VIETNAM INDUSTRIAL CONSTRUCTION CORPORATION

FINANCIAL STATEMENTS

For the operating period from July 1, 2026 to September 30, 2026

TỔNG CÔNG TY CỔ PHẦN XÂY DỰNG CÔNG NGHIỆP VIỆT NAM

Digitally signed by TỔNG CÔNG TY CỔ PHẦN XÂY DỰNG CÔNG NGHIỆP VIỆT NAM
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Hanoi – October 2026

VIETNAM INDUSTRIAL CONSTRUCTION JOINT STOCK CORPORATION
Vinaincon Building, No. 5 Lang Ha, Thanh Cong Ward
Ba Dinh District, Hanoi City

FORM NO. B 09-DN
Issued under Circular No. 99/2025/TT-BTC
November 27, 2025 of the Ministry of Finance

INTERIM FINANCIAL STATEMENT

As at 30st September 2026

ASSETS		Code	Note	30/09/2026 VND	01/01/2026 VND
A.	**CURRENT ASSETS**	**100**		**981.343.961.375**	**912.243.551.663**
I.	**Cash and cash equivalents**	**110**	**5.1**	**3.926.552.371**	**8.297.700.476**
1.	Cash	111		3.926.552.371	8.297.700.476
2.	Cash equivalents	112		-	-
II.	**Short-term financial investments**	**120**		**-**	**-**
III.	**Short-term receivables**	**130**		**776.240.002.080**	**764.849.008.294**
1.	Short-term receivables from customers	131	5.2	181.012.779.211	165.661.097.165
2.	Short-term prepayments to suppliers	132	5.3	86.626.173.923	115.480.760.093
5.	Other short-term receivables	135	5.4	602.110.311.741	577.216.413.831
6.	Short-term allowances for doubtful debts	136	5.5	(93.509.262.795)	(93.509.262.795)
IV.	**Inventories**	**140**	**5.6**	**188.490.826.261**	**129.939.185.940**
1.	Inventories	141		201.360.353.780	142.808.713.459
2.	Allowances for devaluation of inventories	149		(12.869.527.519)	(12.869.527.519)
V.	**Short-Term Biological Assets**	**150**		**-**	**-**
VI.	**Other current assets**	**160**		**12.686.580.663**	**9.157.656.953**
1.	Short-term allocation pending costs	161	5.10	18.495.338	-
2.	Deductible value added tax	162		8.286.879.322	5.265.547.615
3.	Taxes and other amounts receivable to the State	163	5.14	4.381.206.003	3.892.109.338
B.	**NON-CURRENT ASSETS**	**200**		**318.099.929.100**	**318.443.490.359**
I.	**Long-term receivables**	**210**		**-**	**-**
II.	**Fixed assets**	**220**		**1.104.073.832**	**1.468.867.383**
1.	Tangible fixed assets	221	5.7	1.104.073.832	1.468.867.383
	Historical costs	*222*		*31.507.114.473*	*31.507.114.473*
	Accumulated depreciation	223		*(30.403.040.641)*	*(30.038.247.090)*
2.	Financial leasing fixed assets	224		-	-
3.	Intangible fixed assets	227	5.8	-	-
	Historical costs	*228*		*1.013.925.557*	*1.013.925.557*
	Accumulated amortization	*229*		*(1.013.925.557)*	*(1.013.925.557)*
VI.	**Long-term investments**	**260**	**5.9**	**303.306.272.174**	**303.306.272.174**
1.	Investments in subsidiaries	261		473.305.672.855	473.305.672.855
2.	Investments in joint ventures and associates	262		54.263.592.152	54.263.592.152
3.	Investments in equity of other entities	263		28.883.043.675	28.883.043.675
4.	Allowances for long-term investments	264		(253.146.036.508)	(253.146.036.508)
VII.	**Other long-term assets**	**270**		**13.689.583.094**	**13.668.350.802**
1.	Long-term attribution waiting costs	271	5.10	13.689.583.094	13.668.350.802
2.	Deferred income tax assets	272		-	-
TOTAL ASSETS (280 = 100 + 200)		**280**		**1.299.443.890.475**	**1.230.687.042.022**

INTERIM FINANCIAL STATEMENT (Continued)

As at 30st September 2026

RESOURCES		Code	Note	30/09/2026 VND	01/01/2026 VND
C.	**LIABILITIES**	**300**		**558.504.960.227**	**491.947.276.400**
I.	**Short-term liabilities**	**310**		**545.073.740.227**	**478.516.056.400**
1.	Short-term trade payables	311	5.11	154.799.494.509	122.568.225.274
2.	Short-term prepayments from customers	312	5.12	120.615.007.851	97.536.768.780
3.	Payable dividends and profits	313		347.187.533	347.187.533
4.	Taxes and short-term State payables	314	5.14	1.595.481.396	1.596.536.664
5.	Payables to employees	315		13.305.939.134	14.636.374.691
6.	Short-term accrued expenses	316	5.15	54.724.352.234	59.536.806.362
7.	Short-term internal payables	317		-	-
8.	Payable according to the short-term construction contract	318		-	-
9.	Revenue pending short-term attribution	319		-	-
10.	Other short-term payables	320	5.16	34.847.458.483	20.453.317.098
11.	Short-term borrowings and finance lease liabilities	321	5.17	146.910.495.379	144.713.101.184
12.	Short-term provisions	322		189.857.235	1.016.772.341
13.	Bonus and welfare fund	323		17.738.466.473	16.110.966.473
14.	Price Stabilization Fund	324		-	-
15.	Repurchase and sale of government bonds	325		-	-
II.	**Long-term liabilities**	**330**		**13.431.220.000**	**13.431.220.000**
8.	Other long-term payables	338	5.16	13.431.220.000	13.431.220.000
D.	**OWNERS' EQUITY**	**400**	5.19	**740.938.930.248**	**738.739.765.622**
1.	Contributed capital	411		550.000.000.000	550.000.000.000
	Ordinary shares with voting rights	*411a*		*550.000.000.000*	*550.000.000.000*
7.	Exchange rate differences	417		(96.149.352)	(96.149.352)
8.	Development and investment funds	418		1.273.000.000	1.273.000.000
9.	Other funds belonging to equity	419		-	-
10.	Undistributed profit after tax	420		189.762.079.600	187.562.914.974
-	*Undistributed profit after tax brought forward*	*420a*		*187.974.760.360*	*182.067.799.668*
-	*Undistributed profit after tax for this period*	*420b*		*1.787.319.240*	*5.495.115.306*
TOTAL RESOURCES (440 = 300 + 400)		**440**		**1.299.443.890.475**	**1.230.687.042.022**

Ha noi, October 27, 2026

Preparer by	Chief Accountant	General Director
Nguyen Thi Bich Hanh	Dang Quang Cuong	Do Chi Nguyen

M.S.D.N: 0100779365 - T.C.T.C.P. TỔNG CÔNG TY CỔ PHẦN XÂY DỰNG CÔNG NGHIỆP VIỆT NAM THÀNH PHỐ HÀ NỘI

VIETNAM INDUSTRIAL CONSTRUCTION JOINT STOCK CORPORATION
Vinaincon Building, No. 5 Lang Ha, Thanh Cong Ward
Ba Dinh District, Hanoi City

FORM NO. B 09-DN
Issued under Circular No. 99/2025/TT-BTC
November 27, 2025 of the Ministry of Finance

