	-	7,291,868,813	7,291,868,813	-
Total (40=10+30)	**40**	**37,070,965,283**	**235,979,533,626**	**185,581,705,993**	**87,468,792,916**
- Receivables		2,546,799,199	-	-	13,527,261
- Payables		39,617,764,482	235,979,533,626	185,581,705,993	87,482,320,177

Hanoi, 28th October, 2026

Vo Thu Thuy	Tang Thi Thu Hien	Dao Ngoc Vinh
Preparer	Chief Accountant	General Director

NOTES TO THE FINANCIAL STATEMENTS **Form B09-DN**

1. GENERAL INFORMATION

Development History:

Transport Engineering Design Consultancy - JSC (TEDI) originated as a State Corporation, established under Decision No. 4898/QĐ-TCCB-LĐ dated November 27, 1995, by the Minister of Transport, operating under the name Transport Engineering Design Consultancy.

According to Decision No. 782/QĐ-BGTVT dated April 9, 2007, by the Minister of Transport, the Corporation for Transport Engineering Design Consultancy was reorganized into a parent company, comprising the Head Office and dependent accounting units, including the Construction Architecture Design Consulting Company and the Ho Chi Minh City Branch.

The Corporation operates under the model of a One-Member Limited Liability Company in accordance with Decision No. 1765/QĐ-BGTVT issued by the Ministry of Transport on June 25, 2010. Business registration certificate No. 0100107839 was issued by the Hanoi Department of Planning and Investment on September 28, 2010.

In 2014, the Transport Engineering Design Incorporated (TEDI) successfully completed its equitization process and officially transitioned into a joint-stock company under the new trade name "Transport Engineering Design Incorporated - JSC." This transition was registered under the Joint Stock Company Enterprise Registration Certificate with the enterprise code 0100107839, initially registered on September 28, 2010. The first amendment to the registration was made on June 3, 2014, the second amendment on October 2, 2017, the third amendment on June 6, 2024, and the fourth amendment on December 3,2025.

Transaction name in Vietnamese: Tổng công ty Tư vấn thiết kế Giao thông vận tải - CTCP

International Trading Name: **TRANSPORT ENGINEERING DESIGN INCORPORATED**

Abbreviated Transaction Name: **TEDI**

Head offfice address: 278 Ton Duc Thang Street, Hang Bot Ward, Dong Da District, Hanoi

Phone number: (84-4).38514431

Fax: (84-4).38514980

E-mail: tedi@tedi.com.vn

Website: www.tedi.com.vn

Legal representative: The General Director is the legal representative of the Corporation.

Charter capital and forms of capital ownership

Charter capital of the Company at 30/09/2026 is VND 125 billion, include:

- Shareholders being organizations include:
  + Domestic shareholders: Red One Infrastructure Investment Fund holds 30.11%;
  + Foreign shareholders: Oriental Consultant Company Global Ltd., holds 34.99%;
  + Foreign shareholder: Trans Across VP Inc. holds 0.256%
  + Union shareholders holds 0.28%;
- Shareholders being individuals include:
  + Mr Pham Huu Son holds 8.499 %
  + Others holds 25.863 %

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Business and main activities

According to the Certificate of change in enterprise registration content dated July 21,2022, the business lines of Transport Design Consulting Corporation - Joint Stock Company include:

Business field of Head office of Transport engineering design incorporated and Ho Chi Minh city branch of Transport engineering design incorporated:

1. Technical inspection and analysis. Details:
   - Construction material testing and geological, hydrological, environmental, and civil, industrial, and transportation engineering criteria.
   - Quality inspection, load testing of civil and industrial traffic works.
2. Other uncategorized professional practice, science and technology. Details:
   - Traffic surveys, analysis, and preparation of transportation forecasts; surveys, preparation of environmental impact assessment dossiers, and transportation, civil, and industrial works.
   - Research application, experimental construction, and training for the transfer of new technology in transportation, civil, and industrial works.
3. Architectural practice and related technical consultancy. Details:
   - Design and construction of bridge, tunnel, and road projects.
   - Design of port and waterway structures.
   - Design of railway and road projects.
   - Design of technical infrastructure structures.
   - Construction planning design, architectural design of structures.
   - Design of structural works for civil and industrial buildings.
   - Terrain survey, geotechnical survey.
   - Geotechnical design for construction projects.
   - Environmental hydrology survey.
   - Design and installation of electrical lighting equipment for traffic works.
   - Design and installation of communication network systems in construction projects.
   - Design of water supply and drainage systems for construction projects.
   - Design of railway transport vehicles.
   - Supervising the construction and completion of civil, industrial, and technical infrastructure projects.
   - Supervising the construction and completion of bridge, tunnel, and road projects.
   - Supervising geological surveys for construction projects.
   - Investment, management, and business operations of transportation, civil, and industrial projects.
   - Investment consulting, construction, and management of investment projects for traffic, civil, and industrial works.
   - Consulting on the preparation of economic-technical reports, investment reports for construction projects, and investment evaluation for traffic, civil, and industrial works.
   - Consulting on bidding, preparing bidding documents, evaluating bidding documents for consultancy and construction, preparing total investment estimates, overall cost estimates, and detailed cost estimates for transportation, civil, and industrial projects.
   - Consulting on the preparation of strategic environmental assessment documents, environmental impact assessments, environmental protection commitments, overall land clearance and resettlement plans, environmental management plans, resettlement action plans; social reports, minority ethnic reports for transportation, civil, and industrial projects.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

- Consulting on investment project appraisal, planning project, technical design, construction drawing design, and overall cost estimation for transportation, civil, and industrial works.
- Investment supervision consulting, state supervision consulting, environmental monitoring and supervision consulting.
- Consulting on evaluation and certification of load-bearing safety conditions, certification of compliance with the quality of construction works for civil and industrial traffic projects.

4. Doing business in real-estate, land use rights of owner, users or leased land
5. Consultancy, brokerage, real-estate auction, land use right auction. Details:
- Exploiting, managing, and operating services for buildings, apartment complexes, industrial, and civil works.
6. Printing
Details: Printing (excluding the production of plates, printing, and post-printing processing of products: newspapers, magazines, and other press publications according to the regulations of the press law; Forms, documents issued by state agencies; anti-counterfeit stamps; financial invoices, various types of cards, documents with pre-printed denominations or used to record denominations excluding money.
7. Packing services
8. Other food services
9. Wholesale of other machines, equipment and spare parts
Details:
   - Wholesale of machinery, equipment, and other machine parts not classified elsewhere: Trading specialized machinery and equipment for survey and design purposes (except for goods listed in the Foreign Investor Goods List, which foreign investors and foreign-invested economic organizations are not allowed to export, import, or distribute).
10. Other uncategorized business assistant services
Details:
   - Export: Providing survey and design services for transportation, civil, industrial, agricultural, and rural development infrastructure construction projects abroad.
   - Import: Foreign licensed software serving design survey work (except for goods in the List of Goods that foreign investors and foreign-invested economic organizations are not allowed to export, import, or distribute).
11. Wholesale of automobiles and other motor vehicles
12. Agency for automobiles and other motor vehicles
13. Maintenance, repair of automobiles and other motor vehicles
Details:
   - Repairing the mechanical parts, electrical parts, and automatic ignition system
   - Routine maintenance
   - Body repair
   - Repair of car parts
   - Car wash, polishing, spraying, and painting
   - Repair of shields and windows
   - Repair of seats, cushions, and car interiors
   - Repair, patching, and installation or replacement of car tires
   - Rust treatment
14. Sale of spare parts and supporting parts of automobiles and other motor vehicles
15. Passenger road transport in urban and suburban areas (excluding bus transport)
16. Cargo road transport
17. Warehouses and commodity storage

