CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG XUÂN MAI
Digitally signed by CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG XUÂN MAI
Date: 2026.10.30 13:32:10 +07'00'

XUAN MAI INVESTMENT AND CONSTRUCTION CORPORATION
4th Floor, Xuan Mai Tower, To Hieu Street, Ha Dong Ward, Ha Noi City
Tel: 0243 73 038 866. Fax: 0243 73 078 866. Web: xmcc.com.vn.

SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER OF 2026

Ha Noi, October 2026

XUAN MAI INVESTMENT AND CONSTRUCTION CORPORATION
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FINANCIAL STATEMENT REPORT

As at September 30, 2026

Unit: VND

ITEMS	Code	Notes	30/09/2026	01/01/2026
1	2	3	4	5
A - CURRENT ASSETS	**100**		**2.409.535.210.997**	**2.155.479.116.702**
I. Cash and cash equivalents	**110**		**73.968.481.709**	**276.888.678.678**
1. Cash	111	V.01	63.308.481.709	276.888.678.678
2. Cash equivalents	112		10.660.000.000	-
II. Short-term financial investments	**120**		11.600.000.000	54.000.000.000
1. Trading securities	121		-	-
2. Provision for devaluation of trading securities	122		-	-
3. Held-to-maturity investments	123	V.02	26.400.000.000	68.800.000.000
4. Short-term reserve holdings until maturity	124		(14.800.000.000)	(14.800.000.000)
5. Other short-term investments	125		-	-
6. Provision for losses on other short-term investments	126		-	-
III. Short-term accounts receivable	**130**		**1.218.220.498.158**	**1.006.460.429.277**
1. Short-term trade receivables	131	V.03	837.725.499.755	1.022.444.822.886
2. Short-term advances to suppliers	132		490.784.516.813	143.679.847.198
3. Short-term inter-Corporation receivables	133		-	-
4. Receivables based on agreed progress of construction contract	134		-	-
5. Other short-term receivables	135	V.04	229.481.216.586	202.988.441.668
6. Provisions for short-term bad debts (*)	136		(339.770.734.996)	(362.652.682.475)
7. Shortage of assets awaiting resolution	137		-	-
IV. Inventories	**140**		**1.086.990.030.204**	**810.313.203.632**
1. Inventories	141	V.04	1.087.097.033.298	810.420.206.726
2. Provision for inventories obsolescence (*)	142		(107.003.094)	(107.003.094)
V. Short-term biological assets	**150**		-	-
VI. Other current assets	**160**		**18.756.200.926**	**7.816.805.115**
1. Short-term deferred costs	161		1.026.892.975	134.364.506
2. VAT deductibles	162		17.152.153.539	6.891.413.005
3. Tax and receivables from state budget	163	V.05	577.154.412	791.027.604
4. State bonds repurchasing	164		-	-
5. Other current assets	165		-	-
B - NON-CURRENT ASSETS	**200**		**1.900.506.849.382**	**1.018.459.809.963**

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FINANCIAL STATEMENT REPORT

As at September 30, 2026

Unit: VND

ITEMS	Code	Notes	30/09/2026	01/01/2026
1	2	3	4	5
I. Long-term receivables	**210**		-	-
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Business capital at affiliated units	213		-	-
4. Long-term inter-Corporation receivables	214		-	-
5. Other long-term receivables	215		-	-
6. Provisions for long-term bad debts (*)	216		-	-
II. Fixed assets	**220**		**64.322.337.180**	**70.541.605.441**
1. Tangible fixed assets	221	V.08	64.322.337.180	70.541.605.441
- Cost	222		304.340.916.009	304.692.622.719
- Accumulated depreciation (*)	223		(240.018.578.829)	(234.151.017.278)
2. Finance lease assets	224	V.09	-	-
- Cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	V.10	-	-
- Cost	228		1.087.607.500	1.087.607.500
- Accumulated depreciation (*)	229		(1.087.607.500)	(1.087.607.500)
III. Long-term biological assets	**230**			
IV. Investment properties	**240**	V.12	**233.340.927.596**	**236.756.760.200**
- Cost	241		278.407.056.485	277.419.302.059
- Accumulated depreciation (*)	242		(45.066.128.889)	(40.662.541.859)
V. Long-term assets in progress	**250**	V.12	**37.849.327.984**	**25.789.352.871**
1. Long-term work in process	251		-	-
2. Long-term construction in progress	252		37.849.327.984	25.789.352.871
VI. Long-term investments	**260**	V.13	**1.562.326.936.638**	**684.126.875.602**
1. Investment in subsidiaries	261		1.409.408.510.000	469.203.350.000
2. Investments in joint-ventures and Associates	262		289.930.398.927	361.346.398.927
3. Investments in other entities	263		722.150.000	722.150.000
4. Provision for devaluation of long-term investments (*)	264		(137.734.122.289)	(147.145.023.325)
5. Held-to-maturity investments	265		-	-
VII. Other long-term assets	**270**		**2.667.319.984**	**1.245.215.849**
1. Long-term deferred costs	271		2.667.319.984	1.245.215.849
2. Deferred Income Tax Assets	272		-	-

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FINANCIAL STATEMENT REPORT

As at September 30, 2026

Unit: VND

ITEMS	Code	Notes	30/09/2026	01/01/2026
1	2	3	4	5
3. Long-term Equipment, Materials, and Replacement Parts	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSETS (270 = 100 + 200)	**280**		**4.310.042.060.379**	**3.173.938.926.665**
A - LIABILITIES	**300**		**3.432.283.613.512**	**2.300.502.873.114**
I. Current liabilities	**310**		**2.490.675.787.515**	**1.965.486.939.568**
1. Short-term trade payables	311	V.15	630.074.551.788	598.882.020.475
2. Short-term advances from customers	312		340.538.728.687	347.068.903.224
3. Dividends and profits must be paid	313		946.333.440	949.374.485
4. Taxes and statutory obligations	314	V.16	2.102.205.121	279.462.332
5. Payables to employees	315		4.466.296.767	6.782.258.935
6. Short-term accrued expenses payables	316		160.440.171.354	99.777.269.935
7. Short-term inter-Corporation payables	317	V.17	-	-
8. Payables based on agreed progress of construction contract	318		-	-
9. Short-term deferred revenue	319		125.000.000	237.500.000
10. Other payables	320	V.18	52.346.715.248	47.963.333.081
11. Short-term finance lease loans and debts	321		1.290.487.009.904	853.507.968.117
12. Provisions for short-term payables	322		-	-
13. Bonus and welfare fund	323		9.148.775.206	10.038.848.984
14. Price stabilization fund	324		-	-
15. State bonds repurchasing	325		-	-
II. Long-term liabilities	**330**		**941.607.825.997**	**335.015.933.546**
1. Long-term trade payables	331		8.906.532.765	8.906.532.765
2. Long-term advances from customers	332		-	-
3. Long-term repayment of working capital is required	333		-	-
3. Long-term accrued expenses payables	334		43.262.365.954	44.255.676.301
4. Long-term inter-Corporation payables of business capital	335		-	-
5. Long-term inter-Corporation payables	336	V.19	-	-
6. Revenue awaiting long-term allocation	337		-	-
7. Other long-term payables	338		2.138.047.661	2.462.047.661

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FINANCIAL STATEMENT REPORT

As at September 30, 2026

Unit: VND

ITEMS	Code	Notes	30/09/2026	01/01/2026
1	2	3	4	5
8. Long-term finance lease loans and debts	339		887.300.879.617	279.373.158.300
9. Convertible bonds	340	V.20	-	-
10. Preference shares	341		-	-
11. Deferred income tax	342		-	-
12. Provisions for long-term payables	343		-	18.518.519
13. Scientific and technological development fund	344		-	-
B - OWNER'S EQUITY	**400**		**877.758.446.867**	**873.436.053.551**
1. Contributed legal capital	411		714.056.890.000	714.056.890.000
2. Share premium	412		-	-
3. Conversion options on convertible bond	413		-	-
4. Other capital of owners	414		-	-
5. Shares repurchased from oneself (*)	415		(30.845.085)	(30.845.085)
6. Difference upon asset revaluation	416		-	-
7. Exchange rate differences	417		-	-
8. Investment and development fund	418		-	-
9. Other equity fund	420		-	-
10. Undistributed after-tax profits	421		**163.732.401.952**	**159.410.008.636**
- Undistributed after-tax profits accumulated to the prior year end	421a		158.386.632.414	141.025.603.097
- Undistributed after-tax profits of current year	421b		5.345.769.538	18.384.405.539
TOTAL RESOURCES (440 = 300 + 400)	**440**		**4.310.042.060.379**	**3.173.938.926.665**

Ha Noi, 30/10/2026

Prepared by	Chief Accountant	General Director
Vu Thi Nga	Dang Hong Linh	Nguyen Minh Duc

INCOME STATEMENT

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

Unit: VND

ITEMS	Code	Notes	Quarter 3		Cumulative from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
1	2	3	4	5	6	7
1. Revenue from sale of goods and rendering of services	**01**	VI.01	**318.135.818.039**	**645.362.863.005**	**1.349.163.624.964**	**1.492.605.164.762**
2. Deductible items	02	VI.02	-	-	-	-
3. Net revenue from sale of goods and rendering of services (10= 01-02)	**10**	VI.03	**318.135.818.039**	**645.362.863.005**	**1.349.163.624.964**	**1.492.605.164.762**
4. Cost of goods sold	11	VI.04	302.701.874.941	607.172.984.544	1.315.892.046.453	1.426.854.611.513
5. Gross profit from sale of goods and rendering of services (20=10 - 11)	20		**15.433.943.098**	**38.189.878.461**	**33.271.578.511**	**65.750.553.249**
6. Financial income	21	VI.05	2.606.584.150	1.326.569.645	28.163.145.244	11.177.572.581
7. Financial expenses	22	VI.06	19.164.015.263	12.027.408.446	37.922.553.650	32.480.903.612
- In which: Interest expenses	*23*		*25.187.497.104*	*13.123.854.283*	*46.472.695.942*	*31.063.973.395*
8. Selling expenses	25		59.815.512	59.815.512	382.217.454	209.846.536
9. General and administration expenses	26		6.962.297.086	23.928.957.736	17.326.476.638	35.761.206.946
10 Operating profit: {30 = 20 + (21 - 22) - (25 + 26)}	30		**(8.145.600.613)**	**3.500.266.412**	**5.803.476.013**	**8.476.168.736**
11. Other income	31		506.388.688	59.776.967	1.311.159.794	706.712.785
12. Other expenses	32		22.817.460	21.026.478	1.768.866.269	863.282.524
13. Other profit (40 = 31 - 32)	40		**483.571.228**	**38.750.489**	**(457.706.475)**	**(156.569.739)**
14. Profit before tax (50 = 30 + 40)	50		**(7.662.029.385)**	**3.539.016.901**	**5.345.769.538**	**8.319.598.997**
15. Current Corporate Income Tax expense	51	VI.07	-	190.230.748	-	895.859.067
16. Deferred Corporate Income Tax expense	52	VI.08	-	-	-	-
17. Net profit after tax (60=50 - 51 - 52)	60		**(7.662.029.385)**	**3.348.786.153**	**5.345.769.538**	**7.423.739.930**
18. Basic Earnings Per Share (*)	70		(107)	47	75	104
19. Diluted Earnings Per Share (*)	71					