INCOME STATEMENT

Accounting period from 01/07/2026 to 30/09/2026

ITEMS	Code	Note	Quarter III		Accumulated from the beginning of the year to the end of this period	
			This year VND	Previous year VND	This year VND	Previous year VND
1. Revenues from sales and services rendered	01	6.1	79.024.656.944	71.341.571.892	203.792.032.727	273.582.984.023
2. Revenue deductions	02		-	-	-	-
3. Net revenues from sales and services rendered (10 = 01 - 02)	10		**79.024.656.944**	**71.341.571.892**	**203.792.032.727**	**273.582.984.023**
4. Cost of goods sold	11	6.2	77.178.758.043	68.015.707.197	200.692.978.518	263.803.908.541
5. Gross revenues from sales and services rendered (20 = 10 -11)	20		**1.845.898.901**	**3.325.864.695**	**3.099.054.209**	**9.779.075.482**
6. Profit/loss of sale and liquidation of investment real estate	21	0	-	-	-	-
7. Financial income	22	6.3	7.927.663.489	11.967.286.690	32.272.314.296	31.643.445.077
8. Financial expenses	23	6.4	1.522.562.057	2.328.749.637	8.397.230.415	8.791.655.967
In which: Interest expenses	*24*		1.522.562.057	2.328.749.637	8.397.230.415	8.674.874.316
9. Selling expenses	24		-	-	-	-
10. General and administrative expenses	25	6.5	7.196.240.538	11.254.888.339	22.836.291.317	28.204.249.856
11. Net profits from operating activities (30 = 20 + (21 - 22) - (25 + 26)	30		**1.054.759.795**	**1.709.513.409**	**4.137.846.773**	**4.426.614.736**
12. Other income	31		769.325.455	-	1.879.780.000	1.099.173.873
13. Other expenses	32		36.766.010	9.051.150	123.462.147	13.094.378
14. Other profits (40 = 31 - 32)	40	6.6	**732.559.445**	**(9.051.150)**	**1.756.317.853**	**1.086.079.495**
15. Total net profit before tax (50 = 30 + 40)	50		**1.787.319.240**	**1.700.462.259**	**5.894.164.626**	**5.512.694.231**
16. Current corporate income tax expenses	51	6.7	-	-	-	-
17. Deferred corporate income tax expenses	52		-	-	-	-
18. Profits after corporate income tax (60 = 50 - 51 - 52)	60		**1.787.319.240**	**1.700.462.259**	**5.894.164.626**	**5.512.694.231**
19. Basic earnings per share	70		-	-	-	-
20. Declining profit on stocks	71		-	-	-	-

Ha noi, October 27, 2026

Preparer by	Chief Accountant	General Director
Nguyen Thi Bich Hanh	Dang Quang Cuong	Do Chi Nguyen

M.S.D.N: 0100779365 - T.C.T.N.P
TỔNG CÔNG TY CỔ PHẦN XÂY DỰNG CÔNG NGHIỆP VIỆT NAM
THÀNH PHỐ HÀ NỘI

VIETNAM INDUSTRIAL CONSTRUCTION JOINT STOCK CORPORATION
Vinaincon Building, No. 5 Lang Ha, Thanh Cong Ward
Ba Dinh District, Hanoi City

FORM NO. B 09-DN
Issued under Circular No. 99/2025/TT-BTC
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CASH FLOW STATEMENT

(Indirect method)

Accounting period from 01/07/2026 to 30/09/2026

	ITEMS	Code	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
I.	**Cash flows from operating activities**			
1.	**Profit before tax**	01	**5.894.164.626**	**5.512.694.231**
2.	**Adjustments for:**			
	Depreciation of fixed assets and investment properties	02	364.793.551	567.832.815
	Provisions	03	(826.915.106)	(407.986.259)
	Gains (losses) on investing activities	05	(32.272.314.296)	(31.636.942.715)
	Borrowing costs	06	8.397.230.415	3.768.089.560
	Other adjustments	07	-	-
3.	**Operating profit before changes in working capital**	08	**(18.443.040.810)**	**(22.196.312.368)**
	Increase (decrease) in receivables	09	(97.814.163.788)	(56.919.458.310)
	Increase (decrease) in inventories	10	(58.551.640.321)	(42.048.306.716)
	Increase (decrease) in payables	11	158.551.265.423	107.807.448.249
	Increase (decrease) the cost of waiting for allocation	12	(39.727.630)	88.751.207
	Increase (decrease) of trading securities	13	-	-
	Borrowing costs paid	14	(8.397.230.415)	(3.768.089.560)
	Other receipts from operating activities	16	136.500.000	-
	Other payments on operating activities	17	(2.067.500.000)	(3.577.123.409)
	Net cash flows from operating activities	20	**(26.625.537.541)**	**(20.613.090.907)**
II.	**Cash flows from investing activities**			
1.	Expenditures on purchase and construction of fixed assets and long-term assets	21	-	(85.454.545)
4.	Proceeds from lending or repurchase of debt instruments from other entities	24	-	1.400.000.000
7.	Proceeds from interests, dividends and distributed profits	27	20.056.995.241	8.923.400.300
	Net cash flows from investing activities	30	**20.056.995.241**	**10.237.945.755**
III	**Cash flows from financial activities**			
3.	Proceeds from borrowings	33	123.787.349.362	201.681.813.061
4.	Repayment of principal	34	(121.589.955.167)	(224.689.993.354)
5.	Financial lease principal repayment	35	-	-
6.	Dividends and profits paid to owners	36	-	-
	Net cash flows from financial activities	40	**2.197.394.195**	**(23.008.180.293)**
	Net cash flows during the period (50 = 20 + 30 + 40)	50	**(4.371.148.105)**	**(33.383.325.445)**
	Cash and cash equivalents at the beginning of the period	60	**8.297.700.476**	**43.646.024.251**
	Effect of exchange rate fluctuations	*61*	-	-
	Cash and cash equivalents at the end of the period	70	**3.926.552.371**	**10.262.698.806**

Ha noi, October 27, 2026

Preparer by	Chief Accountant	General Director
Nguyen Thi Bich Hanh	Dang Quang Cuong	Do Chi Nguyen

TỔNG CÔNG TY CỔ PHẦN XÂY DỰNG CÔNG NGHIỆP VIỆT NAM

1. CORPORATION INFORMATION

1.1 Structure of ownership

Vietnam Industrial Construction Corporation (hereinafter referred to as "the Corporation"), formerly a state-owned enterprise under Ministry of Industry (currently Ministry of Industry and Trade), was established according to Decision No. 63/1998/QD-BCN dated 22/09/1998 of the Minister of Industry. The Corporation officially transitioned to operating as a joint-stock company under Decision No. 1437/QD-TTg dated 10/08/2010 issued by the Prime Minister approving the equitization plan for the Corporation.

The Corporation operates under the Certificate of Business Registration No. 0100779365 granted by the Hanoi Department of Planning and Investment for the first time on 21/10/1998, and changed for the 8th time on 22/04/2026 by the Business Registration and Corporate Finance Division of the Hanoi Department of Finance to update the administrative boundaries.

The Corporation's Charter capital under the Certificate of Business Registration changed for the 8th time on 22/04/2026 is VND 550,000,000,000 *(In words: Five hundred and fifty billion dong).*

Foreign name: Vietnam Industrial Construction Corporation. Abbreviation: VINAINCON.

The Corporation's stock is currently traded on the Unlisted Public Company Market at Hanoi Stock Exchange with stock code: VVN.

The Corporation's registered office is located at VINAINCON Building, No. 5 Lang Ha Street, O Cho Dua Ward, Hanoi, Vietnam.