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

18. Short-time accommodation. Detail: Hotels
19. Restaurants and mobile food services
20. Motor vehicle lease
21. Middle school education and high school education
22. Other uncategorized education
23. Retail of small automobiles (automobiles with 12 or less seats)

Corporate structure

On September 30, 2026 The Corporation has subsidiaries dependent units as follows:

Subsidiaries

STT	Units	Operation	The rate	Shares
I	**Subsidiaries**			7,378,790
1	Road and Bridge Engineering Consultants JSC	Transport construction consultancy and quality inspection	50.96%	509,635
2	Highway Engineering Consultant JSC	Transport construction consultancy	51.00%	918,000
3	Port & Waterway Engineering Consultant JSC	Port and waterway contruction consultancy	51.00%	714,000
4	Geotechnical and Inspection - Design Consultant Construction JSC	Transport construction consultancy and quality inspection	66.66%	833,244
5	Bridge - Tunnel Engineering Consultant	Transport construction consultancy	51.00%	918,000
6	Waterway Engineering Consultant JSC	Transport construction consultancy	51.60%	340,560
7	Transport Engineering Consultant JSC No.2	Transport construction consultancy	51.00%	1,020,000
8	Transport Engineering Design Consultant JSC No.4	Transport construction consultancy	87.32%	611,267
9	Transport Engineering Consultant JSC No.5	Transport construction consultancy	51.00%	841,500
10	Asia Pacific Engineering Consultants Company	Engineering consulting services	67.258%	672,585

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Dependent units

	Dependent units	Operation	The rate	Owner's equity (dong)
	Total			**2,302,139,782**
1	Construction - Architecture Design Consulting	Related technical inspection, consulting, technical inspection and analysis,...	100%	686,986,888
2	Ho Chi Minh City branch	Construction consultancy, design, supervision, relating technical assessment, technical inspection and analysis,...	100%	1,615,152,894

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

Annual accounting period commences from 01 January and ends on 31 December.
The Company maintains its accounting records in Vietnam Dong (VND).

3. STANDARDS AND APPLICABLE ACCOUNTING POLICIES

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under the Circular No. 43/2026/TT-BTC dated 20 April 2026 by the Ministry of Finance.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

4. ACCOUNTING SYSTEM AND ACCOUNTING POLICY

Basis for the preparation of Consolidated Financial Statements

The accompanying consolidated financial statements are presented in Vietnamese Dong (VND), based on the cost principle and in accordance with Vietnamese Accounting Standards, Circular No. 43/2026/TT-BTC dated April 20, 2026, issued by the Ministry of Finance.

Unified Basis for Financial Statement Consolidation

Consolidated Financial Statements are prepared based on consolidating Consolidated Financial Statements of the Company and Financial Statements of its subsidiaries under its control for the the period from 01/01/2026 to 30/09/2026. Control right is achieved when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

The business results of subsidiaries acquired or sold during the year are presented in the consolidated financial statements from the date of acquisition or until the date of disposal of the investment in those subsidiaries.

Where necessary, the financial statements of subsidiaries are adjusted to ensure that the accounting policies applied by the parent company and its subsidiaries are consistent.

All transactions and balances between companies within the same group are eliminated when consolidating the financial statements.

The non-controlling shareholders' interest in the net income of consolidated subsidiaries during the financial year is determined and excluded from the group's income to calculate the net profit or loss attributable to the parent company's shareholders.

The non-controlling shareholders' interest in the net assets of consolidated subsidiaries is recognized as a separate item within the equity section of the parent company. Non-controlling interests include the value of non-controlling shareholders' ownership at the initial business combination date and their share of changes in total equity since the business combination date. Losses attributable to the non-controlling shareholders that exceed their share of equity in the subsidiary are allocated to the group's interest unless the non-controlling shareholders have binding obligations and the ability to cover those losses.

The non-controlling shareholders' interest at the initial business combination date is determined based on their ownership percentage ofthe fair value of the recognized assets, liabilities, and contingent liabilities.

Foreign currency transactions

Foreign currencies Transactions are converted at the exchange rate applicable at the time the transaction occurs. The exchange rate differences arising from these transactions are recorded as financial income and expenses in the income statement.

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Consolidated Financial Statements is determined under the following principles:

(i) For asset accounts, applying the bid rate of Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV);
(ii) For liability accounts, applying the offer rate of Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV).

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the period.

Cash and cash equivalents

Cash comprises cash on hand and demand deposits and cash in transit

Cash and bank deposits are recorded on the basis of actual transactions.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Cash in transit is based on the transfer orders that do not yet have debit notices and deposit slips that do not yet have credit notices.

Cash equivalents

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

Held-to-Maturity Investments:

Held-to-maturity investments include term deposits at banks (including promissory notes and bills of exchange), bonds, redeemable preferred shares where the issuer is obligated to repurchase them at a specified future date, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are recorded at cost and measured at fair value based on the recoverable value of the investment.

All investments classified as monetary items denominated in foreign currencies are revalued at the actual exchange rate at the time of preparing the financial statements.

Borrowings

The loans are based on contracts or agreements between the parties but are not traded on the market like securities.

All loans classified as monetary items denominated in foreign currencies will be revalued based on the actual exchange rate at the time of preparing the financial statements.

Provisions for doubtful loans are made for each loan based on the overdue duration of the principal payment as per the initial debt agreement (excluding any extensions agreed upon between the parties) or based on the expected loss that may occur.

Investments in Subsidiaries, Joint Ventures, Associates, and Other Investments

Investments in Subsidiaries:

Investments in subsidiaries over which the Corporation has control are presented using the cost method in the financial statements.

Distributions of profits received by the Corporation from the accumulated profits of subsidiaries after the Corporation gains control are recognized in the Corporation's annual operating results. Other distributions are treated as recoveries of the investments and are deducted from the carrying value of the investments.

Investments in Associates and Joint Ventures:

Investments in associates and joint ventures over which the Corporation has significant influence are presented using the cost method.

Distributions of profits received by the Corporation from the accumulated profits of associates and joint ventures after the Corporation gains significant influence are recognized in the Corporation's annual operating results. Other distributions are treated as recoveries of the investments and are deducted from the carrying value of the investments.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Other Investments:
These are recognized using the cost method.