Ha Noi, 30/10/2026

Prepared by	Chief Accountant	General Director
Vu Thi Nga	Dang Hong Linh	Nguyen Minh Duc

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CASH FLOW STATEMENT

(Under Indirect method)

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

Unit: VND

ITEMS	Code	Notes	Cumulative from the beginning of the year to the end of this quarter	
			Current year	Previous year
1	2	3	4	5
I. Cash flows from operating activities				
1. Net profit (loss) before tax	01		***5.345.769.538***	***8.319.598.997***
2. Adjustments for				
- Depreciation of fixed assets and invested real estate	02		12.050.109.837	15.771.404.644
- Allowances and provisions	03		(32.311.367.034)	(8.271.809.106)
- (Gain)/loss on unrealized foreign exchange	04		(70.217.697)	(254.126.247)
- (Gain)/loss on investing activities	05		(27.807.172.894)	(5.838.671.180)
- Interest expenses	06		46.472.695.942	31.063.973.395
- Other adjustments	07		-	-
3. Operating income (loss) before changes in working capital	08		**3.679.817.692**	**40.790.370.503**
- Increase/decrease in receivables	09		(218.342.425.199)	(49.370.497.254)
- Increase/decrease in inventories	10		(276.676.826.572)	20.465.752.939
- Increase/decrease in payables (excluding interest payables, enterprise income tax payables)	11		105.848.567.527	94.188.847.001
- Increase/decrease in deferred expenses	12		(2.314.632.604)	(636.060.672)
- Increase/decrease in trading securities	13		-	-
- Borrowing costs have been paid	14		(45.527.458.079)	(65.887.420.083)
- Corporate income Tax paid	15		(40.480.894)	(3.359.483.793)
- Other cash inflows from operating activities	16		-	-
- Other cash outflows from operating activities	17		(1.391.450.000)	(559.880.000)
Net cash flows from (used in) operating activities	***20***		***(434.764.888.129)***	***35.631.628.641***
II. Cash flows from investing activities				
1. Purchase and construction of fixed assets and other long-term assets	21		(14.474.984.085)	(8.910.214.400)
2. Proceeds from disposals of fixed assets and other long-term assets	22		90.909.091	609.028.895
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(223.200.000.000)	(7.000.000.000)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		265.600.000.000	3.000.000.000
5. Payments for investments in other entities	25		(940.205.160.000)	(225.000.000.000)
6. Proceeds from sale of investments in other entities	26		94.542.382.609	-
7. Interest and dividends received	27		4.589.881.194	5.260.629.940
Net cash flows from (used in) investing activities	***30***		***(813.056.971.191)***	***(232.040.555.565)***

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CASH FLOW STATEMENT

(Under Indirect method)

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

Unit: VND

ITEMS	Code	Notes	Cumulative from the beginning of the year to the end of this quarter	
			Current year	Previous year
1	2	3	4	5
III. Cash flows from financing activities				
1. Receipts from stocks issuing and capital contribution from equity owners	31		-	-
2. Fund returned to equity owners, issued stock redemption	32		-	-
3. Long-term and short-term borrowings received	33		2.813.323.679.520	1.034.109.754.698
4. Loan repayment	34		(1.768.416.916.416)	(756.904.055.194)
5. Finance lease principle paid	35		-	-
6. Dividends, profit paid to equity owners	36		(3.041.045)	(30.234.060.012)
Net cash flows from (used in) financing activities	***40***		***1.044.903.722.059***	***246.971.639.492***
Net increase (decrease) in cash and cash equivalents (50 = 20+30+40)	**50**		**(202.918.137.261)**	**50.562.712.568**
Cash and cash equivalents at beginning of year	**60**		**276.888.678.678**	**43.586.793.309**
Impact of exchange rate fluctuation	61		(2.059.708)	33.634.539
Cash and cash equivalents at end of financial year (70 = 50+60+61)	**70**		**73.968.481.709**	**94.183.140.416**

Ha Noi, 30 10 2026

Prepared by	Chief Accountant	General Director
Vu Thi Nga	Dang Hong Linh	Nguyen Minh Duc

NOTES TO THE FINANCIAL STATEMENTS

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

I. OPERATION FEATURES

1. Investment form

Joint Stock Company.

2. Line of Business

Xuan Mai Investment and Construction Joint Stock Company is a Joint Stock Company, established and operating under Business Registration Certificate No. 0500443916 issued by the Hanoi City Department of Finance (formerly the Hanoi City Department of Planning and Investment) on December 4, 2003. The Company's Business Registration Certificate has been amended several times, with the most recent amendment being the 33rd on January 7, 2026, issued by the Hanoi City Department of Finance.

3. Principal operations

The principal activities of the Corporation for the current financial year are as follows:

- Construction of civil engineering works: Construction of bridges, roads, irrigation works, construction of urban and industrial zones; Housing development, interior and exterior decoration;

- Trading in real estate, land use rights of owners, users or lessees; Business activities of real estate and commercial services;

- Repairing of machine and equipment; installation, repair and maintenance of equipment, technological lines, automation equipment, construction and production of construction materials;

- Producing of building material, concrete components, water supply and drainage pipes.

4. The normal cycle of production business

The Corporation's normal production and business cycle is 12 months: starting from January 1 and ending December 31 every year.

5. Operational characteristics of the Corporation in the financial year that affect the Separate Financial Statements

According to Share Transfer Agreement No. 01/HĐ-CNCP dated December 29, 2025, the Company transferred all 4,950,000 shares in the Electrical Engineering Consulting and Services Joint Stock Company to Mr. Nguyen Tien Ngoc for a transfer price of VND 70,434,782,609.

Pursuant to Share Transfer Agreement No. 02/2026/CNCP-HD dated September 9, 2026, the Company is transferring its entire holding of 2,191,600 shares in Xuan Mai Thanh Hoa Joint Stock Company to BK Invest Project Investment and Development Company Limited for a transfer price of VND 24,107,600,000.

6. Corporation structure

6.1 List of subsidiaries

6.1.1 Xuan Mai Dao Tu., JSC

Address: Tam Duong Commune, Phu Tho Province, Viet Nam

Parent Company's Ownership Percentage:

- The company was established under Enterprise Registration Certificate No. 2500302820, issued by the Department of Planning and Investment of Vinh Phuc Province. According to the business registration, the company's charter capital is VND 40.000.000.000, with Xuan Mai Investment and Construction Joint Stock Company contributing VND 35.689.350.000, accounting for 86,39% of the total capital.

6.1.2 Xuan Mai Construction Consultancy., JSC

Address: 6th Floor, Building 29T2, Lot N05 - Southeast Tran Duy Hung Urban Area,Yen Hoa Ward, Ha Noi City, Viet Nam

Parent Company's Ownership Percentage:

- The company was established under Enterprise Registration Certificate No. 0102776909, issued by the Department of Planning and Investment of Ha Noi City. According to the business registration, the company's charter capital is VND 25.000.000.000, with Xuan Mai Investment and Construction Joint Stock Company contributing VND 23.887.160.000, accounting for 95,55% of the total capital.

6.1.3 Xuan Mai Construction., JSC

Address: 4th Floor, Building CT2 Ngo Thi Nham, Ha Dong Ward, Ha Noi City, Viet Nam

- The company was established under Enterprise Registration Certificate No. 0104361561, issued by the Department of Planning and Investment of Ha Noi City. According to the business registration, the company's charter capital is VND 31.040.390.000, with Xuan Mai Investment and Construction Joint Stock Company contributing VND 25.929.750.000, accounting for 83,53% of the total capital.

6.1.4 Xuan Mai Transportation., JSC

Address: Xuan Mai Commune, Ha Noi City, Viet Nam

Parent Company's Ownership Percentage:

- The company was established under Enterprise Registration Certificate No. 0104367524, issued by the Department of Planning and Investment of Ha Noi City. According to the business registration, the company's charter capital is VND 9.000.000.000, with Xuan Mai Investment and Construction Joint Stock Company contributing VND 7.000.000.000, accounting for 77,78% of the total capital.

6.1.5 Xuan Mai Mechanical Electrical., JSC

Address: 3rd Floor, Xuan Mai Tower, To Hieu Street, Ha Dong Ward, Hanoi City, Viet Nam

Parent Company's Ownership Percentage:

- The company was established under Enterprise Registration Certificate No. 0106379356, issued by the Department of Planning and Investment of Ha Noi City. According to the business registration, the company's charter capital is VND 100.000.000.000, with Xuan Mai Investment and Construction Joint Stock Company contributing VND 97.000.000.000, accounting for 97% of the total capital.

6.1.6 Xuan Mai Concrete Co., Ltd

Address: Xuan Mai Commune, Ha Noi City, Viet Nam

- The company was established under Enterprise Registration Certificate No. 0106579919, issued by the Department of Planning and Investment of Ha Noi City. According to the business registration, the company's charter capital is VND 100.000.000.000.

6.1.7 Xuan Mai Investment and Real Estate., JSC

Address: 5rd Floor, Xuan Mai Tower, To Hieu Street, Ha Dong Ward, Ha Noi City, Viet Nam

Parent Company's Ownership Percentage:

- The company was established under Enterprise Registration Certificate No. 0106810935, issued by the Department of Planning and Investment of Ha Noi City. According to the business registration, the company's charter capital is VND 900.000.000.000 with Xuan Mai Investment and Construction Joint Stock Company contributing VND 899.150.000.000, accounting for 99,00% of the total capital.

6.1.8 Xuan Mai Binh Duong Co., Ltd

Address: Plot No. 639, Map Sheet No. DC15, Rach Bap Hamlet, Tay Nam Ward, Ho Chi Minh City, Viet Nam

- The company was established under Enterprise Registration Certificate No. 3702940137, issued by the Department of Planning and Investment of Binh Duong province. According to the business registration, the company's charter capital is VND 90.000.000.000.

6.1.9. Xuan Mai Investment Joint Stock Company

Address: No 161, Nguyen Chi Thanh Street, Tan An Ward, Dak Lak, Viet Nam.

The Company was established pursuant to Business Registration Certificate No. 6001812559, issued by the Department of Finance of Dak Lak Province. According to the business registration, the Company's charter capital is VND 650.000.000.000. To date, the capital contribution made by Xuan Mai Investment and Construction Joint Stock Company stands at VND 138.722.000.000.

6.2 Name of associates and joint ventures

6.2.1 Southern - Xuan Mai Concrete., JSC

Address: Rach Bap Hamlet, Tay Nam Ward, Ho Chi Minh City, Viet Nam

The capital contribution of Xuan Mai Investment and Construction Joint Stock Company is VND 40.430.398.927.