1.2 Operating industries and principal activities

- Construction of various types of buildings; Other unclassified mining activities; Production of concrete and products from cement and gypsum; Cutting, shaping and finishing stone; Manufacturing metal components; Manufacturing metal containers, tanks, and storage devices; Forging, pressing, stamping, and rolling metal; refining metal powders; Manufacturing other unclassified metal products; Construction of public works; Installation of electrical systems;

- Other specialized construction activities; Wholesale of electronic equipment and components, and telecommunications; Inland water freight transport; Warehousing and storage of goods; Restaurants and mobile food services (excluding bar, karaoke, nightclub businesses); Beverage serving services (excluding bar businesses);

- Other support services for mining and quarrying; Manufacture of basic chemicals (excluding state-restricted chemicals); Production of building materials from clay; Machinery and equipment repair; Electrical repair; Construction of other civil engineering projects;

- Other specific business activities as specified in its Certificate of Business Registration./.

The principal activities of the Corporation during in the year: construction and installation of civil and industrial projects.

1.3 Normal operating cycle

The Corporation's normal operating cycle is 12 months.

For the construction and installation of civil and industrial projects, the normal operating cycle aligns with the construction period of the projects.

1.4 Statement of information comparability on the financial statements

On 27/10/2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Corporate Accounting Regime, which replaces the Corporate Accounting Regime promulgated under Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC dated 21/3/2016 issued by the Ministry of Finance. Circular No. 99/2025/TT-BTC is applicable to financial years beginning on or after 01/01/2026.

The Corporation has applied the Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC since 01/01/2026. In cases where the application of this Circular results in changes in the presentation of the financial statements, the Corporation will restate or reclassify the comparative figures in accordance with the applicable regulations. Accordingly, the accounting information and figures presented in the interim financial statements are comparable as they have been calculated and presented consistently.

1.5 The Corporation structure

As at 30/9/2026, The Corporation has the following subsidiaries and associates:

No.	Unit	Place of establishment and operation	Principal activities	Ownership ratio	Voting Ratio	Benefit ratio
I	**Subsidiaries**					
1	Power Construction One member Limited Company No.2	Ho Chi Minh	Industrial production and construction of power projects	100%	100%	100%
2	Power Construction One member Limited Company No.4	Ha Noi	Industrial production and construction of power projects	100%	100%	100%
3	Chemical Construction Installation Company Limited	Ha Noi	Construction and installation contracting	100%	100%	100%
4	Ha Bac Mechanical & Chemical One member Limited Company	Bac Ninh	Production of mechanical products	100%	100%	100%
5	Quang Son Cement Company Limited	Thai Nguyen	Manufacture and sale of cement and clinker	100%	100%	100%
6	Construction & Industrial Production Joint Stock Company	Ha Noi	Construction and installation of works, and asset leasing	52.15%	52.15%	52.15%
7	Chemical Construction and Installation Mechanical Joint Stock Company	Hai Phong	Mechanical product manufacturing and construction contracting	71.42%	71.42%	71.42%
8	Thu Duc Centrifugal Concrete Joint Stock Company	Ho Chi Minh	Manufacture and sale of industrial concrete products	51.00%	51.00%	51.00%
9	Vietnam International Manpower Cooperation & Commercial Import - Export Joint Stock Company	Ha Noi	Labor export	51.00%	51.00%	51.00%
10	No.5 Construction Investment Joint Stock Company	Ho Chi Minh	Construction and installation of industrial and civil works, and trading of	51.00%	51.00%	51.00%
11	VINAINCON Investment & Mineral Joint Stock Company	Ha Noi	Investment and mining of minerals	51.00%	51.00%	51.00%
12	An Giang Centrifugal Concrete Joint Stock Company	An Giang	Manufacturing and trading of industrial concrete products	50.69%	50.69%	50.69%
13	VINAINCON Investment and Construction Corporation No.6	Ho Chi Minh	Construction and installation	51.00%	51.00%	51.00%

II Joint ventures and Associates

1	Hong Nam Mechanical Joint Stock Company	Ha Noi	Manufacturing of lifting, lowering and handling equipment	27.37%	27.37%	27.37%
2	Industrial Construction & Investment Joint Stock Company	Ha Noi	Construction and installation of works, and asset leasing	36.00%	36.00%	36.00%
3	Quang Son Limestone Exploiting Joint Stock Company	Thai nguyen	Limestone mining	25.00%	25.00%	25.00%
4	VINAINCON Engineering and Construction Joint Stock Company	Ha Noi	Construction of non-residential buildings	41.18%	41.18%	41.18%
5	VINAINCON Centrifugal Concrete Joint Stock Company	Hai Phong	Manufacture of concrete and products made from cement and gypsum	20.00%	20.00%	20.00%
6	VINAINCON Mechanical & Construction Joint Stock Company	Ha Noi	Construction of all types of buildings	27.99%	27.99%	27.99%
7	VINAINCON Engineering & Consulting Joint Stock Company (E & C)	Ha Noi	Construction and installation	20.70%	20.70%	20.70%
8	Construction & Mechanical Steel Structure Joint Stock Company	Ha Noi	Manufacture and installation of steel structures, and construction of industrial and civil works	23.11%	23.11%	23.11%

The dependent accounting units of the Parent Company – the Corporation include:

Name	Address	Status
Export-Import and Technical Supplies Service Center - Vietnam Industrial Construction Corporation	Vinaincon Building, No. 5 Lang Ha Street, O Cho Dua Ward, Hanoi, Vietnam	Temporary suspension
Vietnam Industrial Construction Corporation Southern Branch	No. 22 Ly Tu Trong Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	In operation
Vietnam Industrial Construction Corporation Branch in Cambodia	10EF6, st. 206 + 211, Sangkat Vealvong, Khan 7makara, Phnomphenh, Cambodia	In operation
Vietnam Industrial Construction Corporation Branch for Management, Procurement & Construction	Vinaincon Building, No. 5 Lang Ha Street, O Cho Dua Ward, Hanoi, Vietnam	In operation
Vietnam Industrial Construction Corporation Branch in Myanmar	No. 01, Building No. 23, Shwe Ohn Pin Housing 2, Yan Shin Road, Yankin Township, Yangon, Myanmar	In operation

2. FISCAL YEAR AND ACCOUNTING CURRENCY

2.1 Fiscal year

The Corporation's fiscal year begins on 1st January and ends on 31st December of solar year.

The interim financial statements are prepared for the accounting period ending as at 30/9/2026.

2.2 Accounting currency

The accompanying interim financial statements are expressed in Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEM

3.1 Accounting System

The Company applies the Vietnamese Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated 27/10/2025 issued by the Minister of Finance.

3.2 Statements for the compliance with Accounting Standards and System

The Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Interim Financial Statements for the period ended 30/9/2026.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies applied by the Corporation in preparing the interim separate financial statements are as follows:

Basis of preparation of the Interim financial statements

The attached financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of separate financial statements.

The Corporation's interim separate financial statements are prepared by aggregating the interim financial statements of its dependent accounting units and the Corporation's Head Office. Transactions and balances between the Head Office and its dependent units, as well as among the dependent units, are eliminated when presenting the interim separate financial statements.

The accompanying financial statements are the Corporation's separate financial statements and therefore do not include the financial statements of its subsidiaries. Users of these separate financial statements should read them together with the Corporation's consolidated financial statements for the six-month period ended 30/9/2026 to obtain complete information about the Corporation's financial position, results of operations and cash flows for the period.

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

Accounting estimates

The preparation of the financial statements in conformity with Vietnamese Accounting Standards, requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the fiscal year. Actual results may differ from those estimates and assumptions.