Provision for Investment Losses

Provisions for losses on investments in subsidiaries, joint ventures, and associates are recognized when these companies incur losses, leading to a risk of capital loss for the investor or when there is a decline in the value of investments in these companies (except for planned losses that have been identified in the business plan prior to the investment). The provision amount is determined based on the Company's equity contribution ratio in the economic organizations, following the guidance provided in Circular No. 228/2009/TT-BTC dated December 7, 2009, and Circular No. 89/2013/TT-BTC dated June 28, 2013, which amends and supplements Circular No. 228/2009/TT-BTC.

Receivables

Accounts Receivable are tracked in detail based on receivable terms, receivable parties, types of receivable currencies, and other factors according to the management needs of the Corporation.

Accounts Receivable include receivables from customers and other receivables, which are recognized according to the following principles:

- Receivables from customers consist of trade receivables arising from purchase-sale transactions between the Corporation and buyers (independent entities from the seller, including receivables between the parent company and subsidiaries, joint ventures, or associates). Trade receivables are recognized in accordance with revenue recognition standards, based on the time of issuance of invoices and related documents.
- Other receivables include non-trade receivables.

Receivables are classified as short-term and long-term in the Balance Sheet based on the remaining term of the receivables as of the Financial Statement date.

Provision for doubtful debts: Provisions are established for each doubtful receivable based on the overdue period of the principal repayment as per the initial debt commitments (excluding any debt extension agreements between the parties) or the estimated loss likely to occur, as guided by Circular 228/2009/TT-BTC dated December 7, 2009, and Circular 89/2013/TT-BTC dated June 28, 2013, amending and supplementing Circular 228/2009/TT-BTC.

Inventories

Inventories are initially recognized at original cost including purchase price. In cases where the historical cost of inventory exceeds its net realizable value, it must be measured at net realizable value. The historical cost of inventory includes direct material costs, allocated overhead costs, and other costs (if any) necessary to bring the inventory to its current location and condition. Net realizable value is determined as the estimated selling price less the costs of completion and the costs of marketing, selling, and distribution incurred.

Provision for inventory devaluation: This provision accounts for the loss in value caused by a decrease in the price of raw materials, finished goods, or inventory. The provision for

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

inventory is set up following the guidance outlined in Circular No. 228/2009/TT-BTC dated December 7, 2009, and Circular No. 89/2013/TT-BTC dated June 28, 2013, which amends and supplements Circular No. 228/2009/TT-BTC.

Accounting Principles and Depreciation of Tangible and Intangible Fixed Assets

The Corporation manages, utilizes, and depreciates fixed assets in accordance with Circular No. 45/2013/TT-BTC issued on April 25, 2013, and Circular No. 147/2016/TT-BTC issued on October 13, 2016, which amends and supplements Circular No. 45/2013/TT-BTC regarding the management of fixed assets.

Tangible Fixed Assets

Tangible fixed assets are recorded at cost and presented as historical cost less accumulated depreciation. The cost of a fixed asset includes all expenses incurred by the Corporation to acquire the asset and bring it to a ready-to-use state. Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives.

When tangible fixed assets are sold or disposed of, their historical cost and accumulated depreciation are derecognized. Any gains or losses arising from the disposal are recognized as other income or expenses in the financial year.

Intangible Fixed Assets

Intangible fixed assets include technical software, accounting software, and land use rights.

Computer software is recognized at purchase cost and depreciated using the straight-line method over its estimated useful life.

Accounting Principles for Construction in Progress

Assets under construction for production, leasing, management, or any other purposes are recognized at historical cost. This cost includes service expenses and interest expenses related to loans in accordance with the Corporation's accounting policies. Depreciation for these assets is applied similarly to other assets, starting from the point when the asset is ready for use.

Prepaid Expenses

Prepaid expenses represent actual costs that have been incurred but are related to the operational results of multiple accounting periods. These costs are allocated to the production and business expenses of subsequent accounting periods.

Prepaid expenses are recognized at historical cost and are classified as either short-term or long-term on the Balance Sheet, depending on the prepayment period of each contract.

Other long-term prepaid expenses include tools, equipment, and small components that are considered capable of generating future economic benefits for the Corporation over a period of 1 year or more. These costs are gradually allocated to the Income Statement using the straight-line method over a period of 2 years.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Goodwill

Goodwill on the consolidated financial statements represents the excess of the business combination cost over the Corporation's share in the total fair value of the assets, liabilities, and contingent liabilities of a subsidiary, associate, or joint venture at the investment transaction date. Goodwill is considered an intangible asset and is amortized on a straight-line basis over its estimated impairment review period.

Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. Liabilities include payables to suppliers and other payables, which are liabilities that are almost certain in value and timing and are recorded at no less than the obligation to pay, classified as follows:

• Accounts payable to suppliers include trade payables arising from transactions for the purchase of goods, services, and assets between the Corporation and suppliers (who are independent entities from the Corporation, including payables between the parent company and subsidiaries, joint ventures, and affiliates).

• Other payables include non-commercial payables, unrelated to the purchase and sale of goods and services.

Principle of recognizing loans and financial lease liabilities

Including loans and financial lease liabilities, excluding loans in the form of bonds or preferred shares with a mandatory buyback clause for the issuer at a specific point in the future.

The Corporation monitors loans and financial leases in detail by each debtor and classifies them as short-term and long-term based on the repayment period.

Costs directly related to the loan are recorded as financial expenses, except for costs arising from loans specifically for investment, construction, or production of unfinished assets, which are capitalized according to the Borrowing Costs Accounting Standard.

Borrowing costs

Borrowing costs are recognized as operating expenses in the period, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Accordingly, borrowing costs directly related to the purchase, investment in construction, or production of assets that require a relatively long time to complete and be put into use or operation are added to the asset's original cost until the asset is put into use or operation. Income arising from the temporary investment of loans is deducted from the original value of the related assets. For loans specifically for the construction of fixed assets and investment properties, interest on the loans is capitalized even if the construction period is less than 12 months.

Accrued expenses

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Accrued expenses refer to actual costs that have not yet been paid but are provisionally allocated to production and business expenses during the period. This ensures that when the actual expenses arise, they do not cause significant fluctuations in production and business costs, while maintaining the principle of matching revenues and expenses.

The Corporation recognizes accrued expenses based on the following main cost components:

- Provision for employee wages.
- Provision for subcontracting costs based on completed project volumes that have been certified and revenue recognized, leading to the corresponding allocation of cost of goods sold.

Principles of Recording Unearned Revenue

Unearned revenue includes: revenue received in advance (such as payments collected in advance from customers over multiple accounting periods for asset or infrastructure leases, interest received in advance from loans or purchases of debt instruments); and other unearned revenues (such as the difference between the selling price for deferred or installment payments as per agreement and the immediate payment price, revenue corresponding to the value of goods, services, or discounts provided to customers under loyalty programs, etc.). It excludes: advance payments from buyers for which the corporation has not yet delivered products, goods, or services; and revenue not yet collected from multi-period asset leasing or service provision activities.