6.2.2 Xuan Mai Da Nang., JSC

Address: Ba Na Commune, Da Nang City, Viet Nam

The capital contribution of Xuan Mai Investment and Construction Joint Stock Company is VND 24.500.000.000.

6.2.3 Xuan Mai Thanh Hoa., JSC

Address: 1rd Floor, CT1 Building, Xuan Mai Tower High-Rise Apartment Complex, Hac Thanh Ward, Thanh Hoa City, Thanh Hoa Province, Viet Nam.

- The company was established under Enterprise Registration Certificate No. 2802482746, issued by the Department of Planning and Investment of Ha Noi City. According to the business registration, the company's charter capital is VND 54.790.000.000. The capital contribution of Xuan Mai Investment and Construction Joint Stock Company is VND 21.916.000.000.

6.2.4 Xuan Mai - Nam Ha Noi Concrete Co., Ltd

Address: 4rd Floor, Xuan Mai Tower, To Hieu Street, Ha Dong Ward, Hanoi City, Viet Nam

- The company was established under Enterprise Registration Certificate No. 2802482746, issued by the Department of Finance of Ha Noi City. According to the business registration, the company's charter capital is VND 450.000.000.000. The capital contribution of Xuan Mai Investment and Construction Joint Stock Company is VND 225.000.000.000.

II. FINANCIAL YEAR AND STANDARD CURRENCY USED IN ACCOUNTING

1. Financial year

The financial year of the Corporation starts on 01 January and ends on 31 December annually.

2. Standard currency unit

The standard currency unit used is Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEMS APPLIED

1. Accounting system

The Corporation applies Enterprise Accounting System issued under the Circular 99/2025/TT/BTC dated 27 October 2025 by the Ministry of Finance.

2. Announcement on compliance with Vietnamese standards and accounting system

The financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

3. Accounting form

The Corporation applies computerized bookkeeping, using BRAVO 10 acconting software.

IV. ACCOUNTING POLICY

1. The type of exchange rates applied in accounting

The real exchange rates applied to transactions by foreign currency incurred during the year are as follows:

- Real exchange rate when purchasing foreign currency is the one regulated in the foreign purchasing contract between the Corporation and the Commercial Bank;

- Exchange rate for recognition the payable is the selling exchange rate of the commercial bank that the Corporation prepared the transaction at the arising time;

- Exchange rate for asset purchasing or paid in foreign currency is the buy-in exchange rate of the commercial bank that the Corporation made the payment.

The real exchange rate applied as assessment of the cash items in foreign currency at the Financial Statement date are as follows:

- The buy-in exchange rate is applied to the classified items as assets items;

- The buy-in rate of the very bank that the Corporation's foreign account is applied to the foreign currency at bank;

- The selling foreign exchange rate of the commercial bank that the Corporation had frequent transactions is applied to the classified items as payables items.

All the differences of real exchange rate generated within the year and the differences by assessment the balance of monetary items denominated in foreign currencies are recorded on income statement of the financial year.

2. Recognition of cash

Cash and cash equivalents include cash on hand and cash at bank.

3. Recognition of Financial investments

a) Securities trading

Reflects the situation of buying, selling and paying securities according to the provisions of law held for business purposes including: stocks, other types of securities and financial instruments.

Trading securities are recorded at historical cost.

b) Held to maturity investments

Reflects the current amount and fluctuations of held to maturity investments.

c) Loans

d) Investments in subsidiaries, joint venture and associated companies

đ) Investments in other entities

e) Accounting methods for other transactions related to financial investments.

4. Trade receivables

Businesses receivables from customers are receivables from sales of products, goods, investment properties, fixed assets, and provision of services.

Customer receivables are tracked in detail for each object, each receivable content, detail recovery period is tracked (over 12 months or no more than 12 months from the time of reporting) and recorded according to each payment.

Other receivables are debts receivable from businesses outside the scope of customer receivables, including: missing asset value that has been discovered but the cause has not been determined and must wait for processing; receivables related to material compensation caused by individuals and groups (inside and outside the enterprise) such as loss and damage to materials, goods, capital.... have been processed and compensated; loan interest, dividends, profits receivable from financial investments; and other receivables..

Provision for bad debts: provision for the value of receivables and other held-to-maturity investments that are similar in nature to receivables that are difficult to collect.

When preparing financial statements, corporation identify bad debts and held-to-maturity investments of a similar nature that are likely to be unrecoverable in order to make or reverse provisions for bad debts.

Provision rates for bad debts comply with current regulations; Other conditions as prescribed by law.

5. Accounting policy of inventory

Inventories are recorded at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. The cost of inventories should comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition. The net realizable value is determined by the difference of the estimated price and estimated cost for completing the product and the occurred selling, distributing expenses.

The cost of inventory at the year-end is calculated by weighted average method.

Inventory is recorded on the basis of perpetual method.

Provision for devaluation of inventories is made at the end of the year based on the difference between the original price of inventories and the net realizable value.

6. Recognition and depreciation of fixed assets

Principles of recording tangible, intangible fixed assets

Fixed assets (tangible and intangible) are stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and net book value.

Method of depreciation of tangible, intangible fixed assets

Fixed assets are depreciated using the straight-line method over their estimated useful lives, as follows:

Type of fixed asset	Depreciation period <year>
- Buildings & Architectures	07-50
- Machinery & equipment	06-15
- Means of transportation	05-10
- Management tools and equipment	02-08
- Other fixed assets	04
- Computer software	03
- Personnel management software	03

7. Recognition and depreciation of invested real estates

Investment real estate includes factories and structures held by the Corporation for rental purposes and is stated at cost less accumulated depreciation. Original price is the final settlement value of the project and directly related costs of investment real estate.

Investment properties are depreciated using the straight-line basis over the estimated useful lives of 50 years.

8. Principles for recording construction in progress costs

Construction in progress reflects costs directly related (including related interest expenses in accordance with the company's accounting policies) to assets that are in the process of being constructed. machinery and equipment being installed to serve production, rental and management purposes as well as costs related to ongoing repairs of fixed assets. These assets are recorded at cost and are not depreciated.

9. Recognition of Business Cooperation Contract (BCC)

A BCC is a contractual agreement of two or more ventures in order to jointly carry out economic activities, but not forming an independent legal entity. Those activities may be co-controlled by capital contributors under BCC (hereinafter referred to as ventures) or controlled by one of the participants.

The money or assets received from other entities in the BCC are recorded as liabilities. The money or assets invested in BCC are recorded as receivables. In the process of implementing BCC activities, the specific accounting forms are as follows:

a) BCC in the form of jointly controlled operations

The parties in BCC book keep and record in their financial statements with the following contents:

- The assets invested in joint ventured and under the control of the joint venture capital contributors;
- The liabilities that generated;
- The distributed revenue from the sale of goods rendering of services of the joint venture;
- The expenses incurred.

The ventures distributed the revenue from sale of goods and rendering of services as well as the general expenses according to the agreement in the BCC.

b) BCC in the form of distribution of after-tax profits

• BCC regulated that the other parties of BCC enjoy a fixed profit without depending on the business results of the contract:

- The accounting implementation party of the BCC records all revenues, expenses, and after tax profit of BCC on its Consolidated Income Statements. In which, the expenses of BCC include the fixed profits paid to the other parties of BCC.
- The other ventures recorded only revenue from rental of property for the amount distributed from BCC.

• BCC regulated that all the parties distribute of profits, losses under as a business result of the BCC:

- The ventures recorded proportion on its Consolidated Income Statements according to the amount distributed as the agreement of BCC.

- The accounting implementation party of the BCC is responsible for the statutory obligation from BCC to State budget, taking its tax finalization and reallocating it to the other parties under the agreement of BCC.

10. Accounting principles for deferred corporate income tax

Deferred tax assets

Deferred income tax assets are calculated based on the differences between the carrying amount and the tax base of assets or liabilities in the financial statements and are recognized using the balance sheet method. Deferred income tax assets are only recognized when it is certain that there will be sufficient taxable profit in the future to offset the temporary differences.

The tax rate (%) used to determine the value of deferred income tax assets is applied in accordance with government regulations.

The offsetting of deferred income tax assets and deferred income tax liabilities is only performed when preparing the balance sheet and is not applied when recognizing deferred income tax assets in the accounting records.

Deferred corporate income tax payable

Deferred corporate income tax expenses are determined based on deductible temporary differences, taxable temporary differences, and the applicable corporate income tax rate. Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each other.

When preparing financial statements, accountants must determine deferred income tax expenses in accordance with the accounting standard on "Corporate Income Tax."

11. Principle of capitalization of prepaid expenses

The other expenses actually incurred related to the performance of many manufacturing business accounting years are recorded to prepaid expenses for allocating gradually to the operation results of the subsequent accounting years.

The calculation and allocation the prepaid expenses to the operation expenses of each accounting year is depended on the characteristic, level of each expense in order to apply the reasonable method and the allocation criteria. The expenses are allocated on a straight-line basis.

12. Recognition of liabilities and accrued expenses payables

The payables and accrued expenses are recorded for the amount payables in the future relating to the goods and service supplied. The accrued expenses are recorded in the basis of reasonable estimated amount payables.

The criteria for payables classification of trade payables, accrued expenses and other payables are as follows:

- Trade payables reflects the payable in the trading characteristic from purchasing goods, services, assets and the supplier are an independent unit with the Corporation, including the payables amounts of importing through the entrustor.
- Accrued expenses reflect the payables for the goods, services received from the seller or supplied to buyer but not yet paid due to no or insufficient invoice, accounting documents and the payable to employees on sabbatical salary, the accrued production expenses.
- Other expenses reflect the payable non-trading characteristic, not relating to purchasing goods and supplying services transactions.

13. Recognition of loans and financial lease liabilities

Short-term (long-term) loans are recorded on the basis of receipts, bank documents, and loan contracts. Corporation account in detail and monitor each loan subject, each debtor, each loan contract and each type of loan asset.

Corporation monitor detailed repayment terms of loans and financial lease liabilities. Amounts with a repayment period of more than 12 months from the date of preparation of the financial statements are presented by the accountant as long-term loans and financial lease liabilities. Amounts due to be paid within the next 12 months from the date of preparation of the Financial Statements are presented by the accountant as short-term loans and financial lease liabilities to have a payment plan.

14. Recognition and capitalization of borrowing costs

Borrowing costs are recognized as expenses in the production and business activities of the year when incurred, except for borrowing costs directly related to the investment, construction, or production of unfinished assets, which are capitalized into the value of those assets when the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met. Additionally, for specific loans used for the construction of fixed assets and investment properties, interest expenses are capitalized even if the construction period is less than 12 months.

15. Principles and methods for recording provisions for payable

Recognized provisions for payables satisfy the conditions specified in Accounting Standards "Provisions, potential assets and liabilities".