Basis for preparation of the converted financial statements of the dependent accounting entities

For the purpose of preparing the Corporation's Financial Statements: The Financial Statements of Myanmar Branch and Cambodia Branch, which are prepared in Myanmar Kyats (MMK) and US Dollars (USD) respectively, have been converted to Vietnam Dong (VND) according to the following principles:

- Assets and liabilities must be converted into Vietnam Dong at the actual exchange rate at the end of the period of Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) at the reporting date.

- Exchange rate difference and asset revaluation difference are converted into Vietnam Dong at the actual exchange rate at the date of assessment;

- Undistributed after-tax profits, funds extracted from undistributed after-tax profits arising after the investment date are converted into Vietnam Dong by calculating according to the items of the income statement;

- Items in the income statement and the cash flow statement are translated into Vietnam Dong at the actual exchange rate at the time of transactions.

Exchange differences arising from the conversion of the financial statements prepared in foreign currencies into Vietnam Dong are recorded in the item "Exchange rate differences" - Code 417 in the Owners' Equity section of the Balance Sheet.

Actual exchange rates for foreign currency transactions arising during the period

- The actual exchange rate for foreign currency purchases and sales is the rate specified in the foreign currency purchase or sale agreement between the Corporation and the commercial bank;

- The exchange rate applied when recognizing receivables is the buying rate of the commercial bank designated by the Corporation for customers to make payments at the transaction date;

- The exchange rate applied when recognizing payables is the selling rate of the commercial bank with which the Corporation expects to transact at the transaction date.

Exchange rates applied when revaluing monetary items denominated in foreign currencies at the date of preparation of the separate financial statements:

- For foreign currency deposits, the average transfer buying and selling rate of the bank where the Corporation maintains its foreign currency account is applied;

- For other monetary items denominated in foreign currencies, the average transfer buying and selling rate of the commercial bank with which the Corporation regularly transacts at the date of preparation of the separate financial statements is applied. The Corporation does not retranslate part or all of foreign-currency-denominated receivables for which an allowance for doubtful debts has been provided.

All realized foreign exchange differences arising during the year and foreign exchange differences arising from the revaluation of monetary items denominated in foreign currencies at the end of the period are recognized in the results of operations for the accounting period.

Cash

Cash comprises Cash on hand, bank deposits (demand deposits).

Financial investments

Investments in subsidiaries, joint ventures, associates and other investments

Investments in subsidiaries over which the Corporation has control, and investments in associates and joint ventures over which the Corporation has significant influence, are presented using the cost method in the separate financial statements.

Profit distributions received by the Corporation from the accumulated profits of subsidiaries arising after the Corporation obtained control are recognized in the Corporation's results of operations for the year. Other distributions are treated as a recovery of the investment and deducted from the carrying amount of the investment.

Profit distributions received by the Corporation from the accumulated profits of associates arising after the Corporation obtained significant influence are recognized in the Corporation's results of operations for the year. Other distributions are treated as a recovery of the investment and deducted from the carrying amount of the investment.

Investments in subsidiaries, joint ventures, associates and other investments are presented in the statement of financial position at cost less any provision for impairment, where applicable.

Other investments: Other investments are initially recognized at cost, comprising the purchase price and directly attributable acquisition costs. Subsequent to initial recognition, these investments are measured at cost less any provision for impairment.

Provision for investment impairment

Provision for impairment of investments in other entities and investments in equity instruments of other entities is recognized when there is objective evidence of impairment at the end of the accounting year.

For investees that are parent companies, the basis for determining the investment impairment provision is the consolidated financial statements of the investee.

Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties.

Inventories

Inventory is determined based on historical cost, in case the historical cost is higher than the net realizable value, it must be calculated based on the net realizable value. Cost of inventories comprise costs of direct materials, direct labor, and general operation (if any) incurred in bringing the inventories to their present location and conditions.

Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution.

The Corporation uses the perpetual inventory method and is calculated via the weighted average method.

The Corporation's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the historical cost of inventories.

Tangible fixed assets and Depreciation

Tangible fixed assets are stated at history cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Corporation to bring the asset to its working condition for its intended use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. Details are as follows:

	Years
Buildings, structures	14 - 25
Machinery and equipment	03 - 08
Motor vehicles	10
Office equipment and Others	03 - 08

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Intangible fixed assets and Amortization

Intangible fixed assets represent the value of computer software and are presented at historical cost minus accumulated amortization.

Historical costs of intangible fixed assets include all the expenses paid by the Corporation to bring the asset to its working condition for its intended use.

The intangible fixed assets are computer software that is amortized over a period of 05 years.

Deferred expenses

Deferred expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Corporation's deferred expenses include office rental expenses, tools and equipment expenses, repair expenses and other waiting-for-allocation expenses.

Tools and supplies are recorded to expenses and depreciated to on a straight-line basis with useful life of not exceeding 03 years.

Other expenses are allocated to expenses using the straight-line method for a period of no more than 03 years.

Payables

The account payables are monitored in detail by payable terms, payable parties, original currency and other factors depending on the Company's management requirement.

The account payables are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services, or assets, between the Corporation and the seller, an independent entity with the Corporation, including payables between the parent company and subsidiaries, joint venture companies, associates. These payables also include payables for import through trustees (in entrusted import transactions);

- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

- At the end of the period, the Corporation revalued foreign currency-denominated payables, which are monetary items denominated in foreign currencies, using the average of the bank's transfer buying and selling exchange rates at the commercial bank with which the Corporation regularly transacts.

Dividends and profit distribution

Dividends are recognized as liabilities when the Corporation's Board of Management, acting under authorization from the General Meeting of Shareholders, issues a dividend distribution notice and the Vietnam Securities Depository and Clearing Corporation announces the record date for dividend entitlement.

Borrowings and finance lease liabilities

Borrowings and finance lease liabilities include borrowings, financial leases from credit institutions and other organizations, individuals, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The Corporation monitors loan amounts and financial liabilities in details by each type and classifies them into short-term and long-term according to repayment term.

Expenses related to the loan are recognized in the Income Statement when incurring except for expenses incurred from a separate loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

Recognition and capitalization of borrowing costs

All other borrowing costs are recognised in the Income statement when incurring, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

Owners' equity

Capital is recorded according to the actual amounts invested by owners.

The Corporation's profit after tax is allocated for dividends to shareholders after being approved by the Shareholders' Council at the Annual General Meeting and setting up funds in accordance with the Corporation's Charter.

Revenue and other income

Construction contracts

For construction contracts stipulating that the Corporation is paid according to the value of the volume performed, when the results of executing a construction contract are reliably determined and confirmed by the customer, the revenue and expenses related to the contract are recognized in equivalent proportion to the completed work confirmed by the customer and reflected on the issued invoice.

When the results of executing a contract cannot be reliably estimated, and if there is a possibility for the Corporation to recover the costs incurred for the contract, then the contract revenue recognized is limited to the costs incurred that are likely to be recoverable. In such cases, no profit is recognized, even if the total costs of performing the contract may exceed the total revenue of the contract.

Revenue from services rendered

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

(a) The amount of revenue can be measured reliably;

(b) It's probable that the economic benefits associated with the transaction will flow to the Corporation;

(c) Identify the completed work as at the balance sheet date;

(d) Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

Revenue from interest and other income

The revenue is recognized when the Corporation can obtain economic benefits from the above activities and when it is reliably measured.

Cost of goods sold

The cost of goods sold and services rendered comprises the total costs incurred for services and investment properties, and the production costs of construction products during the year, recognized in accordance with the matching principle. Abnormal inventory costs are recognized immediately in the cost of goods sold.

Current corporate income tax expense

Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

The Corporation has an obligation to pay corporate income tax at the rate of 20% on taxable profits.