Revenue received in advance is allocated on a straight-line basis over the periods for which payment has been received.

Owner's equity

Owner's Investment

Owner's investment is recognized based on the actual capital contributed by the owners. Share premium is recognized as the difference, either greater or smaller, between the actual issuance price and the nominal value of shares during the initial issuance, additional issuance, or reissuance of treasury shares.

Currently, the equity of the Corporation consists only of ordinary voting shares.

Other Equity of Owners

Other equity of owners is recognized when a subsidiary uses share premiums, development investment funds, or undistributed post-tax profits (arising after the acquisition date) to increase the owner's investment capital. When eliminating the parent company's investment in the subsidiary, the parent company recognizes the increase in the owner's equity (of the subsidiary) (corresponding to the parent's share) under the "Other Equity of Owners" item.

Revaluation Surplus of Assets

Revaluation surplus of assets reflects the difference arising from the revaluation of enterprise value during the equitization of the parent company and is recorded under the "Goodwill"

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

item in the consolidated financial statements for 2014. This item was reclassified under the "Revaluation Surplus of Assets" in the 2015 consolidated financial statements, as guided by Circular 202/2014/TT-BTC dated December 22, 2014, on preparing and presenting consolidated financial statements, with an increase of 10,021,589,335 VND. In 2019 and 2020, the Corporation divested its capital in the Transport Construction Consultancy Joint Stock Company No. 7, resulting in a decrease of VND 145,059,660 in the revaluation surplus on the consolidated financial statements. Thus, at the time of reporting, the revaluation surplus amounted to VND 9,876,529,675.

Undistributed Profits

Undistributed profits are determined based on the results of post-tax business operations and the allocation or treatment of the Corporation's losses.

The Corporation's post-tax profit is allocated for dividend distribution to shareholders after being approved by the Annual General Meeting of Shareholders and after setting aside reserves in accordance with the Corporation's Charter.

Dividends are announced and paid based on estimated profits achieved. Official dividends are announced and paid in the following financial year from undistributed profits, subject to approval by the Corporation's Annual General Meeting of Shareholders.

Equity reserves are set aside based on the Corporation's Charter and resolutions of the Annual General Meeting of Shareholders each year.

Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company which can be reliably measured and the revenue can be reliably measures regardless of when payment is being made.

Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns.

The amount of the revenue can be measured reliably.

It is probable that the economic benefits associated with the transaction will flow to the Company; and

The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

Determine the costs incurred for the transaction and the costs to complete the service transaction.

For interest, dividends, shared profits, and other income: Revenue is recognized when the Corporation is likely to obtain economic benefits from these activities and when such benefits can be reliably measured.

The difference arising from a bargain purchase transaction, where the cost of investment in the subsidiary is lower than the parent's share in the fair value of the subsidiary's net assets at the acquisition date, is recognized as a gain in the consolidated income statement.

Accounting Principles for Revenue Deductions

In cases where service revenue has been recognized in previous period but adjustments occur in subsequent periods due to changes in the settlement value by the investor or reductions in

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

the settled volume with the investor, the Corporation will reduce the revenue in the period when the adjustment arises.

For revenue reductions arising in the same reporting period as the initially recognized revenue, the reduction will be directly recorded as a revenue deduction on the consolidated financial statements for that reporting period.

Cost of services rendered

The recognition of cost of services rendered is matched against revenue in the period and complies with the prudence basis.
For direct material costs exceeding the normal consumption level, labor costs, and unallocated fixed manufacturing overheads that are not included in the value of inventory, these costs are recognized directly as the cost of goods sold (after deducting any compensation, if applicable), even if the products or goods have not yet been identified as sold.

Financial expenses

Losses related to financial investment activities:

- Losses from capital contribution to external investments: Recognized based on actual occurrences.
- Losses on securities investments: Recorded for each type of listed and unlisted securities on the market when the market price falls below the book value recorded in the accounting books.

Costs of joint venture capital contributions and securities transfers: Based on actual occurrences.

Exchange rate loss costs: Recognized when there is a discrepancy between the actual exchange rate and the accounting book rate or when losses arise from the revaluation of monetary items denominated in foreign currency.

Principles and Methods of Recognizing Current and Deferred Corporate Income Tax Expenses

Corporate Income Tax Expense (or Corporate Income Tax Assets):

This represents the total of current corporate income tax expenses and deferred corporate income tax expenses expected to be paid to (or recovered from) tax authorities when determining the profit or loss of a period.

Current Corporate Income Tax Expense:

This is the amount of corporate income tax payable, calculated based on taxable income for the year and the applicable corporate income tax rate. The tax payable is determined based on taxable income and the tax rate applicable during the tax period. The taxable income differs from accounting profit due to adjustments made for differences between accounting profit and taxable income in accordance with current tax policies.

Deferred Corporate Income Tax Expense:

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

This refers to the corporate income tax that will be payable in the future as a result of. Recognizing deferred corporate income tax liabilities during the year; Reversing previously recognized deferred corporate income tax assets; Not recognizing deferred corporate income tax assets or liabilities arising from transactions recorded directly in equity.

The Corporation is obligated to pay corporate income tax at the current rate of 20% on taxable income.

The determination of income tax for the Corporation is based on the prevailing tax regulations. However, these regulations change over time, and the final determination of corporate income tax depends on the results of inspections by the competent tax authorities.

Other taxes are applied in accordance with the current tax laws of Vietnam.

Accounting Estimates

The preparation of financial statements is in compliance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations on the preparation and presentation of financial statements. These require the Management Board to make estimates and assumptions that affect the reported figures of liabilities, assets, and the presentation of contingent liabilities and assets as of the date of the financial statements, as well as reported figures for revenue and expenses throughout the financial year. Actual business results may differ from these estimates and assumptions.

Earnings per share

Basic earnings per share for common stocks are calculated by dividing the profit or loss attributable to common shareholders by the weighted average number of common shares outstanding during the period.

Diluted earnings per share are determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding for the period, considering the potential dilution effect of ordinary shares, including convertible bonds and stock options.

Related parties

Related parties are considered to include subsidiaries of the Corporation, individuals who directly or indirectly, through one or more intermediaries, have control over the Corporation or are under common control with the Corporation. Related parties, individuals who directly or indirectly hold voting rights in the Corporation that significantly influence the Corporation, are also considered related parties. Key management personnel, such as Members of the Board of Directors, the Executive Board, managers of the Corporation, close family members of these individuals or related parties, and companies associated with these individuals, are also regarded as related parties.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5. ADDITIONAL INFORMATION FOR THE BALANCE SHEET

5.01 Cash and cash equivalents

Items	30/09/2026 VND	01/01/2026 VND
Cash	**407,078,407,824**	**243,483,074,411**
- Cash on hand	3,522,290,679	7,384,332,166
- Demand deposits	403,556,117,145	236,098,742,245
Cash equivalents	**232,161,384,257**	**143,821,404,008**
Deposits with term from 01 month to 03 months	232,161,384,257	143,821,404,008
Total	**639,239,792,081**	**387,304,478,419**

5.02 Financial investments

Items	30/09/2026 VND		01/01/2026 VND	
	Value	Fair value	Value	Fair value
Short term investment	**477,853,429,731**	**477,853,429,731**	**137,996,460,187**	**67,848,840,267**
Term deposits	476,163,319,064	476,163,319,064	136,306,349,520	66,158,729,600
Investment capital contribution	1,690,110,667	1,690,110,667	1,690,110,667	1,690,110,667
Total	**477,853,429,731**	**477,853,429,731**	**137,996,460,187**	**67,848,840,267**

(*) Including deposits with a term more than 03 months and less than 12 months at commercial bank.