The recognized value of a provision for liabilities is the most reasonable estimate of the amount of money that will be required to settle the present obligation at the end of the annual accounting period or at the end of the accounting period mid-year accounting.

16. Principles for recognizing unrealized revenue

Reflects existing data and the increase and decrease in unrealized revenue of the Corporation during the accounting period. Unrealized revenue includes revenue received in advance such as: the amount of money customers have paid in advance for one or more accounting periods for asset leasing; interest received before lending capital or purchasing debt instruments.

The Corporation does not account in this account the following amounts: money received in advance from the buyer for which the Corporation has not yet provided products, goods or services; revenue has not been collected money from asset leasing and provision of services for multiple periods.

17. Recognition of owner's equity

Owner's equity is stated at actually contributed capital of owners.

Other equity funds are appropriated from undistributed after-tax profits according to the decision of shareholders at the Annual General Meeting of Shareholders. This fund is set aside for the purpose of supplementing equity capital in the future.

Undistributed profit after tax reflects the business results (profit or loss) after deduction of corporation income tax and the situation of Corporation's profit distribution or loss settlement. The profits are entitled to distribute as getting the undistributed after – tax profit not exceeding the undistributed after-tax profit stated on the Consolidated Financial Statements after eliminating the impact of profits recorded from negative goodwill. When The dividends, profits paid to the owners exceeding the undistributed after-tax profits, it's recorded as the deduction of contributed capital. Undistributed after-tax profits can be divided to investors under the ratio of their capital contribution according to approval of Annual General Meeting/Board of Management and after setting the funds according to Corporation Charter and the legal provisions of Vietnam.

Dividend payable to shareholders is recorded as liabilities on Balance Sheet of the Corporation after the dividends announcement of the Board of Management.

18. Principles and method of recording revenue

Revenue from sale of goods, finished goods

Revenue from sale of goods should be recognized when all the following conditions have been satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;

- The Corporation retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;

- The amount of revenue can be measured reliably;

- The economic benefits associated with the transaction of goods sold have flown or will flow to the Corporation;

- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

Revenue from sale of goods is determined by the reasonable value of the amount has been received or will be collected by accrual basis of accounting. Amounts received in advance from the customers are not recorded as revenue in the year.

Revenue from rendering of services

Revenue from rendering of services is recognized when the outcome of that transaction can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, each period's revenue should be recognized by reference to the stage of completion at the balance sheet date. The outcome of a transaction can be estimated reliably when all the following conditions are satisfied:

- The amount of revenue can be measured reliably;

- It is probable that the economic benefits associated with the transaction will flow to the Corporation;

- The stage of completion of the transaction at the balance sheet date can be measured reliably;

- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from sales of real estate

Recording revenue from sales of real estate that the Corporation is an investor should be recognized when all have been satisfied must satisfy these following conditions:

- The real estate has completed and transferred to the buyers, the Corporation have transferred risks and benefits associated with ownership of the real estate to the buyers;

- The Corporation no longer hold the right to manage the real estate as real estate 's owners or the right to control the real estate;

- The revenue is determined reliably;

- The Corporation have received or will receive economic benefits from the sales of the real estate;

- The costs with the transaction of real estate can be measured reliably.

Revenue from construction contract

Construction contracts implemented by the Corporation regulated that contractors are paid according to executed workload. The revenue of construction contract is recorded respectively to execute workload confirmed by the customer in the year. The results of implementing contracts are estimated reliably based on approval documents with investors.

Operating rental revenue

Revenue from leasing assets that are operating leases is recognized in the income statement on a straight-line basis based on the term of the lease contract. Rental commissions are recognized as an integral part of total rental revenue.

Financial income

Income from interest, royalties and dividends and other financial income earned by the Corporation should be recognized when these two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Corporation;

- The amount of the income can be measured reliably.

19. Principles for revenue deductions

- Revenue deductions include: Trade discounts, sales discounts and returned sales.

- Trade discounts, sales discounts, and sales returns incurred in the same period as the sale of products, goods, or services are adjusted as a reduction in revenue for the period in which they occur.

- In cases where products, goods, or services were sold in previous periods, but trade discounts, sales discounts, or sales returns occur in a subsequent period, the enterprise shall reduce revenue based on the following principles:

+ If products, goods, or services sold in previous periods are subject to price reductions, trade discounts, or returns in a subsequent period but occur before the financial statements are issued, these are considered adjusting events after the balance sheet date. In this case, the accountant shall record a revenue reduction in the financial statements of the reporting period.

+ If products, goods, or services are subject to price reductions, trade discounts, or returns after the financial statements have been issued, the enterprise shall record the revenue reduction in the period in which the adjustment occurs (the subsequent period).

20. Principles and method of recording cost of goods sold

Cost of goods sold is recorded and grouped according to the value and quantity products, goods, and materials sold to customers, in accordance with the revenue recorded in the period.

The cost of construction is determined based on the amount of production and business costs outstanding at the beginning of the period plus the actual costs incurred during the period and minus the unfinished costs at the end of the period (this cost is determined based on the value of unfinished output).

Cost of investment real estate when complete records and documents on costs directly related to investment and construction of real estate have not yet been collected but revenue from real estate sales has been generated. The corporation deducts a portion of expenses to temporarily calculate the cost of goods sold for the portion of real estate that is determined to be sold during the period and meets the criteria for recording revenue for the expenses included in the investment estimate.

The amount recorded as a decrease in cost of goods sold is the import taxes, special consumption taxes, environmental protection taxes included in the value of purchased goods when the goods are sold and those taxes are refunded. The difference in the reserve for inventory devaluation that must be established this year is smaller than the amount established last year that has not been fully used.

21. Principles and method of recording of financial expense

Items recorded into financial expenses consist of:

- Expenses or losses related to financial investment activities;
- Cost of capital leasing and borrowing;
- Loss due to foreign exchange differences arising from transactions relating to foreign currencies;
- Other financial expenses.

The above items are recorded by the total amount arising within the period without compensation to financial revenue.

22. Recognition of selling expenses general and administration expenses

Selling expenses reflect actual expenses incurred in the process of providing services, including costs of offering, introducing products, advertising products, sales commissions, and warranty costs for products, goods (except for construction and installation activities), costs of storage, packaging, transportation, ...

General and administrative expenses reflect the general administrative expenses of the enterprise, including the costs of salaries of the management department's employees (salaries, wages, allowances, ...); social insurance, health insurance, trade union funding, unemployment insurance of enterprise management staff; cost of office materials, labor tools, depreciation of fixed assets used for enterprise management; land rent, license tax; provision for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire and explosion, ...); other monetary expenses (reception, ...).

The reduction in business management costs is the difference in provisions made this period that is smaller than the amount set aside from the previous period.

23. Principles and method of recording current corporate income tax expense and deferred income tax expense

Current corporate income tax expenses are calculated basing on taxable profits and income tax rate applied in the current year.

Deferred income tax expenses are determined on the basis of deductible temporary differences, the taxable temporary differences and corporation income tax rate.

24. Other accounting principles and methods

VI. SUPPLEMENTARY INFORMATION FOR THE ITEMS PRESENTED IN BALANCE SHEET

Unit: VND

1. *Cash and cash equivalents*

	30/09/2026	01/01/2026
- Cash on hand	3.147.347.850	3.166.288.043
- Cash in bank	60.161.133.859	273.722.390.635
- Cash in Transit		-
- Cash equivalent	10.660.000.000	
Total	**73.968.481.709**	**276.888.678.678**
(*) Chi tiết các khoản tiền gửi không kỳ hạn		
BIDV bank - Ha Dong Branch	20.769.790.622	242.112.436.001
Vietnam Bank for Agriculture and Rural Development	26.028.629.652	-
Other banks		

2. *Financial investments*

	30/09/2026			01/01/2026		
	Original price	Recoverable value	Reserve value	Original price	Recoverable value	Reserve value
a) Trading Securities	-		-			
b) Held-to-maturity	**26.400.000.000**	**11.600.000.000**	**(14.800.000.000)**	**68.800.000.000**	**54.000.000.000**	**(14.800.000.000)**
b1) Short-term	**26.400.000.000**	**11.600.000.000**	**(14.800.000.000)**	**68.800.000.000**	**54.000.000.000**	**(14.800.000.000)**
- Time deposits	-	-	-			-
- Trái phiếu						
- Other investments	**26.400.000.000**	**11.600.000.000**	**(14.800.000.000)**	**68.800.000.000**	**54.000.000.000**	**(14.800.000.000)**
Southern - Xuan Mai Concrete., JSC	11.000.000.000	-	(11.000.000.000)	11.000.000.000	-	(11.000.000.000)
Megastar Engineering and Construction One member (	3.300.000.000	-	(3.300.000.000)	3.300.000.000	-	(3.300.000.000)
BUD Hanoi Construction and Trading Joint Stock Con	1.000.000.000	*1.000.000.000*	-		-	-
Xuan Mai Da Nang., JSC	500.000.000	-	(500.000.000)	500.000.000	-	(500.000.000)
Xuan Mai Investment and Real Estate., JSC	0	-		50.000.000.000	50.000.000.000	
Phan Hung Long	10.000.000.000	10.000.000.000				
Truong Quoc Duong	0			4.000.000.000	4.000.000.000	
Kieu Tien Lan	600.000.000	600.000.000				
b2) Long-term	-		-			

c) Investments in other entities	30/09/2026					01/01/2026				
- Investments in subsidiaries	**% owner ship**	**% Voting rights**	**Original price**	**Recoverable value**	**Reserve value**	**% owner ship**	**% Voting rights**	**Original price**	**Recoverable value**	**Reserve value**

Xuan Mai Concrete One Member Co., Ltd	100,00%	100,00%	100.000.000.000	96.411.415.643	(3.588.584.357)	100,00%	100,0%	100.000.000.000	94.710.107.793	(5.289.892.207)
Xuan Mai Dao Tu., JSC	86,39%	86,39%	35.689.350.000	18.072.526.500	-	86,39%	86,39%	35.689.350.000	21.217.077.000	-
Xuan Mai Mechanical Electric., JSC	97,00%	97,00%	97.000.000.000	32.170.859.785	(64.829.140.215)	97,00%	97,00%	97.000.000.000	30.546.918.286	(66.453.081.714)
Xuan Mai Investment and Real Estate., JS(	98,89%	98,89%	899.150.000.000	899.150.000.000	-	98,89%	98,89%	99.000.000.000	99.000.000.000	-
Xuan Mai Construction., JSC	83,53%	83,53%	17.960.000.000	13.476.149.862	(4.483.850.138)	83,53%	83,53%	17.960.000.000	15.153.963.255	(2.806.036.745)
Xuan Mai Construction Consultancy., JSC	86,54%	86,54%	23.887.160.000	23.887.160.000	-	86,54%	86,54%	22.554.000.000	22.554.000.000	-
Xuan Mai Transportation., JSC	77,78%	77,78%	7.000.000.000	7.000.000.000	-	77,78%	77,78%	7.000.000.000	7.000.000.000	-
Xuan Mai Binh Duong Co., Ltd	100,00%	100,00%	90.000.000.000	83.817.949.633	(6.182.050.367)	100,00%	100,00%	90.000.000.000	82.791.353.196	(7.208.646.804)
Xuan Mai Investment	99,80%	99,80%	138.722.000.000	138.722.000.000		100,00%	100,00%			
			1.409.408.510.000	**1.312.708.061.423**	**(79.083.625.077)**			**469.203.350.000**	**372.973.419.530**	**(81.757.657.470)**