The determination of the Corporation's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

Earnings per share

Basic earnings per share is calculated by dividing net profit (loss) after tax for the year attributable to ordinary shareholders of the Corporation by the weighted average number of ordinary shares outstanding during the period.

Related parties

A party is considered a related party of the Corporation in case that party is able to control the Corporation or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of the relationship is focused more than its legal form.

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM ATEMENT OF FINANCIAL POSITION

5.1 Cash and cash equivalents

	30/09/2026 VND	01/01/2026 VND
Cash on hand	1.736.290.230	404.723.546
Bank deposits	2.190.262.141	7.892.976.930
Total	**3.926.552.371**	**8.297.700.476**

Details of bank deposits:

	30/09/2026 VND	01/01/2026 VND
Joint Stock Commercial Bank for Investment and Development of Vietnam – Transaction Office Branch	*8.352.376*	*4.374.754.587*
Sai Gon - Ha Noi Commercial Joint Stock Bank	*238.926.708*	*966.239.347*
Joint Stock Commercial Bank for Investment and Development of Vietnam – Thong Nhat Branch	*1.679.068*	*903.118.773*
NCB Bank - Hoan Kiem Branch	*206.288.092*	*6.800.596*
Bank of Myanmar	*1.341.813.943*	*1.341.813.943*
Others	*393.201.954*	*300.249.684*
Total	**2.190.262.141**	**7.892.976.930**

5.2 Short-term receivables from customers

	30/09/2026 (VND)		01/01/2026 (VND)	
	Book value	**Provisions**	**Book value**	**Provisions**
Thai Nguyen Iron And Steel Joint Stock Corporation	27.191.055.200	(27.191.055.200)	27.191.055.200	(27.191.055.200)
Central Viet Nam Power Projects Management Board	1.410.913.714	-	1.374.829.405	-
Northern Viet Nam Power Projects Management Board	44.998.887.759	-	1.099.356.449	-
Archi Reenco Hoa Binh Joint Stock Company	5.583.277.503	(3.213.239.321)	10.710.797.737	(3.213.239.321)
Nova E&C Joint Stock Company	1.345.368.048	-	1.345.368.048	-
Southern Power Corporation - Co., Ltd.	11.852.752.193	-	11.852.752.193	-
An Phuoc Joint Stock Company	26.841.281.410	-	27.180.380.462	-
Power Construction No. 4 Company Limited	7.054.187.679	-	7.172.278.100	-
Branch Of Southern Power Corporation - Southern Power Project Management Board	-	-	17.008.236.842	-
Power Construction No. 2 Company Limited	18.173.920.512	-	18.173.920.512	-
Others	36.561.135.193	(19.495.431.299)	42.552.122.217	(19.495.431.299)
Total	**181.012.779.211**	**(49.899.725.820)**	**165.661.097.165**	**(49.899.725.820)**

5.3 Short-term prepayments to suppliers

	30/09/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Construction Steel Structure Joint Stock Company	8.485.617.811	(8.485.617.811)	8.485.617.811	(8.485.617.811)
Vinaincon Centrifugal Concrete Joint Stock Company	4.712.579.331	(4.712.579.331)	4.712.579.331	(4.712.579.331)
Dong Anh Construction Investment Joint Stock Company	3.022.433.220	-	3.022.433.220	-
Ha Bac Chemical Mechanical Limited Company	5.500.000.000	-	5.691.112.890	-
Construction Joint Stock Company 203	4.102.173.574	(4.102.173.574)	4.102.173.574	(4.102.173.574)
Dac Dao Construction Joint Stock Company	8.396.918.859	-	12.165.533.227	-
TDH15 Joint Stock Company	6.952.892.061	-	11.835.369.399	-
Vietnam Lepro Construction & Trading Joint Stock Company	2.250.182.909	-	2.250.182.909	-
EDH Technology Development Joint Stock Company	-	-	3.179.558.780	-
Index Energy Development Advisory Joint Stock Company	2.953.514.061	-	2.953.514.061	-
Others	40.249.862.097	(11.699.103.960)	57.082.684.891	(11.699.103.960)
Total	**86.626.173.923**	**(28.999.474.676)**	**115.480.760.093**	**(28.999.474.676)**

5.4 Other short-term receivables

	30/09/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Deposits	35.134.940.679	-	27.706.261.314	-
Advanced	126.225.573	-	112.500.000	-
Other receivables	566.849.145.489	(14.610.062.299)	549.397.652.517	(14.610.062.299)
Quang Son Cement Company Limited	*523.780.725.218*	-	*505.177.490.634*	-
Chemical Construction and Installation Mechanical Joint Stock	*13.844.892.847*	*(11.230.081.846)*	*13.844.892.847*	*(11.230.081.846)*
Chemical Construction Installation Company Limited	*7.836.945.770*	-	*7.641.717.770*	-
Power Construction One member Limited Company No.2	*7.728.399.237*	-	*7.709.828.891*	-
Thu Duc Centrifugal Concrete Joint Stock Company	-	-	*5.286.453.900*	-
Others	*13.658.182.417*	*(3.379.980.453)*	*9.737.268.475*	*(3.379.980.453)*
Total	**602.110.311.741**	**(14.610.062.299)**	**577.216.413.831**	**(14.610.062.299)**

5.5 Short-term allowances for doubtful debts

	30/09/2026 (VND)			01/01/2026 (VND)		
	Original cost	Recoverable amount	Allowances	Original cost	Recoverable amount	Allowances
- Receivables from customers	**52.269.764.002**	**2.370.038.182**	**(49.899.725.820)**	**57.397.284.236**	**7.497.558.416**	**(49.899.725.820)**
Thai Nguyen Iron And Steel Joint Stock Company - TISCO	27.191.055.200	-	(27.191.055.200)	27.191.055.200	-	(27.191.055.200)
Archi Reenco Hoa Binh Joint Stock Company	5.583.277.503	2.370.038.182	(3.213.239.321)	10.710.797.737	7.497.558.416	(3.213.239.321)
Hoang Son Of Civil And Industry Construction Company Limited	8.899.267.173	-	(8.899.267.173)	8.899.267.173	-	(8.899.267.173)
Others	10.596.164.126	-	(10.596.164.126)	10.596.164.126	-	(10.596.164.126)
- Repayments to suppliers	**28.999.474.676**	**-**	**(28.999.474.676)**	**28.999.474.676**	**-**	**(28.999.474.676)**
Dong Anh Construction Investment Joint Stock Company	3.022.433.220	-	(3.022.433.220)	3.022.433.220	-	(3.022.433.220)
Construction Joint Stock Company 203	4.102.173.574	-	(4.102.173.574)	4.102.173.574	-	(4.102.173.574)
Vinaincon Centrifugal Concrete Joint Stock Company	4.712.579.331	-	(4.712.579.331)	4.712.579.331	-	(4.712.579.331)
Vinaincon Centrifugal Concrete Joint Stock Company	8.485.617.811	-	(8.485.617.811)	8.485.617.811	-	(8.485.617.811)
Others	8.676.670.740	-	(8.676.670.740)	8.676.670.740	-	(8.676.670.740)
Other receivables	**18.812.688.062**	**4.202.625.763**	**(14.610.062.299)**	**18.812.688.062**	**4.202.625.763**	**(14.610.062.299)**
Chemical Construction and Installation Mechanical Joint Stock Company	13.844.892.847	2.614.811.001	(11.230.081.846)	13.844.892.847	2.614.811.001	(11.230.081.846)
Others	4.967.795.215	1.587.814.762	(3.379.980.453)	4.967.795.215	1.587.814.762	(3.379.980.453)
Total	100.081.926.740	6.572.663.945	(93.509.262.795)	105.209.446.974	11.700.184.179	(93.509.262.795)