5.03 Short- term trade receivables

Items	30/09/2026 VND	01/01/2026 VND
Short term trade receivables		
Short term trade receivables	735,068,603,341	686,163,027,157
Total	**735,068,603,341**	**686,163,027,157**

5.04 Short – term prepayments to suppliers

Items	30/09/2026 VND	01/01/2026 VND
Short – term prepayment to suppliers		
Short – term prepayment to suppliers	181,162,693,721	86,175,060,095
Total	**181,162,693,721**	**86,175,060,095**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.05 Other short – term receivables

Nội dung	30/09/2026 VND		01/01/2026 VND	
	Value	Provision	Value	Provision
Short term other receivables	**154,856,108,412**	**(1,316,078,001)**	**90,649,892,861**	**(809,044,800)**
Advance	125,055,570,554	0	68,674,363,744	0
Collaterals, Mortgages and Deposits	14,058,708,634	0	1,509,542,680	0
Receivable from Tecco 7	800,000,000	(800,000,000)	800,000,000	(800,000,000)
Others	14,941,829,224	(516,078,001)	17,975,652,799	(516,078,001)
Total	154,856,108,412	(1,316,078,001)	88,959,559,223	(1,316,078,001)

5.06 Inventories

Items	30/09/2026 VND		01/01/2026 VND	
	Value	Provision	Value	Provision
Raw materials	241,747,971	-	259,736,910	-
Tools and equipment	132,638,126	-	20,578,343	-
Work in progress	362,089,755,719	(2,436,118,131)	357,376,741,959	(2,343,378,562)
Total	**362,464,141,816**	**(2,436,118,131)**	**357,657,057,212**	**(2,343,378,562)**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.07 Prepaid expense

Items	30/09/2026 VND	01/01/2026 VND
Short term prepaid expense	**8,933,173,565**	**838,199,965**
Other short term prepaid expense	8,933,173,565	841,317,471
Long term prepaid expense	14,854,515,789	15,908,505,162
Dispatched tools and supplies	**9,406,010,797**	**5,597,601,180**
Others	3,425,700,148	4,032,212,912
Expenses office repair and revovation	2,022,804,844	3,198,704,805
Total	23,787,689,354	13,669,836,368

5.10 Short-term trade payables

Items	30/09/2026 VND		01/01/2026 VND	
	Book value	Liquidity	Book value	Liquidity
Short-term trade payables				
Short-term trade payables	119,261,972,621	119,261,972,621	101,157,586,907	101,157,586,907
Total	**119,261,972,621**	**119,261,972,621**	**101,157,586,907**	**101,157,586,907**

5.11 Prepayments from customers

Prepayments from customers	30/09/2026 VND	01/01/2026 VND
Prepayments from customers	833,211,203,346	636,752,722,122
Total	**833,211,203,346**	**636,752,722,122**

5.12 Short-term accrued expense

Nội dung	30/09/2026 VND	01/01/2026 VND
Short-term accrued expense		
Short-term accrued expense	163,736,546,047	66,091,653,030

5.08 Tangible fixed assets

	Items	Buildings, structures	Machinery, equipment	Transportation, vehicles	Office, equipment	Others	Total
A.	**Historical cost**						
I.	**As at 01/01/2026**	**120,615,869,231**	**73,120,311,742**	**50,421,868,698**	**23,646,823,606**	**2,080,308,694**	**269,885,181,971**
a.	**Increase**	**1,061,908,000**	**4,088,388,279**	**7,072,613,182**	**5,278,792,159**	**193,409,625**	**17,695,111,245**
	- Purchase	1,061,908,000	4,088,388,279	7,072,613,182	5,278,792,159	193,409,625	17,695,111,245
	- Completed construction investment	-	-	-	-	-	-
b.	**Decrease**	**-**	**5,886,568,386**	**1,334,731,818**	**310,575,000**	**-**	**7,531,875,204**
	- Liquidating, disposal	-	5,886,568,386	1,334,731,818	310,575,000	-	7,531,875,204
	Classify	-	-	-	-	-	-
II.	**As at 30/09/2026**	**121,677,777,231**	**74,955,292,727**	**56,159,750,062**	**28,615,040,765**	**2,273,718,319**	**283,681,579,104**
B.	**Accumulated depreciation**						
I.	**As at 01/01/2026**	**79,464,979,453**	**60,532,267,928**	**41,481,469,295**	**14,926,728,794**	**2,080,308,694**	**198,485,754,164**
a.	**- Increase**	**2,254,683,252**	**3,172,786,336**	**2,159,896,556**	**2,772,829,975**	**12,775,491**	**10,427,528,968**
	- Depreciation and amortization	2,254,683,252	3,172,786,336	2,159,896,556	2,772,829,975	12,775,491	10,427,528,968
b.	**- Decrease**	**-**	**5,852,853,386**	**1,334,731,818**	**282,879,196**	**-**	**7,470,464,400**
	- Liquidating, disposal	-	1,746,965,000	1,334,731,818	282,879,196	-	3,364,576,014
	Classify	-	1,219,207	-	(1,219,207)	-	-
II.	**As at 30/09/2026**	**81,774,220,063**	**61,959,308,471**	**42,306,634,033**	**17,415,460,366**	**2,093,084,185**	**205,548,707,118**
C.	**Net carrying amount**	**-**	**-**	**-**	**-**	**-**	**-**
I.	As at 01/01/2026	41,150,889,778	12,588,043,814	8,940,399,403	8,720,094,812	-	71,399,427,807
II.	As at 30/09/2026	39,903,557,168	12,995,984,256	13,853,116,029	11,199,580,399	180,634,134	78,132,871,986

Cost of fully depreciated tangible fixed assets but still in use at the end of the period: 99,978,948,396