- Investments in joint ventures, associates

	30/09/2026					01/01/2026				
	% owner ship	% Voting rights	Original price	Recoverable value	Reserve value	% owner ship	% Voting rights	Original price	Recoverable value	Reserve value
Southern - Xuan Mai Concrete., JSC	49,0%	49,0%	40.430.398.927	-	(40.430.398.927)	49,0%	49,0%	40.430.398.927	-	(40.430.398.927)
Xuan Mai Da Nang., JSC	49,0%	49,0%	24.500.000.000	-	(24.500.000.000)	49,0%	49,0%	24.500.000.000	-	(24.500.000.000)
Son An Urban Investment and Developmer	32,1%	32,1%	0	-	-	32,1%	32,1%			-
Electrical Engineering Consultancy and Service., JSC	0,0%	0,0%	0	0	-	39,1%	39,1%	49.500.000.000	49.210.231.567	(289.768.433)
Xuan Mai Thanh Hoa., JSC	0,0%	0,0%	0	0		42,0%	42,0%	21.916.000.000	21.748.801.505	(167.198.495)
Xuan Mai - Nam Ha Noi Concrete Co., Ltd	50,0%	50,0%	225.000.000.000	225.000.000.000	-	50,0%	50,0%	225.000.000.000	225.000.000.000	-
			289.930.398.927	**225.000.000.000**	**(64.930.398.927)**			**361.346.398.927**	**295.959.033.072**	**(65.387.365.855)**

- Investments in others entities

	30/09/2026			01/01/2026		
	Original price	Recoverable value	Reserve value	Original price	Recoverable value	Reserve value
+ North Electricity Development and Investment JSC No.2	722.150.000	1.925.808.706		722.150.000	1.996.615.363	
	722.150.000	**1.925.808.706**		**722.150.000**	**1.996.615.363**	

3. Trade receivables

	30/09/2026		01/01/2026	
	Book value	Reserve value	Book value	Reserve value
a) Short-term trade receivables	**837.725.499.755**	**(180.773.250.519)**	**1.022.444.822.886**	**(195.724.329.900)**
- Receivables from customers accounting for 10% or more of total customer receivables.	***369.693.169.539***	-	***356.718.235.137***	-
Xuan Mai – Sai Gon Construction Investment., JSC	145.729.405.220	-	204.376.911.928	-
Xuan Mai Investment and Real Estate., JSC	42.804.241.312	-	42.804.241.312	-
Công ty cổ phần sản xuất bao bì và hàng xuất khẩu	103.322.314.208	-	103.322.314.208	0

Noi Bai International Airport - Branch of Vietnam Airl	77.837.208.799	0	6.214.767.689	0
- Receivables from other customers	***324.887.321.941***	***(149.525.857.139)***	***490.077.581.679***	***(164.476.936.520)***
- Short-term trade receivables to related parties	***143.145.008.275***	***(31.247.393.380)***	***175.649.006.070***	***(31.247.393.380)***
+ Subsidiaries	**111.806.575.488**		**144.310.573.283**	
Xuan Mai Concrete One Member Co., Ltd	10.893.816.257		33.747.741.111	
Xuan Mai Dao Tu., JSC	48.095.305.469		54.875.663.148	
Xuan Mai Mechanical Electric., JSC	31.482.892			
Xuan Mai Investment and Real Estate., JSC	-		19.626.264.367	
Xuan Mai Binh Duong Co., Ltd	25.826.882.032		25.095.799.647	
+ Joint ventures, associates	**31.338.432.787**	**(31.247.393.380)**	**31.338.432.787**	**(31.247.393.380)**
Southern - Xuan Mai Concrete., JSC	10.373.664.237	(10.373.664.238)	10.373.664.237	(10.373.664.238)
Xuan Mai Da Nang., JSC	20.873.729.142	(20.873.729.142)	20.873.729.142	(20.873.729.142)
Son An Urban Investment and Development., JSC	-	-		-
Xuan Mai Thanh Hoa., JSC	91.039.408	-	91.039.408	-
b) Long-term trade receivables	-			

4. Other receivables

	30/09/2026		01/01/2026	
	Book value	**Provision**	**Book value**	**Provision**
a) Short-term	**229.481.216.586**	**(166.928.352.575)**	**202.988.441.668**	**(166.928.352.575)**
- Receivables on dividends and profit distributed	3.661.464.745		3.661.464.745	
- Receivables from employees (Personal advance debts)	7.675.227.133		1.642.016.436	
- Pledges, mortgages or deposits	20.409.934.693		370.656.810	
- Other Receivables	197.734.590.015	(166.928.352.575)	197.314.303.677	(166.928.352.575)
Viet Hung Construction and Consultancy –Commercial Co., Ltd	16.000.000.000	(16.000.000.000)	16.000.000.000	(16.000.000.000)
North Construction Development., JSC	99.523.188.260	(99.523.188.260)	99.523.188.260	(99.523.188.260)
CN Rose Town - Cty CP sản xuất Bao Bì và hàng xuất khẩu	-		-	
Others	82.211.401.755,00	*(51.405.164.315)*	*81.791.115.417*	*(51.405.164.315)*
b) Long-term	**0**	-		-
	229.481.216.586	**(166.928.352.575)**	**202.988.441.668**	**(166.928.352.575)**

5. Pending Resolution of Missing Assets

6. Bad debts

	Principal value of debt	**Recoverable value**	**Principal value of debt**	**Recoverable value**
a) Short-term	**354.570.734.996**	**222.238.907.580**	**378.515.339.288**	**270.072.137.846**
Trade receivables	**172.842.382.421**	**106.715.719.320**	**196.786.986.713**	**154.548.949.586**
- Hung Thang Construction Joint Stock Company	276.021.682	276.021.682	23.888.625.974	23.888.625.974
- Xuan Mai Da Nang Joint Stock Company	20.873.729.142	-	20.873.729.142	-
- Other subjects	151.692.631.597	106.439.697.638	152.024.631.597	130.660.323.612

Loan receivables	**14.800.000.000**	-	**14.800.000.000**	-
- Xuan Mai Da Nang Joint Stock Company	500.000.000	-	500.000.000	-
- Xuan Mai Southern Concrete Joint Stock Company	11.000.000.000	-	11.000.000.000	-
- Megastar Mechanical and Construction Co., Ltd.	3.300.000.000	-	3.300.000.000	-
Other receivables	**166.928.352.575**	**115.523.188.260**	**166.928.352.575**	**115.523.188.260**
- Viet Hung Construction and Consultancy –Commercial Co., Ltd	16.000.000.000	16.000.000.000	16.000.000.000	16.000.000.000
- North Construction Development., JSC	99.523.188.260	99.523.188.260	99.523.188.260	99.523.188.260
- Other subjects	51.405.164.315	-	51.405.164.315	-
b) Long-term	-	-	-	-
Cộng	**354.570.734.996**	**222.238.907.580**	**378.515.339.288**	**270.072.137.846**

7. Inventories

	30/09/2026		01/01/2026	
	Historical cost	**Provision**	**Historical cost**	**Provision**
- Raw material	1.249.686.945		11.501.304.408	
- Tools and equipment	34.545.000		87.681.700	
- Work in progress	901.511.592.816		617.010.249.834	
- Goods	184.301.208.537	(107.003.094)	181.820.970.784	(107.003.094)
	1.087.097.033.298	**(107.003.094)**	**810.420.206.726**	**(107.003.094)**

8. Long-term assets in progress

	30/09/2026		01/01/2026	
	Historical cost	**Recoverable value**	**Historical cost**	**Recoverable value**
a) Long-term Work-in-Progress Production and Business Cost	-			
b) Long-term work in progress	**37.849.327.984**	**37.849.327.984**	**25.789.352.871**	**25.789.352.871**
- Work in progress	37.849.327.984	37.849.327.984	25.789.352.871	25.789.352.871
Investing in software systems	327.250.000	*327.250.000*	327.250.000	327.250.000
Investment in Acotec wall panel production line No. 5	13.292.696.960	*13.292.696.960*	12.506.714.793	12.506.714.793
Investment in a hollow-core slab production line	21.870.762.972	21.870.762.972,00	12.955.388.078	12.955.388.078
SEVE System, Bravo Software	1.022.000.000	*1.022.000.000*		
Investment in the trial production of precast tunnel lining segmen	1.336.618.052	*1.336.618.052*		

9. 07. Movements in tangible fixed assets:

Items	Buildings & architecture items	Machineries & equipment	Means of transportation	Management tools and equipment	Other tangible fixed assets	Total
I. Historical cost						
Opening Balance	***89.093.081.906***	***198.999.183.392***	***9.022.842.728***	*7.341.714.693*	***235.800.000***	***304.692.622.719***
- Newly purchased		69.000.000	1.358.254.546	-		*1.427.254.546*

- Completed Capital Construction Investme						
- Other increase						
- Transfer to Investment Property						
- Sold, disposed		(1.778.961.256)		-		*(1.778.961.256)*
- Other decreases						
Closing Balance	***89.093.081.906***	***197.289.222.136***	***10.381.097.274***	***7.341.714.693***	***235.800.000***	***304.340.916.009***
II. Accumulated depreciation						
Opening Balance	***28.187.573.986***	***189.776.490.875***	***8.746.188.746***	***7.204.963.671***	***235.800.000***	***234.151.017.278***
- Depreciation for the year	*2.285.389.998*	*5.068.589.726*	*263.075.580*	*29.467.503*		7.646.522.807
- Other increase						
- Transfer to Investment Property						
- Sold, disposed		(1.778.961.256)	-	-		(1.778.961.256)
- Other decreases						
Closing Balance	***30.472.963.984***	***193.066.119.345***	***9.009.264.326***	***7.234.431.174***	***235.800.000***	***240.018.578.829***
III. Net carrying amount						
- Opening Balance	***60.905.507.920***	***9.222.692.517***	***276.653.982***	***136.751.022***		***70.541.605.441***
- Closing Balance	***58.620.117.922***	***4.223.102.791***	***1.371.832.948***	***107.283.519***		***64.322.337.180***

- Remaining value at the end of the period of fixed assets used as mortgage or pledge to secure the loan is 50.372.640.017