5.6 Inventories

	30/09/2026 (VND)		01/01/2026 (VND)	
	Original value	Allowances	Original value	Allowances
Raw materials	23.120.145.607	(313.403.692)	7.548.436.486	(313.403.692)
Tools and supplies	335.526.000	-	-	-
Work in progress	177.904.682.173	(12.556.123.827)	135.260.276.973	(12.556.123.827)
Total	201.360.353.780	(12.869.527.519)	142.808.713.459	(12.869.527.519)

Details of unfinished production costs:

	30/09/2026 (VND)		01/01/2026 (VND)	
	Original value	Allowances	Original value	Allowances
Thai Nguyen Iron and Steel Plant - Phase 2	11.836.428.088	(11.829.205.869)	11.836.428.088	(11.829.205.869)
KN Cam Ranh – Phase 21, Phase 22	10.207.718.194	-	10.654.461.074	-
Ben Thanh – Tham Luong Metro Line No. 2 Project	20.151.259.722	-	11.465.692.380	-
Hiep Phuoc LNG Gas Power Plant	29.162.879.283	-	28.341.855.256	-
KN Cam Ranh - 432 Apartment - Maroc	37.933.500.062	-	20.282.663.147	-
Phu Quoc 110KV line - Southern Phu Quoc	6.382.935.176	-	2.388.689.406	-
KN Paradise Cam Ranh Resort and Entertainment Complex Project - 198 units - Hylap	6.171.222.899	-	5.965.593.888	-
Aqua City Urban Area	4.730.070.900	(473.007.090)	4.730.070.900	(473.007.090)
Steel Peak Factory - Nha Be	2.539.108.680	(253.910.868)	2.539.108.680	(253.910.868)
KN Paradise Cam Ranh Resort and Entertainment Complex Project- PK 15	9.501.084.510	-	9.553.682.081	-
Others	39.288.474.660	-	27.502.032.074	-
Total	**177.904.682.173**	**(12.556.123.827)**	**135.260.276.973**	**(12.556.123.827)**

5.7 Increases, decreases in tangible fixed assets

Unit: VND

	Buildings, structures	Machinery, equipment	Motor vehicles	Office equipment	Total
HISTORICAL COST					
As at 01/01/2026	20.631.022.733	564.248.918	9.545.884.304	765.958.518	31.507.114.473
Purchase	-	-	-	-	-
As at 30/09/2026	20.631.022.733	564.248.918	9.545.884.304	765.958.518	31.507.114.473
ACCUMULATED DEPRECIATION	-	-	-	-	-
As at 01/01/2026	20.631.022.733	410.004.544	8.333.838.177	663.381.636	30.038.247.090
Depreciation	-	39.404.277	292.812.392	32.576.882	364.793.551
As at 30/09/2026	20.631.022.733	449.408.821	8.626.650.569	695.958.518	30.403.040.641
	-	-	-	-	-
NET BOOK VALUE	-	-	-	-	-
As at 01/01/2026	-	154.244.374	1.212.046.127	102.576.882	1.468.867.383
As at 30/09/2026	-	114.840.097	919.233.735	70.000.000	1.104.073.832

Details of existing tangible fixed assets valued at 10% or more of the total value of tangible fixed assets:

No.	Asset Name	As at 30/09/2026 Historical costs	Accumulated depreciation	Net book Value	As at 01/01/2026 Historical costs	Accumulated depreciation	Net book Value
1	VINAINCON Headquarters, No. 5 Lang Ha	18.020.531.895	(18.020.531.895)	-	18.020.531.895	(18.020.531.895)	-
	Total	18.020.531.895	(18.020.531.895)	-	18.020.531.895	(18.020.531.895)	-

5.8 Increases, decreases in intangible fixed assets

Unit: VND

	Management software	Networking	Total
HISTORICAL COST			
As at 01/01/2026	778.925.557	235.000.000	1.013.925.557
As at 30/09/2026	778.925.557	235.000.000	1.013.925.557
ACCUMULATED AMORTIZATION			
As at 01/01/2026	778.925.557	235.000.000	1.013.925.557
Amortization	-	-	-
As at 30/09/2026	778.925.557	235.000.000	1.013.925.557
NET BOOK VALUE			
As at 01/01/2026	-	-	-
As at 30/09/2026	-	-	-

Details of intangible fixed assets valued at 10% or more of the total value of intangible fixed assets:

No.	Asset Name	As at 30/09/2026 Historical costs	Accumulated amortization	Net book Value	As at 01/01/2026 Historical costs	Accumulated amortization	Net book Value
1	LAN System at the Corporation	235.000.000	(235.000.000)	-	235.000.000	(235.000.000)	-
2	BKAV OFFICE Electronic Software	299.600.000	(299.600.000)	-	299.600.000	(299.600.000)	-
3	Human Resources Management Software	124.830.000	(124.830.000)	-	124.830.000	(124.830.000)	-
4	Inventory Management Software	112.330.000	(112.330.000)	-	112.330.000	(112.330.000)	-
	Total	771.760.000	(771.760.000)	-	771.760.000	(771.760.000)	-

5.9 Long-term financial investment

	30/09/2026 (VND)			01/01/2026 (VND)		
	Original cost	Provision	Fair value	Original cost	Provision	Fair value
Investments in Subsidiaries	473.305.672.855	(232.414.622.769)	-	473.305.672.855	(232.414.622.769)	-
Power Construction One member Limited Company No.2	70.000.000.000	-	-	70.000.000.000	-	-
Power Construction One member Limited Company No.4	90.000.000.000	-	-	90.000.000.000	-	-
Chemical Construction Company Limited	-	-	-	-	-	-
Ha Bac Mechanical & Chemical One member Limited Company	10.000.000.000	(10.000.000.000)	-	10.000.000.000	(10.000.000.000)	-
Quang Son Cement Company Limited	200.000.000.000	(200.000.000.000)	-	200.000.000.000	(200.000.000.000)	-
Construction & Industrial Production Joint Stock Company	24.386.208.045	(14.957.067.564)	-	24.386.208.045	(14.957.067.564)	-
Chemical Construction and Installation Mechanical Joint Stock Company	4.024.058.696	(4.024.058.696)	-	4.024.058.696	(4.024.058.696)	-
Thu Duc Centrifugal Concrete Joint Stock Company	38.035.530.934	-	-	38.035.530.934	-	-
Vietnam International Manpower Cooperation & Commercial Import - Export Joint Stock Company	2.792.888.482	(605.832.616)	-	2.792.888.482	(605.832.616)	-
No.5 Construction Investment Joint Stock Company	12.201.283.784	-	-	12.201.283.784	-	-
VINAINCON Investment & Mineral Joint Stock Company	4.547.145.641	(808.625.715)	-	4.547.145.641	(808.625.715)	-
An Giang Centrifugal Concrete Joint Stock Company	15.278.557.273	-	-	15.278.557.273	-	-
VINAINCON Investment and Construction Corporation No.6	2.040.000.000	(2.019.038.178)	-	2.040.000.000	(2.019.038.178)	-
Investments in Associates	**54.263.592.152**	**(8.809.266.678)**	-	**54.263.592.152**	**(8.809.266.678)**	-
Hong Nam Mechanical Joint Stock Company	6.634.922.757	-	-	6.634.922.757	-	-
Industrial Construction & Investment Joint Stock Company	14.300.768.318	-	-	14.300.768.318	-	-
Quang Son Limestone Exploiting Joint Stock Company	2.730.001.416	(799.135.671)	-	2.730.001.416	(799.135.671)	-
VINAINCON Investment and Construction Corporation (VINAINCON Energy Investment Corporation)	742.806.389	-	-	742.806.389	-	-
VINAINCON Centrifugal Concrete Joint Stock Company	8.010.131.008	(8.010.131.007)	-	8.010.131.008	(8.010.131.007)	-
Construction & Mechanical Steel Structure Joint Stock Company	2.428.000.000	-	-	2.428.000.000	-	-
VINAINCON Engineering & Consulting Joint Stock Company	6.208.620.000	-	-	6.208.620.000	-	-
Construction & Mechanical Steel Structure Joint Stock Company	13.208.342.264	-	-	13.208.342.264	-	-
Investments in equity of other entities	**28.883.043.675**	**(11.922.147.061)**	-	**28.883.043.675**	**(11.922.147.061)**	-
Southern Machinery Installation and Construction Joint Stock Company	779.612.900	(686.407.363)	-	779.612.900	(686.407.363)	-
Investment and Industrial Manufacturing Joint Stock Company	4.123.185.470	-	-	4.123.185.470	-	-
Industrial Construction Joint Stock Company	10.032.000.000	(10.032.000.000)	-	10.032.000.000	(10.032.000.000)	-
Industrial And Civil Designing & Consulting Joint Stock Company	899.972.230	-	-	899.972.230	-	-
Song Cong Package Joint Stock Company	2.100.925.000	(1.203.739.698)	-	2.100.925.000	(1.203.739.698)	-
Thang Long Industry - Construction - Trading Joint Stock Company	2.086.292.176	-	-	2.086.292.176	-	-
Vinacomin-Power Holding Corporation	8.861.055.899	-	-	8.861.055.899	-	-
Total	556.452.308.682	(253.146.036.508)		556.452.308.682	(253.146.036.508)	