5.09. Intangible fixed assets

	Khoản mục	Computer software	Others	Total
A.	**Historical cost**			
I.	**As at 01/01/2026**	**20,763,304,874**	**198,055,179**	**20,961,360,053**
a.	**Increase**	**2,546,997,000**	**-**	**2,546,997,000**
	- Purchase	2,546,997,000	-	2,546,997,000
	- Generated internally within the business	-	-	-
	- Other increase	-	-	-
b.	**Decrease**	-	-	-
	- Switch to real estate investment	-	-	-
	- Liquidating, disposal	-	-	-
	- Other decrease	-	-	-
II.	**As at 30/09/2026**	**23,310,301,874**	**198,055,179**	**23,508,357,053**
B.	**Accumulated depreciation**	-	-	-
I.	**As at 01/01/2026**	**17,504,368,676**	**198,055,179**	**17,702,423,855**
a.	**Increase**	**1,151,550,003**	**-**	**1,151,550,003**
	- Depreciation and amortization	1,151,550,003	-	1,151,550,003
	- Other increase	-	-	-
b.	**Decrease**	-	-	-
	- Switch to real estate investment	-	-	-
	- Liquidating, disposal	-	-	-
	- Other decrease	-	-	-
II.	**As at 30/09/2026**	**18,655,918,679**	**198,055,179**	**18,853,973,858**
C.	**Net carrying amount**	-	-	-
I.	As at 01/01/2026	3,258,936,198	-	3,258,936,198
II.	As at 30/09/2026	4,654,383,195	-	4,654,383,195

Cost of fully depreciated intangible fixed assets but still in use at the end of the period 13,906,583,251

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.13 Other payables

Items	30/09/2026 VND	01/01/2026 VND
Short- term	**201,705,574,380**	**206,358,412,112**
Trade Union Fees	1,357,342,905	692,666,105
Social insurance, health insurance, unemployment insurance payable	182,484,387	-
Dividends or profits payables	-	-
Others	200,165,747,088	205,665,746,007
Long - term	**1,453,497,000**	**1,335,251,000**
Long-term deposits, collateral received	1,073,497,000	1,100,251,000
Others	380,000,000	235,000,000
Total	**203,159,071,380**	**209,756,478,605**

5.14 Borrowings and finance lease liablities

Items	30/09/2026 VND		01/01/2026 VND	
	Book value	Liquidity	Book value	Liquidity
Short-term loans	**2,006,912,371**	**2,006,912,371**	**13,042,406,833**	**13,042,406,833**
- Bank loans	186,912,371	186,912,371	7,572,406,833	7,572,406,833
- Individual loans	1,820,000,000	1,820,000,000	5,470,000,000	5,470,000,000
Long-term loans	-	-	-	-
- Bank loans	-	-	-	-

5.15 - Owner's equity

a- Changes in owner's equity

Unit: VND

	Contributed capital	Share premium	Other capital	Treasury shares	Asset revaluation differences	Investment development fund	Retained earnings	Non- Controlling Interest	Total
As at 01/01/2025	**125,000,000,000**	**815,232,000**	**26,086,235,108**	**-**	**(9,876,529,675)**	**89,435,416**	**122,948,477,490**	**94,153,988,159**	**359,216,838,498**
	-	-	-	-	-	-	-	-	-
Increase	-	-	-	-	-	-	**90,383,825,240**	**30,421,116,003**	**120,804,941,243**
Capital increase	-	-	-	-	-	-	-	-	-
Other capital increase	-	-	-	-	-	-	-	-	-
Bonus and welfare fund contribution, executive board	-	-	-	-	-	-	-	-	-
Capital increase from funds	-	-	-	-	-	-	-	-	-
Profit for previous period	-	-	-	-	-	-	90,383,825,240	30,421,116,003	120,804,941,243
Other increase	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Decrease	-	-	**(2,809,862,784)**	-	-	**842,315**	**46,906,386,326**	**23,726,733,298**	**67,824,099,155**
Divident payment	-	-	(2,809,862,784)	-	-	858,334	27,809,004,450	14,447,210,960	39,447,210,960
Transfer funds	-	-	-	-	-	-	-	-	-
Bonus and welfare fund contribution, executive board	-	-	-	-	-	-	16,603,640,153	5,632,387,006	22,236,027,159
Bonus fund contribution of 2022 year	-	-	-	-	-	-	-	-	-
Decrease to capital increase	-	-	-	-	-	(16,019)	179,386,071	172,364,783	351,734,835
Other increase	-	-	-	-	-	-	85,131,674	42,579,527	127,711,201
As at 31/12/2025	**125,000,000,000**	**815,232,000**	**28,896,097,892**	**-**	**(9,876,529,675)**	**88,593,101**	**166,425,916,404**	**100,848,370,864**	**412,197,680,586**
	-	-	-	-	-	-	-	-	-
As at 01/01/2026	**125,000,000,000**	**815,232,000**	**28,896,097,892**	**-**	**(9,876,529,675)**	**88,593,101**	**166,425,916,404**	**100,848,370,864**	**412,197,680,586**
Increase	-	-	-	-	-	-	**153,267,512,002**	**30,710,419,618**	**183,977,931,620**
Capital increase	-	-		-	-	-	-	-	-
Profit for this period	-	-	-	-	-	-	152,549,559,898	30,360,919,870	182,910,479,768
Investment development fund contribution	-	-	-	-	-	-	-	-	-
Other increase	-	-	-	-	-	-	717,952,104	349,499,748	1,067,451,852
Decrease	-	-	-	-	-	**88,593,101**	**53,504,137,560**	**29,789,354,368**	**83,382,085,029**
Divident payment	-	-	-	-	-	-	25,000,000,000	21,436,464,050	46,436,464,050
Bonus and welfare fund contribution, executive board	-	-	-	-	-	-	26,283,143,080	7,228,557,130	33,511,700,210
Transfer funds	-	-	-	-	-	-	-	-	-
Other decrease	-	-	-	-	-	-	1,405,672,868	684,282,852	2,089,955,720
As at 30/09/2026	**125,000,000,000**	**815,232,000**	**28,896,097,892**	**-**	**(9,876,529,675)**	**-**	**266,189,290,846**	**101,769,436,114**	**512,793,527,177**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.15 Owner's equity (continued)

b. Details of Contributed capital

Items	30/09/2026		01/01/2026	
Details of Contributed capital	**Shares**	**Rate**	**Shares**	**Rate**
Oriental Consultant Company Global Ltd.	4,373,710	34.990	4,373,710	34.990
Trans Across VP Inc	32,000	0.26	32,000	0.256
Red One Infrastructure Investment Fund	3,764,050	30.11	3,764,050	30.112
Mr. Pham Huu Son	1,062,350	8.499	1,062,350	8.499
Union shareholders	35,000	0.28	35,000	0.280
Others	3,232,890	25.863	3,232,890	25.863
Total	**12,500,000**	**100**	**12,500,000**	**100**

c. Capital transactions with owners and distribution of dividends and profits		
Items	**30/09/2026**	**01/01/2026**
	VND	**VND**
Owner's contributed capital		
At the beginning of the period	**252,680,000,000**	**252,680,000,000**
Increase	-	-
Decrease	-	-
At the end of the period	**252,680,000,000**	**252,680,000,000**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

d	**Share**		
	Items	**30/09/2026**	**01/01/2026**
		Share (VND)	**Share (VND)**
	Quantity of outstanding shares in circulation	**12,500,000**	**12,500,000**
	Common shares	12,500,000	12,500,000