CT2 Administrative Office Headquarters	*39.547.167.354*
Xuan Mai Commercial Center Infrastructure	*1.497.543.873*
Tennis Court at Xuan Mai Commercial Center	*146.824.583*
Mixing station 75m3	*1.297.351.566*
Mixing station 120m3	*250.530.979*
Acotec wall plate production line	*6.309.682.532*
Tower crane	*1.323.539.130*

- The total historical cost of fixed assets was fully depreciated but still worth using is 161.954.053.771

10. Movements in intangible fixed assets

Items	Land use rights	Publishing rights	Copyrights, patents	Computer software	Other intangible fixed assets	Total
I. Historical cost						
Opening Balance				***1.087.607.500***		***1.087.607.500***
- Newly purchased				-		
Closing Balance		-		***1.087.607.500***		***1.087.607.500***
II. Accumulated Depreciation						
Opening Balance				***1.087.607.500***		***1.087.607.500***
- Depreciation during year				-		
Closing Balance		-		***1.087.607.500***		***1.087.607.500***
- Opening Balance		-		-		
- Closing Balance		-		-		

-The total historical cost of intangible fixed assets was fully depreciated but still worth using is: 1.087.607.500

13. Movements in investment real estate

Items	Opening Balance	Increase	Decrease	Closing balance

a) Investment real estate for rent				
Historical Cost	**277.419.302.059**	**987.754.426**	-	**278.407.056.485**
- Land use rights				
- House	275.585.286.852	987.754.426	-	276.573.041.278
- Infrastructure	1.834.015.207		-	1.834.015.207
Accumulated depreciation	**40.662.541.859**	**4.403.587.030**	-	**45.066.128.889**
- Land use rights				
- House	38.828.526.652	4.403.587.030	-	43.232.113.682
- Infrastructure	1.834.015.207		-	1.834.015.207
Net book value	**236.756.760.200**	**(3.415.832.604)**	**0**	**233.340.927.596**
- Land use rights	-		-	
- House	236.756.760.200	(3.415.832.604)		233.340.927.596
	-	-	-	
- Infrastructure	0		0	
b) Investment property held for capital appreciation				

- The remaining value at the end of the period of investment real estate used as mortgage or pledge to secure a loan is *0*

14. Pending costs

	30/09/2026	01/01/2026
a) Short-term	**1.026.892.975**	134.364.506
- Tools and equipment issued for use	128.780.882	-
- Cost of purchasing insurance	637.774.165	-
- Others	260.337.928	134.364.506
b) Long-term	***2.667.319.984***	***1.245.215.849***
- Cost of purchasing insurance		
- Tools and equipment issued for use	1.112.362.049	698.117.230
- Others	1.065.309.581	-
- Others	489.648.354	547.098.619
Total	**3.694.212.959**	**1.379.580.355**

15. Other assets

16. Loans and finance lease liabilities

	30/09/2026	During the period		01/01/2026
	Amount	Increase	Decrease	Amount
a) Short-term loans	**1.290.487.009.904**	**1.844.018.886.477**	**1.407.039.844.690**	**853.507.968.117**
- Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Dong Branch	414.765.573.605	674.225.478.921	884.909.392.885	625.449.487.569

- Joint Stock Commercial Bank for Investment and Development of Vietnam - Transaction Center 1	108.952.213.381	152.496.184.638	88.324.451.805	44.780.480.548
- Short-term loan from ACB - Tran Duy Hung Branch	216.290.000.000	306.100.000.000	89.810.000.000	0
- Short-term loan from BacABank - Thang Long Branch	285.148.682.184	285.148.682.184	0	0
- Short-term loan from Agribank Cau Giay branch	190.938.815.234	219.788.815.234	28.850.000.000	0
- 'Long-term debt due to BIDV – Ha Dong Branch	2.071.725.500	2.071.725.500	0	0
- Long-term debt due for repayment to the Bac A Commercial Joint Stock Bank – Thang Long Branch	0	0	180.000.000.000	180.000.000.000
- Xuan Mai Real Estate Investment and Trading Joint Stock Comp	0	9.000.000.000	9.000.000.000	0
- Xuan Mai Investment Joint Stock Company	62.822.000.000	187.344.000.000	124.522.000.000	0
- Other short-term loans	9.498.000.000	7.844.000.000	1.624.000.000	3.278.000.000
b) Long-term loans	**887.300.879.617**	**971.376.518.543**	**363.448.797.226**	**279.373.158.300**
- Bac A Commercial Joint Stock Bank – Thang Long Branch		-	***71.000.000.000***	***71.000.000.000***
+ Đak Lak project		-	71.000.000.000	71.000.000.000
- Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Dong Branch	**6.575.343.300**	**1.473.910.500**	**2.071.725.500**	**7.173.158.300**
+ Investment in Hallow-core hollow slab production line	6.575.343.300	1.473.910.500	2.071.725.500	7.173.158.300
- Vietnam Investment and Development Bank - Hanoi Branch	**304.847.536.317**	**306.724.608.043**	1.877.071.726	
+ Dak Lak project	304.847.536.317	306.724.608.043	1.877.071.726	
- Long-term loans from organizations	***575.878.000.000***	***663.178.000.000***	***288.500.000.000***	***201.200.000.000***
Xuan Mai Nam Ha Noi Concrete One Member Co., Ltd	180.700.000.000	-	20.500.000.000	201.200.000.000
Xuan Mai Construction and Installation Joint Stock Company	180.000.000.000	180.000.000.000	-	
Xuan Mai Investment and Real Estate .,JSC	215.178.000.000	483.178.000.000	268.000.000.000	-
- Other long-term loans				
Total (a)+(b)	**2.177.787.889.521**	**2.815.395.405.020**	**1.770.488.641.916**	**1.132.881.126.417**

c) Finance lease liabilities

d) Detailed disclosure of loans and finance lease liabilities with related parties

	30/09/2026	Trong kỳ		01/01/2026
	Amount	**Increase**	**Decrease**	**Amount**
- Short-term loans	***62.822.000.000***	**196.344.000.000**	***142.522.000.000***	
Xuan Mai Investment and Real Estate .,JSC	-	9.000.000.000	9.000.000.000	-
Xuan Mai Investment Joint Stock Company	62.822.000.000	187.344.000.000	124.522.000.000	
- Long-term loans	***575.878.000.000***	***663.178.000.000***	***20.500.000.000***	***201.200.000.000***
Xuan Mai Nam Ha Noi Concrete One Member Co., Ltd	180.700.000.000	-	20.500.000.000	201.200.000.000

Xuan Mai Construction and Installation Joint Stock Company	180.000.000.000	180.000.000.000	0	-
Xuan Mai Investment and Real Estate .,JSC	215.178.000.000	483.178.000.000	268.000.000.000	-

17. Trade payables

	30/09/2026	01/01/2026
a) Short-term trade payables	**630.074.551.788**	**598.882.020.475**
- Payables to suppliers accounting for 10% or more of total payables to customers	***84.215.549.893***	***37.399.704.478***
Xuan Mai Construction., JSC	84.215.549.893	37.399.704.478
- Other trade payables	***358.568.087.984***	***401.275.671.699***
- Trade payables to related parties	***187.290.913.911***	***160.206.644.298***
Subsidiaries	**187.290.913.911**	**160.206.644.298**
Xuan Mai Concrete One Member Co., Ltd	68.148.394.818	36.478.938.336
Xuan Mai Dao Tu., JSC	37.415.713.900	28.364.165.715
Xuan Mai Mechanical Electrical., JSC	13.723.328.204	11.897.596.273
Xuan Mai Investment and Real Estate., JSC	1.925.263.316	1.414.517.300
Xuan Mai Construction., JSC	42.061.122.074	59.620.642.476
Xuan Mai Construction Consultancy., JSC	2.403.278.230	4.220.437.408
Xuan Mai Transportation., JSC	12.389.850.550	15.117.429.816
Associates	-	**0**
Son An Urban Investment and Development., JSC	-	0
Electrical Engineering Consultancy and Service., JSC	-	-
b) Long-term trade payables	**8.906.532.765**	**8.906.532.765**
- Other trade payables	8.906.532.765	8.906.532.765
- Trade payables to related parties	-	-

18. Dividends and profits must be returned.

	30/09/2026	01/01/2026
Dividends and profits must be returned.	946.333.440	949.374.485

19. Taxes payable to State Treasury

	01/01/2026		During the period		30/09/2026	
a) Short-term	**Receivable at the opening balance**	**Payable at the opening balance**	**Payable amount**	**Paid amount**	**Receivable at the closing balance**	**Payable at the closing balance**
Total	**7.682.440.609**	**279.462.332**	**2.181.403.634**	**10.405.528.187**	**17.729.307.951**	**2.102.205.121**
- VAT on sales	649.646.000	-	4.631.517.292	4.377.163.206	395.291.914	-
- VAT is deductible	6.891.413.005	-	(10.260.740.534)	-	17.152.153.539	-
- Corporate income tax	141.381.604	-	-	40.480.894	181.862.498	-
- Personal income tax	-	279.462.332	1.328.291.550	1.098.984.019	-	508.769.863
- House and land use tax	-	-	4.414.229.724	2.820.794.466	-	1.593.435.258

- Environment protection tax and other tax	-	-	45.803.098	45.803.098	-	-
- Duties, fees and others	-	-	2.022.302.504	2.022.302.504	-	-

b) Long-term

20. Accrued expenses payables	**30/09/2026**	**01/01/2026**
a) Short-term	**160.440.171.354**	**99.777.269.935**
- Accrued expenses for rrovisional cost of goods sold	154.908.387.381	95.190.723.825
- Accrued expenses for interest expenses	5.531.783.973	4.586.546.110
b) Long-term	**43.262.365.954**	**44.255.676.301**
- Others	43.262.365.954	44.255.676.301
Total	**203.702.537.308**	**144.032.946.236**

21. Other payables	**30/09/2026**	**01/01/2026**
a) Short-term	**52.346.715.248**	**47.963.333.081**
- Trade union fees	852.432.536	772.864.944
- Social insurance	232.093.235	698.548
- Health insurance	42.074.267	-
- Unemployment insurance	18.152.364	-
- Short-term deposits received	4.251.277.883	179.796.680
- Cổ tức, lợi nhuận phải trả;		
- Other payables	46.950.684.963	47.009.972.909
EMICO Investment and Construction Project Manage.	4.829.866.322	4.829.866.322
-Other	*42.120.818.641*	*42.180.106.587*
b) Long-term	**2.138.047.661**	**2.462.047.661**
- Long-term deposits received	2.138.047.661	2.462.047.661
- Other payables	-	-

c) Số nợ quá hạn chưa thanh toán (chi tiết từng khoản mục, lý do chưa thanh toán nợ quá hạn).