5.10 Allocation pending costs

	30/09/2026 VND	01/01/2026 VND
a) Short-term	**18.495.338**	-
Tools and supplies expenses awating allocation	18.495.338	-
b) Long-term	**13.689.583.094**	**13.668.350.802**
The value of land use right payable according to the equitization plan (i)	13.401.220.000	13.401.220.000
Tools and supplies and other expenses	288.363.094	267.130.802
Total	**13.708.078.432**	**13.668.350.802**

(i): Value of land use rights at No. 5 Lang Ha according to the equitization plan of the Corporation approved by the Prime Minister. At the time of preparing the financial statements, the Corporation has not yet been granted the Land Use Rights Certificate, so this amount is being recorded as a prepaid expense corresponding to other payables (see Note 5.16).

5.11 Short-term trade payables

	30/09/2026 VND	01/01/2026 VND
Maksteel Industrial Equipment Joint Stock Company	7.047.655.000	7.047.655.000
Construction Machinery Joint Stock Company No.18	3.452.129.000	3.452.129.000
NNB VIETNAM Company Limited	6.534.966.405	6.534.966.405
Power Construction One member Limited Company No.2	20.406.364.898	20.406.364.898
Thu Duc Centrifugal Concrete Joint Stock Company	901.742.619	5.190.987.300
Chemical Construction and Installation Mechanical Joint Stock Company	2.614.811.001	2.614.811.001
Tin Hieu Investment Construction Corporation	1.130.933.756	1.130.933.756
Viet Vuong Joint Stock Company	276.049.931	6.216.484.345
Construction Investment Joint Stock Company No. 5	5.654.872.891	6.535.461.318
Ba Ria Vung Tau Urban Development and Construction Joint Stock Company (UDEC)	3.881.929.311	15.966.835.424
Others	102.898.039.697	47.471.596.827
Total	**154.799.494.509**	**122.568.225.274**

5.12 Prepayments from customers

	30/09/2026 VND	01/01/2026 VND
Hai Linh Company Limited	13.730.278.337	13.730.278.337
Northern Viet Nam Power Projects Management Board	-	4.814.845.734
Metropolitan Railway Management Board	15.577.493.688	23.754.330.732
Van Thanh Construction Investment Co., Ltd.	17.824.542.249	25.910.704.269
Thuan Phat Mineral Exploitation Investment Co., Ltd	9.763.863.128	13.447.590.785
An Phuoc Joint Stock Company	7.891.364.037	6.230.682.786
OLYMPIA Construction and Industry Co., Ltd	21.308.005.412	-
ENTIZ Construction Joint Stock Company	28.216.159.424	-
Others	6.303.301.576	9.648.336.137
Total	**120.615.007.851**	**97.536.768.780**

5.13 Pay dividends and profits

	30/09/2026 VND	01/01/2026 VND
Dividends and profit payables	347.187.533	347.187.533
Total	**347.187.533**	**347.187.533**

5.14 Taxes and other payables to, receivables from the State Treasury

Unit: VND

a) Receivables	01/01/2026 Receivables	Movement in the year: Amount payable	Movement in the year: Amount paid	30/09/2026 Receivables
Value added tax	2.280.804.816	145.199.128	662.864.043	2.798.469.731
Corporate income tax	825.000.000	-	-	825.000.000
Personal income tax	281.918.507	114.945.345	86.377.095	253.350.257
Taxes paid abroad	504.386.015	-	-	504.386.015
Total	**3.892.109.338**	**260.144.473**	**749.241.138**	**4.381.206.003**

b) Payables	01/01/2026 Payables	Movement in the year: Amount payable	Movement in the year: Amount paid	30/09/2026 Payables
Personal income tax	54.642.065	84.196.098	85.251.366	53.586.797
Taxes paid abroad	880.199.976	-	-	880.199.976
Fee, charges and other payables	661.694.623	-	-	661.694.623
Total	**1.596.536.664**	**84.196.098**	**85.251.366**	**1.595.481.396**

5.15 Short-term accrued expenses

	30/09/2026 VND	01/01/2026 VND
Accrued Construction contract expenses	54.479.018.001	58.195.133.678
- Long Son Refinery & Petrochemical Complex	*2.022.778.263*	*2.022.778.263*
- Hiep Phuoc LNG Gas Power Plant Project	*1.623.814.270*	*1.615.314.270*
- Delta Concrete Pile Supply and Construction	*1.556.243.071*	*1.556.243.071*
- Upgrading the protection control system of TBA 500KV and 220KV in Northern region	*1.317.955.160*	*1.317.955.160*
- Upgrading the protection control system of TBA 500KV and 220KV in Central region	*3.819.989.273*	*7.115.879.465*
- KN Paradise Cam Ranh Stone - package: Zone 3.3-Morocco (432 units)	*7.313.773.655*	*251.011.231*
- Project to build metro line No. 2 in Ho Chi Minh City, Ben Thanh - Tham Luong line	*5.268.553.045*	-
- KN Paradise Cam Ranh Resort and Entertainment Complex Project- PK 21,22	*9.817.551.065*	*9.817.551.065*
complex project - PK 15 package of 82 units	*5.050.095.612*	*5.544.818.516*
- KN Paradise Cam Ranh resort and entertainment	*486.951.564*	*486.951.564*
- Tam Vu 2 110KV substation project	-	*15.238.482.011*
- Other projects and constructions	*16.201.313.023*	*13.228.149.062*
Other accrued expenses	245.334.233	1.341.672.684
Total	**54.724.352.234**	**59.536.806.362**

5.16 Other short-term payables

	30/09/2026 VND	01/01/2026 VND
a) Short term	**34.847.458.483**	**20.453.317.098**
Trade Union fees	446.166.304	456.404.521
Social insurance	490.814.769	16.889.720
Deposits received	110.000.000	110.000.000
Others	33.800.477.410	19.870.022.857
Chemical Construction Installation Company Limited	*8.955.861.916*	*8.955.861.916*
Thu Duc Centrifugal Concrete Joint Stock Company	*10.000.000.000*	-
Dividends and interest payables to investors purchasing shares for the first time (i)	*1.370.075.452*	*1.370.075.452*
Loans payable to employees	*3.422.264.548*	*3.422.264.548*
Others	*10.052.275.494*	*6.121.820.941*
b) Long-term	**13.431.220.000**	**13.431.220.000**
Deposits received	30.000.000	30.000.000
The value of land use rights payable according to the equitization plan (ii)	13.401.220.000	13.401.220.000
Total	**48.278.678.483**	**33.884.537.098**

(i) Payables related to enterprise equitization offsets.