5.16 Non – controlling interests

Items	**30/09/2026 VND**	**01/01/2026 VND**
Owner's contributed capital	58,812,098,000	58,812,098,000
Development and investment funds	-	440,050,336
Retained earnings	42,957,338,114	41,596,222,528
Total	101,769,436,114	100,848,370,864

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6. ADDITIONAL INFORMATION FOR CONSOLIDATED FINANCIAL STATEMENT OF INCOME

6.01 Revenue from rendering of services

Nội dung	For the period from 01/07/2026 to 30/09/2026 VND	For the period from 01/07/2025 to 30/09/2025 VND
Revenue from rendering of services	724,299,012,871	254,830,834,225
Total	**724,299,012,871**	**254,830,834,225**

6.02 Deductible items

Items	For the period from 01/07/2026 to 30/09/2026 VND	For the period from 01/07/2025 to 30/09/2025 VND
Deductible items	998,220,270	2,099,097,883
Total	**998,220,270**	**2,099,097,883**

6.03 Cost of services rendered

Items	For the period from 01/07/2026 to 30/09/2026 VND	For the period from 01/07/2025 to 30/09/2025 VND
Cost of services rendered	531,778,839,663	183,765,675,950
Total	**531,778,839,663**	**183,765,675,950**

6.04 Interest income

Items	For the period from 01/07/2026 to 30/09/2026 VND	For the period from 01/07/2025 to 30/09/2025 VND
Interest income	3,309,455,243	1,197,896,483
Dividends or profits received	693,000,000	100,000,000.00
Realised exchange gain	13,906,322.00	736,982,495
Others	587,631	1,500,000
Total	**4,016,949,196**	**2,036,378,978**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6. ADDITIONAL INFORMATION FOR CONSOLIDATED FINANCIAL STATEMENT OF INCOME (CONTINUED)

6.05 Financial expenses

Nội dung	For the period from 01/07/2026 to 30/09/2026 VND	For the period from 01/07/2025 to 30/09/2025 VND
Interest expenses	79,285,181	201,335,804
Realised exchange loss	569,024	10,349
Total	**79,854,205**	**201,346,153**

6.06 Other incomes, other expenses, other profit

Items	For the period from 01/07/2026 to 30/09/2026 VND	For the period from 01/07/2025 to 30/09/2025 VND
Other incomes	**8,643,812,324**	**50,130,200**
Disposal of fixed assets	-	-
Others	8,643,812,324	50,130,200
Other expenses	**4,730,234,667**	**21,975,830**
Disposal of fixed assets	46,050,000	-
Others	449,049,274	21,975,830
Contract fines	4,235,135,393	-
Other profit	**3,913,577,657**	**28,154,370**

6.07 Current corporate income tax expense

Items	For the period from 01/07/2026 to 30/09/2026 VND	For the period from 01/07/2025 to 30/09/2025 VND
Current corporate income tax expense in Parent Company	23,460,587,799	1,659,719,208
Current corporate income tax expense in Subsidiaries	6,195,703,768	2,135,774,304
Total	**29,656,291,567**	**3,795,493,512**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.08 Basic earning per share

Items	For the period from 01/07/2026 to 30/09/2026 VND	For the period from 01/07/2025 to 30/09/2025 VND
Net profit after tax	**79,214,826,985**	**10,866,762,805**
Adjustment	-	-
- *Increase*	-	-
- *Decrease*	-	-
Profits distributed to common shares	**79,214,826,985**	**10,866,762,805**
Average number of outstanding common shares in circulation in the period	12,500,000	12,500,000
Basic earning per share (VND/share)	**6,337**	**869**

6.09 Business and producttions cost by items

Items	For the period from 01/07/2026 to 30/09/2026 VND	For the period from 01/07/2025 to 30/09/2025 VND
Raw materials	32,475,226,151	23,027,667,441
Labour expenses	307,196,035,676	103,972,462,816
Insurance expenses, Trade union fee	8,540,652,986	4,845,196,852
Depreciation and amortization expenses	4,080,945,489	3,407,515,944
Provision expenses	62,453,381	4,022,779,141
Expenses of outsourcing services	58,326,610,084	41,299,313,117
Other expenses	102,088,738,598	74,428,308,495
Expenses from subcontracting	105,860,138,181	35,123,740,149
Total	**618,630,800,546**	**290,126,983,955**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.10 General administrative expenses

Items	For the period from 01/07/2026 to 30/09/2026 VND	For the period from 01/07/2025 to 30/09/2025 VND
Labour expenses	65,396,158,652	20,508,032,754
Raw materials	1,092,032,082	984,200,500
Offices supplies	1,373,192,334	700,673,245
Depreciation and amortization expenses	1,483,593,135	1,354,710,865
Tax, Charge and Fee	1,178,431,684	945,042,603
Provisions	(200,017,000)	2,682,049,384
Expenses of outsourcing services	6,336,408,309	10,849,353,430
Other expenses	3,601,057,858	14,310,411,939
Total	**80,260,857,054**	**52,334,474,720**

Off statement of Financial Position items

Foreign currencies	30/09/2026	01/01/2026
USD	**957,467.86**	**341,808.97**
APECO	-	-
HECO	*110.01*	*129.81*
TEDI-PORT	*240.34*	*28,968.30*
Parent Company	*957,117.51*	*326,914.86*
SBD	**109,777.59**	**16,047.55**

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

7. OTHER INFORMATION

7.01 Operating leased assets

STT		Land	Area (m2)	Rental period	Contract/Legal document
I		**Transport Engineering Design Inc**			
1	1	No. 278 Ton Duc Thang, Hang Bot ward, Dong Da district	5,533	50 years from 15/10/1993	Decision No. 470/QĐ-28/01/2016 for a lease term of 0 years from October 15, 1993. No. 708/HDTD-STNMT-PC dated 25/08/2016
2	2	No. 10 Trung Kinh, Trung Hoa ward, Cau Giay district	2,581	50 years from 01/2014	Decision No. 783/QĐ-UBND dated 12/02/2015 for a lease term of 50 year from January 06, 2014. No. 301/HDTD dated 29/07/2015
3	3	No. 237 Luong The Vinh, Trung Van ward, Nam Tu Liem District	1,357	50 years from 15/10/1993	Decision No. 1176/QĐ-UBND dated March 18, 2015, of the Hanoi People's Committee regarding the adjustment of Decision No. 846/QĐ-UBND dated February 7, 2014, allowing TEDI to lease a 1,357m² plot of land for 50 years starting from October 15, 1993. No. 279/HDTD dated 17/07/2015
4	4	No. 15A Hoang Hoa Tham, ward 6, Binh Thanh district	322,9	50 years from 19/12/2008	QĐ 790/QĐ-UBND của UBND HCM dated 24/2/2014 No. 7188/HD-TNMT-QLSDD dated 09/10/2014
II		**Port & Waterway Engineering Consultant JSC (TEDI-PORT)**			