Total	**54.484.762.909**	**50.425.380.742**

22. Unrealized revenue	**30/09/2026**	**01/01/2026**
a) Short-term	**125.000.000**	**237.500.000**
- Other unearned revenue	0	-

b) Long-term

23. Bonds issued

24. Preferred shares classified as liabilities

25. Provisions for payables

Item	30/09/2026	Reserve balances increase	Reserve amount decreased	01/01/2026
a) Short-term				
- Provision for warranty of construction				
b) Long-term				**18.518.519**
- Provision for warranty of construction				18.518.519

26. Deferred income tax assets and deferred income tax liabilities

	30/09/2026	01/01/2026
a) Deferred income tax assets		
b) Deferred income tax liabilities		
- Corporate income tax rate used to determine deferred income tax liabilities	20,0%	20,0%

27. Owners' equity

a) Movement in owners' equity

	Equity Components							
	Contributed legal capital	**Share Premium**	**Development investment fund**	**Other capital of the owner**	**Asset Revaluation Surplus**	**Treasury Shares**	**Undistributed after tax profits**	**Total**
A	1	2	3	4	5	6	7	8
Opening balance of previous year	**714.056.890.000**					**(30.845.085)**	**141.025.603.097**	**855.051.648.012**
- Capital increase in the previous year								
- Profit in the previous year							18.384.405.539	18.384.405.539
- Other increase								
- Capital decrease in the previous year							-	-
- Loss in the previous year							(1.023.376.222)	**(1.023.376.222)**
- Other decrease								
Opening balance of current year	**714.056.890.000**					**(30.845.085)**	**158.386.632.414**	**872.412.677.329**
- Capital increase in the previous year								
- Profit in the previous year							5.345.769.538	5.345.769.538
- Other increase								
- Capital decrease in the previous year								
- Loss in the previous year								
- Other decrease							-	-
Closing balance of current year	**714.056.890.000**					**(30.845.085)**	**163.732.401.952**	**877.758.446.867**

NOTES TO FINANCIAL STATEMENTS

As at September 30, 2026

b) Details of contributed legal capital	**30/09/2026**	**Tỷ lệ (%)**	**01/01/2026**	**Tỷ lệ (%)**
-- Capital contributions from other parties	714.056.890.000		714.056.890.000	
+ Ms. Nguyen Thu Dung	*135.671.000.000*	*19,00%*		*0,00%*
+ Ms. Dinh Thi Thanh Ha	*62.393.910.000*	*8,74%*	*164.857.810.000*	*23,09%*
+ Ms. Phan Dương Dieu Anh	*173.062.270.000*	*24,24%*		*0,00%*
+ Mr. Nguyen Duc Cu	*104.720.910.000*	*14,67%*	*142.768.750.000*	*19,99%*
+ Ms. Nguyen Minh Trang	*177.858.560.000*	*24,91%*	*177.858.560.000*	*24,91%*
+ Ms. Nguyen Phuong Lan		*0,00%*	*69.060.710.000*	*9,67%*
+ Other shareholders	*60.350.240.000*	*8,45%*	*159.511.060.000*	*22,34%*
Total	**714.056.890.000**		**714.056.890.000**	

c) Capital transactions with owners and distribution of dividends and profits	**30/09/2026**	**01/01/2026**
- Contributed capital		
+ Opening balance	*714.056.890.000*	*714.056.890.000*
+ Increase		
+ Decrease		
+ Closing balance	*714.056.890.000*	*714.056.890.000*
- Distributed Dividends	1.023.376.222	-

d) Stock	**30/09/2026**	**01/01/2026**
- Quantity of Authorized issuing stocks	71.405.689	71.405.689
- Quantity of issued stocks	71.405.689	71.405.689
+ Common stocks	*71.405.689*	*71.405.689*
- Quantity of repurchased stocks	1.760	1.760
+ Common stocks	*1.760*	*1.760*
- Quantity of circulation stocks	71.403.929	71.403.929
+ Common stocks	*71.403.929*	*71.403.929*

*** Par value per stock: VND 10.000**

VII. SUPPLEMENTARY INFORMATION FOR THE ITEMS PRESENTED IN INCOME STATEMENT

Unit: VND

	From 01/01/2026 to 30/09/2026	**From 01/01/2025 to 30/09/2025**
1. Revenue from sales of goods and rendering of services	**1.349.163.624.964**	**1.492.605.164.762**
a) Revenue	**1.349.163.624.964**	**1.492.605.164.762**
- Revenue from sale of goods	148.206.227.244	268.541.125.740
- Revenue from construction contract	1.031.053.543.688	828.192.162.186
- Revenue from industrial production	148.081.552.695	276.125.434.244
- Revenue from real estate business	2.911.427.224	53.257.656.031
- Revenue from others	18.910.874.113	66.488.786.561
b) Revenue to related parties	**166.036.317.903**	**179.941.442.565**
Subsidiaries	**164.586.177.903**	**179.941.442.565**
Xuan Mai Concrete One Member Co., Ltd	45.406.221.176	78.579.924.917
Xuan Mai Dao Tu .,JSC	36.731.742.841	56.758.388.784
Xuan Mai Mechanical Electrical .,JSC	29.101.935	260.993.666
Xuan Mai Investment and Real Estate .,JSC	3.632.866.704	2.513.267.462
Xuan Mai Construction .,JSC	69.414.320.404	20.138.786.891

Xuan Mai Construction Consultancy .,JSC	-	
Xuan Mai Transportation., JSC	49.613.976	49.613.976
Xuan Mai Binh Duong Co., Ltd	9.322.310.867	21.640.466.869
Associates	**1.450.140.000**	**-**
Xuan Mai Nam Ha Noi Concrete One Member Co., Ltd	1.450.140.000	-

2. The revenue deductions

In which:		
- Sales returns	-	-

3. Cost of goods sold

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	1.315.892.046.453	**1.426.854.611.513**
- Cost of construction service	1.006.066.311.575	775.571.925.110
- Cost of industrial production	136.933.535.709	263.084.633.843
- Cost of goods sold	147.051.562.488	264.442.401.213
- Cost of trading real estates	11.087.125.011	72.672.090.627
- Others	14.753.511.670	51.083.560.720

4. Financial income

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	28.163.145.244	**11.177.572.581**
- Interest income	2.387.273.979	78.177.670
- Distributed dividends;	2.405.366.127	5.182.452.270
- Gain from foreign exchange difference;	72.310.783	254.126.247
- Interest on deferred payment sales, payment discounts;	171.811.746	5.662.816.394
- Others.	-	-

5. Financial expenses

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	37.922.553.650	**32.480.903.612**
- Interest expenses;	46.472.695.942	31.063.973.395
- Loss from foreign exchange difference;	2.093.086	-
- Provision for devaluation of trading securities an	(9.410.901.036)	(3.395.241.403)
- Others;	858.665.658	4.812.171.620
- Reversal of provisions for devaluation of trading	-	-

6. Other income

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	1.311.159.794	**737.700.440**
- Gain from sold, disposed fixed assets	90.909.091	609.028.895
- Others.	1.220.250.703	128.671.545

7. Other expenses

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	1.768.866.269	**894.270.179**
- Loss from sold, disposed fixed assets;	-	30.987.655
- Loss from asset revaluation;	-	-
- Penalties;	1.320.324.927	802.367.502
- Other expenses.	448.541.342	60.915.022

8. Selling & Administration expenses

	From 01/01/2026 to 30/09/2026		From 01/01/2025 to 30/09/2025	
	Giá trị	**%**	**Giá trị**	**%**
a) General and administration expenses	***95.714.483.655***		***119.085.447.709***	

Expenses of administrative staff	*26.803.366.135*	*28,0%*	*23.521.672.604*	*19,8%*
Material management	*13.525.000*	*0,0%*	*3.495.414*	*0,0%*
Office supplies	*901.724.687*	*0,9%*	*56.966.718*	*0,0%*
Depreciation of fixed asset	*1.490.215.985*	*1,6%*	*1.817.438.146*	*1,5%*
Taxes, charges and fees	*8.298.000*	*0,0%*	*3.000.000*	*0,0%*
Provision expenses	*55.506.059.538*	*58%*	*84.804.047.077*	*71,2%*
Expenses of outsourced services	*8.158.849.502*	*8,5%*	*4.734.639.720*	*4,0%*
Others	*2.832.444.808*	*3,0%*	*4.144.188.030*	*3,5%*
b) Selling expenses	***382.217.454***		***209.846.536***	
Expenses of outsourced services	*111.570.918*	*29,2%*	-	*0,0%*
Others	*91.200.000*	*23,9%*	*30.400.000*	*14,5%*
Depreciation of fixed asset	*179.446.536*	*46,9%*	*179.446.536*	*85,5%*
c) The deduction the General administration expenses	***(78.388.007.017)***		***(83.324.240.763)***	
- Reversal of provision for doubtful debts, Warranty provisions for products and goods	*(78.388.007.017)*		*(83.324.240.763)*	

9. Business and productions cost by items

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	772.183.840.862	**1.177.152.219.683**
- Raw materials;	295.050.582.466	123.579.050.399
- Labor expenses;	13.269.197.445	31.100.810.010
- Depreciation expenses;	7.620.962.014	14.561.797.741
- Expenses from outsourced services;	28.500.869.982	44.384.994.270
- Other expenses by cash;	2.591.401.904	6.305.097.658
- Subcontracting;	426.452.879.267	930.184.126.306
- Capitalized interest expenses;	21.579.895.263	25.556.536.985
- Provision of bad debts	(22.881.947.479)	1.479.806.314

10. Current Corporate Income Tax (CIT) expenses

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Total current Corporate Income Tax expense		**895.859.067**
- Corporate income tax on taxable income of current year;		895.859.067
- Adjustment for corporate income tax of previous years and current year		

11. Deferred Income Tax Expense

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Total deferred income Tax expense	-	-
- Deferred income tax expense resulting from taxable temporary differences	-	-

IX. Other Information

1. Contingent liabilities, commitments and other key information

2. Events after the reporting period

3. Information about related parties

a) Related party transactions

Other related parties of the Corporation are as follows:

Related parties	Relationship
Xuan Mai Concrete One Member Co., Ltd	Subsidiary
Xuan Mai Dao Tu., JSC	Subsidiary
Xuan Mai Mechanical Electrical., JSC	Subsidiary
Xuan Mai Investment and Real Estate., JSC	Subsidiary

Xuan Mai Construction., JSC	Subsidiary
Xuan Mai Construction Consultancy., JSC	Subsidiary
Xuan Mai Transportation., JSC	Subsidiary
Xuan Mai Binh Duong Co., Ltd	Subsidiary
Xuan Mai Investment., JSC	Subsidiary
Xuan Mai Thanh Hoa., JSC	Associates
Southern - Xuan Mai Concrete., JSC	Associates
Xuan Mai Da Nang., JSC	Associates
Son An Urban Investment and Development., JSC	Associates
Electrical Engineering Consultancy and Service., JSC	Associates
Xuan Mai Nam Ha Noi Concrete One Member Co., Ltd	Associates

b) Transaction during the year with other related parties are as follow:

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
- Revenue from sales and services	**166.036.317.903**	**179.941.442.565**
Subsidiaries	***164.586.177.903***	***179.941.442.565***
Xuan Mai Concrete One Member Co., Ltd	45.406.221.176	78.579.924.917
Xuan Mai Dao Tu., JSC	36.731.742.841	56.758.388.784
Xuan Mai Mechanical Electrical., JSC	29.101.935	260.993.666
Xuan Mai Investment and Real Estate., JSC	3.632.866.704	2.513.267.462
Xuan Mai Construction., JSC	69.414.320.404	20.138.786.891
Xuan Mai Transportation., JSC	49.613.976	49.613.976
Xuan Mai Binh Duong Co., Ltd	9.322.310.867	21.640.466.869
Associates	***1.450.140.000***	-
Xuan Mai Nam Ha Noi Concrete One Member Co., Ltd	1.450.140.000	-
- Purchase materials, goods and other expenses	**310.744.478.607**	**374.568.574.854**
Subsidiaries	***310.744.478.607***	***374.568.574.854***
Xuan Mai Concrete One Member Co., Ltd	94.435.271.197	100.956.791.986
Xuan Mai Dao Tu., JSC	34.121.775.643	90.929.086.347
Xuan Mai Mechanical Electrical., JSC	50.570.930.991	95.773.334
Xuan Mai Investment and Real Estate., JSC	10.959.268.845	27.356.175.285
Xuan Mai Construction., JSC	73.952.974.782	65.825.670.523
Xuan Mai Construction Consultancy., JSC	8.320.966.146	7.367.341.202
Xuan Mai Transportation., JSC	17.484.877.885	30.736.299.014
Xuan Mai Binh Duong Co., Ltd	20.898.413.118	51.301.437.163
- Financial income	**4.023.287.671**	**2**
Subsidiaries	***4.023.287.671***	***2***
Xuan Mai Investment and Real Estate., JSC	1.923.287.671	1
Xuan Mai Transportation., JSC	2.100.000.000	1
- Dividends, profits divided in year	**2.100.000.000**	**2**
Subsidiaries	***2.100.000.000***	***2***
Xuan Mai Investment and Real Estate., JSC	-	1
Xuan Mai Transportation., JSC	2.100.000.000	1
- Interest expenses and interest for late payment	**5.458.122.887**	-
Subsidiaries	***5.458.122.887***	-
Xuan Mai Investment and Real Estate., JSC	160.000.000	-
Xuan Mai Construction., JSC	5.149.658.233	-
Xuan Mai Transportation., JSC	148.464.654	-
- Other income	**282.460.589**	**558.960.097**
Subsidiaries	***282.460.589***	***558.960.097***
Xuan Mai Concrete One Member Co., Ltd	-1	-

Xuan Mai Dao Tu., JSC	-	558.960.097
Xuan Mai Mechanical Electrical., JSC	10.000.000	-
Xuan Mai Construction., JSC	272.460.590	-
Xuan Mai Construction Consultancy., JSC	-	-
Associates	-	-
Southern - Xuan Mai Concrete., JSC	-	-
- Other expenses	**3**	-
Subsidiaries	**3**	-
Xuan Mai Construction Consultancy., JSC	**1**	-
Xuan Mai Transportation., JSC	**2**	-
Xuan Mai Binh Duong Co., Ltd	-	
Associates	-	-
Southern - Xuan Mai Concrete., JSC	-	-

c) **Debt with related parties**	**30/09/2026**	**01/01/2026**
- Short-term loans	**11.500.000.000**	**61.500.000.000**
Subsidiaries	-	***50.000.000.000***
Xuan Mai Concrete One Member Co., Ltd	-	-
Xuan Mai Dao Tu., JSC	-	-
Xuan Mai Mechanical Electrical., JSC	-	-
Xuan Mai Investment and Real Estate., JSC	-	50.000.000.000
Associates	***11.500.000.000***	***11.500.000.000***
Southern - Xuan Mai Concrete., JSC	11.000.000.000	11.000.000.000
Xuan Mai Da Nang., JSC	500.000.000	500.000.000
Son An Urban Investment and Development., JSC	-	-
Xuan Mai Thanh Hoa., JSC	-	-
- Long-term loans	-	-
Subsidiaries	-	-
Associates	-	-
- Short-term trade receivables	**143.145.008.275**	**219.952.706.942**
Subsidiaries	***111.806.575.488***	***184.544.274.156***
Xuan Mai Concrete One Member Co., Ltd	10.893.816.257	62.837.937.112
Xuan Mai Dao Tu., JSC	48.095.305.469	46.633.387.065
Xuan Mai Mechanical Electrical., JSC	31.482.892	252.862.112
Xuan Mai Investment and Real Estate., JSC	-	33.263.124.073
Xuan Mai Construction., JSC	26.959.088.838	11.110.867.346
Xuan Mai Binh Duong Co., Ltd	25.826.882.032	30.446.096.448
Associates	***31.338.432.787***	***35.408.432.786***
Southern - Xuan Mai Concrete., JSC	10.373.664.237	10.373.664.237
Xuan Mai Da Nang., JSC	20.873.729.142	20.873.729.142
Son An Urban Investment and Development., JSC	-	4.069.999.999
Xuan Mai Thanh Hoa., JSC	91.039.408	91.039.408
- Short-term advances to suppliers	**352.098.895.437**	**28.298.609.700**
Subsidiaries	***352.098.895.437***	***28.298.609.700***
Xuan Mai Concrete One Member Co., Ltd	-	3.723.751.123
Xuan Mai Dao Tu., JSC	1.927.983.897	2.608.883.443
Xuan Mai Mechanical Electrical., JSC	115.013.304.161	6.286.890.440
Xuan Mai Construction., JSC	220.319.140.392	2.619.186.101

Xuan Mai Construction Consultancy., JSC	14.834.117.460	12.908.037.590
Xuan Mai Transportation., JSC	4.349.527	40.619.072
Xuan Mai Binh Duong Co., Ltd	-	111.241.931
- Other receivables	**3.661.464.745**	**3.661.464.745**
Subsidiaries	***3.661.464.745***	***3.661.464.745***
Xuan Mai Construction Consultancy., JSC	3.661.464.745	3.661.464.745
- Trade payables are Subsidiaries	**178.272.996.121**	**176.652.549.693**
Subsidiaries	***178.272.996.121***	***176.534.662.403***
Xuan Mai Concrete One Member Co., Ltd	68.148.394.818	34.049.003.464
Xuan Mai Dao Tu., JSC	37.415.713.900	26.667.548.522
Xuan Mai Mechanical Electrical., JSC	4.705.410.414	7.744.545.177
Xuan Mai Investment and Real Estate., JSC	1.925.263.316	3.998.216.086
Xuan Mai Construction., JSC	42.061.122.074	63.972.858.849
Xuan Mai Construction Consultancy., JSC	2.403.278.230	6.383.208.544
Xuan Mai Transportation., JSC	12.389.850.550	19.123.762.391
Xuan Mai Binh Duong Co., Ltd	9.223.962.819	14.595.519.370
Associates	**-**	***117.887.290***
Son An Urban Investment and Development., JSC	-	39.000.000
Electrical Engineering Consultancy and Service., JSC	-	78.887.290
- Advances from customers	**4.980.347.382**	**-**
Subsidiaries	***1.844.747.520***	**-**
Xuan Mai Concrete One Member Co., Ltd	-	-
Xuan Mai Dao Tu., JSC	-	-
Xuan Mai Mechanical Electrical., JSC	-	-
Xuan Mai Investment and Real Estate., JSC	-	-
Xuan Mai Construction., JSC	1.844.747.520	-
Xuan Mai Construction Consultancy., JSC	-	-
Xuan Mai Transportation., JSC	-	-
Xuan Mai Binh Duong Co., Ltd		
Associates	***3.135.599.862***	-
Xuan Mai Nam Ha Noi Co., Ltd	3.135.599.862	
- Other payables	**169.049.033.302**	**157.113.727.324**
Subsidiaries	***169.049.033.302***	***157.113.727.324***
Xuan Mai Concrete One Member Co., Ltd	68.148.394.818	36.478.938.336
Xuan Mai Dao Tu., JSC	37.415.713.900	28.364.165.715
Xuan Mai Mechanical Electrical., JSC	4.705.410.414	11.897.596.273
Xuan Mai Investment and Real Estate., JSC	1.925.263.316	1.414.517.300
Xuan Mai Construction., JSC	42.061.122.074	59.620.642.476
Xuan Mai Construction Consultancy., JSC	2.403.278.230	4.220.437.408
Xuan Mai Transportation., JSC	12.389.850.550	15.117.429.816
Xuan Mai Binh Duong Co., Ltd	-	-
Associates	**-**	-
Southern - Xuan Mai Concrete., JSC	-	-
Xuan Mai Da Nang., JSC	-	-
Son An Urban Investment and Development., JSC	-	-
Xuan Mai Thanh Hoa., JSC	-	-
- Short-term loan	**62.822.000.000**	-
Subsidiaries	***62.822.000.000***	-
Xuan Mai Investment., JSC	62.822.000.000	

Associates	-	-
Southern - Xuan Mai Concrete., JSC	-	-
- Long-term loan	**575.878.000.000**	**201.200.000.000**
Subsidiaries	***395.178.000.000***	**-**
Xuan Mai Investment and Real Estate., JSC	215.178.000.000	-
Xuan Mai Construction., JSC	180.000.000.000	-
Associates	**180.700.000.000**	**201.200.000.000**
Xuan Mai Nam Ha Noi Co., Ltd	180.700.000.000	201.200.000.000

4. **Presentation of assets, revenue, and business results by segment (by business sector or geographical area) in accordance with Accounting Standard No. 28 - 'Segment Reporting'.**
5. **Comparative information (changes in information in the financial statements of previous accounting periods**
6. **Information about continuous operations**
7. **Other information**

Target		Current year	Previous year
1. Asset structure and capital structure			
1.1. Asset structure			
- Short-term assets/Total assets		55,91	67,91
- Long-term assets/Total assets		44,09	32,09
1.2. Capital structure			
- Liabilities/Total capital		79,63	72,48
- Liabilities/Equity		3,910	2,63
- Owner's equity/Total capital		20,37	27,52
2. Ability to pay			
2.1 Short-term solvency		*0,97*	*1,10*
2.2 Ability to pay quickly		*0,53*	*0,68*
3. Profit rate			
3.1 Profit ratio on revenue			
- Profit before tax ratio/Revenue		0,40	0,56
- Profit after tax ratio/Revenue		0,40	0,50
3.2 Profit ratio on total assets			
- Pre-tax profit ratio/Total assets		0,12	0,26
- Profit after tax ratio/Total assets		0,12	0,23
3.3 Profit after tax ratio on equity		0,61	0,85

Ha Noi, 30/10/2026

Prepared by	Chief Accountant	General Director
Vu Thi Nga	Dang Hong Linh	Nguyen Minh Duc