(ii) The value of land use rights at No. 5 Lang Ha, O Cho Dua Ward, Hanoi City must be paid according to the equitization plan (see Explanation No. 5.10).

5.17 Short-term borrowings and finance lease liabilities

	30/09/2026 VND	Increase VND	Decrease VND	01/01/2026 VND
Joint Stock Commercial Bank for Investment and Development of Vietnam - Transaction Center 1 Branch	146.910.495.379	123.787.349.362	121.589.955.167	144.713.101.184
Total	146.910.495.379	123.787.349.362	121.589.955.167	144.713.101.184

Credit limit contract No. 01/2025/534/HDTD dated 31/10/2025. The maximum credit limit is VND 600 billion; in which outstanding debts, outstanding L/C and payment guarantee at all times do not exceed VND 200 billion. By December 31, 2025, the balance of short-term loans, issuance of payment guarantees, and opening of L/C will not exceed VND 180 billion. Purpose of using loans: supplementing working capital, opening LCs, guarantees for production and business. The credit extension term is until the end of October 31, 2026. Collateral: Property on land at the address: Vinain Building, No. 5 Lang Ha, O Cho Dua Ward, Hanoi City.

5.18 Provision for short-term payables

	30/09/2026 VND	01/01/2026 VND
- Long Son Refinery & Petrochemical Complex Project - H&I BOC2	-	432.922.841
- Long Son Refinery & Petrochemical Complex Project - IC2	189.857.235	583.849.500
Total	**189.857.235**	**1.016.772.341**

5.19 Equity

a) Changes of owners' equity

Unit: VND

	Share capital	Exchange Race Difference	Development and investment funds	Retained profits	Total
As at 01/01/2025	550.000.000.000	(17.718.180)	-	187.097.799.668	737.080.081.488
Profit in the previous year	-	-	-	5.495.115.306	5.495.115.306
Appropriation to development and investment funds	-	-	1.273.000.000	(1.273.000.000)	-
Appropriation to bonus and welfare funds, and bonus funds for the Executive Board.	-	-	-	(3.757.000.000)	(3.757.000.000)
Exchange rate differences	-	(78.431.172)	-	-	(78.431.172)
As at 31/12/2025	550.000.000.000	(96.149.352)	-	187.562.914.974	738.739.765.622
As at 01/01/2026	550.000.000.000	(96.149.352)	-	187.562.914.974	738.739.765.622
Profit in the this period	-	-	-	5.894.164.626	5.894.164.626
Appropriation to bonus and welfare funds, and bonus funds for the Executive Board.	-	-	-	(3.695.000.000)	(3.695.000.000)
As at 30/09/2026	550.000.000.000	(96.149.352)	1.273.000.000	189.762.079.600	740.938.930.248

b) Details of owners' equity

Unit: VND

	30/09/2026 VND	01/01/2026 VND
State Capital Investment Corporation (i)	455.125.000.000	455.125.000.000
Other shareholders	94.875.000.000	94.875.000.000
Total	**550.000.000.000**	**550.000.000.000**

(i): On 29/12/2025, the Ministry of Industry and Trade transferred the right to represent the owner to the State Capital Investment Corporation (SCIC).

c) Capital transactions with shareholders and appropriation of profits and dividends

	Quarter III of Year 2026 VND	Quarter III of Year 2025 VND
Shareholders' capital		
- Opening balance	550.000.000.000	550.000.000.000
- Increased during the period	-	-
- Decrease during the period	-	-
- Closing balance	550.000.000.000	550.000.000.000
Dividend, profit distribution	-	-

d) Share

	30/09/2026 Shares	01/01/2026 Shares
Quantity of registered shares	55.000.000	55.000.000
Quantity of issued shares	55.000.000	55.000.000
- Common shares	*55.000.000*	*55.000.000*
- Preferred share	-	-
Purchased shares (treasury shares)	-	-
- Common shares	-	-
- Preferred share	-	-
Outstanding shares	55.000.000	55.000.000
- Common shares	*55.000.000*	*55.000.000*
- Preferred share	-	-

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

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT

6.1 Revenue from sales of goods and provision of services

	Quarter III of Year 2026 VND	Quarter III of Year 2025 VND
Revenue from constructions	79.024.656.944	71.341.571.892
Total	**79.024.656.944**	**71.341.571.892**
Revenue deductions	-	-
Net revenue from sales of goods	**79.024.656.944**	**71.341.571.892**

6.2 Cost of goods sold

	Quarter III of Year 2026 VND	Quarter III of Year 2025 VND
Cost of construction	77.178.758.043	68.015.707.197
Total	**77.178.758.043**	**68.015.707.197**

6.3 Financial income

	Quarter III of Year 2026 VND	Quarter III of Year 2025 VND
Interest income from bank deposits and loans	7.763.213.489	11.492.336.690
Dividends received	164.450.000	474.950.000
Total	**7.927.663.489**	**11.967.286.690**

6.4 Financial expenses

	Quarter III of Year 2026 VND	Quarter III of Year 2025 VND
Loan interest	1.522.562.057	2.328.749.637
Total	**1.522.562.057**	**2.328.749.637**

6.5 General and administrative expenses

	Quarter III of Year 2026 VND	Quarter III of Year 2025 VND
Employee expenses	5.197.282.566	7.052.010.655
Materials and office supplies expenses	173.776.952	116.953.464
Amortization and Depreciation expenses	99.847.551	172.183.251
Charges and fee	18.988.586	62.986.868
Reversal of Allowances for doubtful debts	-	(11.569.000)
Outsourcing expenses	1.329.255.256	1.958.406.125
Other cash expenses	377.089.627	1.903.916.976
Total	**7.196.240.538**	**11.254.888.339**

6.6 Other profits

	Quarter III of Year 2026 VND	Quarter III of Year 2025 VND
Other income	**769.325.455**	-
Office rental	769.325.455	-
Other expenses	**36.766.010**	**9.051.150**
Penalties for Tax violation and administrative penalties	25.774.510	9.051.150
Other expenses	10.991.500	-
Other profits	**732.559.445**	**(9.051.150)**

6.7 Current corporate income tax expense

	Quarter III of Year 2026 VND	Quarter III of Year 2025 VND
Total net profit before tax	**1.787.319.240**	**5.512.694.231**
- Unreasonable, valid expenses	*25.774.510*	*9.051.150*
- Dividends and profits distributed	(164.450.000)	(474.950.000)
- Hole transfer	-	-
Taxable income	**1.648.643.750**	**5.046.795.381**
Corporate Income Tax rate	20%	20%
Current corporate income tax expense	-	-

Ha noi, October 27, 2026

Prepared by	Chief Accountant	General Director
Nguyen Thi Bich Hanh	Dang Quang Cuong	Do Chi Nguyen