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

7. OTHER INFORMATION

7.01 Operating leased assets

STT		Land	Area (m2)	Rental period	Contract/Legal document
I		**Transport Engineering Design Inc**			
1	1	No. 278 Ton Duc Thang, Hang Bot ward, Dong Da district	5,533	50 years from 15/10/1993	Decision No. 470/QĐ-28/01/2016 for a lease term of 0 years from October 15, 1993. No. 708/HDTD-STNMT-PC dated 25/08/2016
2	2	No. 10 Trung Kinh, Trung Hoa ward, Cau Giay district	2,581	50 years from 01/2014	Decision No. 783/QĐ-UBND dated 12/02/2015 for a lease term of 50 year from January 06, 2014. No. 301/HDTD dated 29/07/2015
3	3	No. 237 Luong The Vinh, Trung Van ward, Nam Tu Liem District	1,357	50 years from 15/10/1993	Decision No. 1176/QĐ-UBND dated March 18, 2015, of the Hanoi People's Committee regarding the adjustment of Decision No. 846/QĐ-UBND dated February 7, 2014, allowing TEDI to lease a 1,357m² plot of land for 50 years starting from October 15, 1993. No. 279/HDTD dated 17/07/2015
4	4	No. 15A Hoang Hoa Tham, ward 6, Binh Thanh district	322,9	50 years from 19/12/2008	QĐ 790/QĐ-UBND của UBND HCM dated 24/2/2014 No. 7188/HD-TNMT-QLSDD dated 09/10/2014
II		**Port & Waterway Engineering Consultant JSC (TEDI-PORT)**			

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5	1	Alley 136, Alley 117 Phúc Xá and house number B4, B5, the collective housing area, Group 7, Cluster 2, Phúc Xá Ward, Ba Đình, Hanoi.	234	x	Preparing the procedure for signing the land lease contract.
6	2	No. 2 Ben Binh, Minh Khai Ward, Hong Bang District, Hai Phong	1,096	50 years (from 15/10/1993)	No. 457/QD - UBND dated 18/03/2009 by People's Committee of Hai Phong province
					The land lease contract No. 47/HĐ-TĐ dated May 13, 2009, of Hai Phong People's Committee.
III		**Waterway Engineering Consultant JSC (WECO)**			
7	1	No. 57, lane 29, Khuong Ha street, Khuong Dinh ward, Thanh Xuan district, Hanoi	2,569	27 years 10 months 10 days from 21/02/2006	The land lease contract No. 78-2007/HĐTĐTN dated February 22, 2007.
					) The Decision No. 3076/QD-UBND dated July 4, 2006, grants the Land Use Rights Certificate to WECCO (land lease with annual payment until January 1, 2034).
					The land use certificate number AB 180727, issued on July 3, 2006.
					Decision 8409/QĐ-UB dated December 26, 2005, to lease 1993.40m² at Thanh Lương.
8	2	19B, Thanh Luong Ward, Hai Ba Trung District, Hanoi	1,993	30 years from 15/10/1993	The decision to issue the land use right certificate at 19 Thanh Lương (land leased until 15/10/2023).
					The Land Use Certificate No. AB 082953 issued by the People's Committee of Hanoi on December 26, 2005.
					The contract number 02-2006/HĐTĐTN dated January 19, 2006 (for a 30-year lease starting from October 15, 1993).
IV		**Highway Engineering Consultant JSC (TEDI-HECO)**			
9	1	Group 113, cluster 20, Vinh Tuy ward, Hai Ba Trung district, Hanoi	591.30	50 years (từ 15/10/1993)	Decision No. 6059/QĐ-UBND dated October 7, 2013, by the People's Committee on leasing for 50 years starting from October 15, 1993

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

					The land lease agreement No. 602/HĐTĐ dated December 10, 2013.
					The Certificate of Land Use Rights and Ownership of House and Property on Land BS 888177 issued on May 8, 2014.
V		**Geotechnical and Inspection - Design Consultant Construction JSC (TEDI-GIC)**			
10	1	No. 237 Luong The Vinh, Trung Van ward, Nam Tu Liem district, Hanoi	1,962	50 years (from 15/10/1993)	The decision 3651/QĐ-UBND dated July 4, 2016, grants GIC the lease of 1962m² of land.
11	2	No. 13 Nguyen An Ninh, Tuong Mai ward, Hoang Mai district, Hanoi	511	20 years from (1/1/1996)	The land lease contract 21-245-2002/ĐC-NĐ-HĐTĐ dated October 31, 2002.
VI		**Transport Engineering Consultant JSC No.2 (TECCO2)**			
12	1	28 Vinh Ho, Dong Da district	470	x	Preparing the procedure to obtain the Certificate of Land Use Rights.
VII		**Transport Engineering Design Consultant JSC No.4 (TEDCO4)**			
13	1	No. 2 Le Ninh Street, Quan Bau Ward, Vinh City, Nghe An Province	2,297.30	40 years	Land Lease Contract No. 116/HĐ-TĐ dated September 12, 2007 (40-year lease from August 15, 2007, to August 15, 2047). Certificate of Land Use Rights No. 00169 issued by the Department of Natural Resources and Environment of Nghe An Province on September 20, 2007.
VIII		**Transport Engineering Consultant JSC No.5 (TECCO5)**			
14	1	No. 229 Truong Chinh, An Khe ward, Thanh Khe district, Da Nang	3,441	15 years	Decision No. 233/TC dated December 20, 1975, issued by the Central Central Region Transport Committee, and Decision No. 3914/QĐ-UBND dated May 22, 2012, issued by the People's Committee of Da Nang City; Appraisal Council Decision No. 424/HĐ-TĐ dated September 20, 2007; Contract Appendices dated June 20, 2012;

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

					December 27, 2013; July 31, 2017 (15 years from July 31, 2017); and February 26, 2024.
15	2	No. 569 Nguyen Tat Thanh, Tuy Hoa City, Quy Nhon Province	1,520	15 years	Land lease contract No. 303/HĐ-TĐ dated 24/7/2002; Land lease contract annex No. 94/PK-HĐTĐ dated 22/9/2011; Contract appendix: 45/2017/PL-HĐTĐ dated 15/6/2017 (15 years from 15/6/2017); Land lease contract appendix No. 09/2022/PL-HĐTĐ dated 02/8/2022.
					Certificate of Land Use Rights for the property located on Nguyễn Tất Thành Street, Ward 9, Tuy Hòa City, Phú Yên Province (BA 352397 issued on June 4, 2010).
16	3	No. 67 Thai Thinh, No. 8C, Alley 438, Sub-alley 224, Group 14, Tay Son Street, Thinh Quang Ward, Dong Da District, Hanoi.	40	x	Contract for the Sale and Purchase of Land and the Handover Minutes No. 188/BBNT dated June 1, 2002

7.02 Comparative figures

The comparative figures on the Consolidated Statement were taken from the Financial Statements for the fiscal year ended 31 December 2025, which was audited by AASC Auditing Firm Company Limited.

Hanoi, October 28th, 2026

Vo Thu Thuy	**Tang Thi Thu Hien**	**Dao Ngoc Vinh**
Preparer	Chief Accountant	General Director