

**MECHANICAL ENGINEERING
SERVICE JOINT STOCK COMPANY**

No. 114/TB-CDCT

*Re: Disclosure of financial statements for
the third quarter of 2026*

**SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness**

Hanoi, October 12, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

CÔNG
TY CỔ
PHẦN
CƠ
ĐIỆN
CÔNG
TRÌNH

Digitally signed by
CÔNG TY CỔ PHẦN
CƠ ĐIỆN CÔNG TRÌNH
DN: C=VN, SERIAL NO:
L=Quận Đống Đa,
CN=CÔNG TY CỔ
PHẦN CƠ ĐIỆN CÔNG
TRÌNH
OID.0.9.2342.19200300.
100.1.1-MST:
0300106190
Reason: I am the author
of this document
Location: your signing
location here
Date: 2026.10.13 14:03:
28
Foxit Reader Version:
10.0.0

To: - State Securities Commission;
- Hanoi Stock Exchange

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Mechanical Engineering Service Joint Stock Company shall disclose information on the financial statements for the third quarter of 2026 to the State Securities Commission and Hanoi Stock Exchange as follows:

1. Name of organization: **Mechanical Engineering Service Joint Stock Company**

- Stock code: **MES**
- Address: 8th Floor, Tower A, Sky Tower Building, 88 Lang Ha, Lang Ward, Hanoi City
- Contact phone number: 024 39331768/3933225 - Fax: 024 39332225
- Email: mescjsc@gmail.com Website: mesc.com.vn

2. Contents of information disclosure:

- Financial statements for the third quarter of 2026
 - ☒ Separate financial statements (Listed organization without subsidiaries and the superior accounting entity with sub-units);
 - ☐ Consolidated financial statements (Listed organization with subsidiaries);
 - ☐ Combined financial statements (Listed organization with its affiliated accounting units within a separate accounting system).

- Cases that require an explanation of reasons:

+ The auditing organization issues an opinion other than an unqualified opinion on the financial statements (audited financial statements for the year of 2025):

☐ Yes

☐ No

Explanatory statement in case of yes:

☐ Yes

☐ No

+ Net profit for the reporting period has a difference of 5% or more before and after the audit or changes from a loss to a profit, or vice versa (audited financial statements for the year of 2025):

☐ Yes

☐ No



Explanatory statement in case of yes:

☐ Yes

☐ No

+ Profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:

☒ Yes

☐ No

Explanatory statement in case of yes:

☒ Yes

☐ No

+ Net profit for the reporting period is in a loss position, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa:

☒ Yes

☐ No

Explanatory statement in case of yes:

☒ Yes

☐ No

This information was published on the Company's website on October 12, 2026 at the link: <http://mesc.com.vn>.

Attachments:

- Financial statements for the third quarter of 2026
- Explanation on net profit changing by more than 10% compared to the third quarter of 2025 and net profit for the reporting period being in a loss position

Organization's representative

Legal representative/ Person authorized to disclose information.

**CHAIRMAN OF THE BOARD OF
MANAGEMENT**



Cao Tien Dung



MECHANICAL ENGINEERING SERVICE JOINT STOCK COMPANY
8th Floor, Tower A, Sky Tower Building, 88 Lang Ha, Lang Ward, Hanoi City

FINANCIAL STATEMENTS

QUARTER III OF 2026

For the period from July 01, 2026 to September 30, 2026

MECHANICAL ENGINEERING SERVICE**JOINT STOCK COMPANY**

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang
Ward, Hanoi City

FORM NO. B 01 - DN

Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

STATEMENT OF FINANCIAL POSITION

From July 01, 2026 to September 30, 2026

Unit: VND

ASSETS	Code	Notes	Closing balance	Opening balance
A. CURRENT ASSETS	100		36,720,738,509	36,350,545,086
I. Cash and cash equivalents	110		343,422,722	940,573,327
1. Cash	111	V.1	343,422,722	940,573,327
2. Cash equivalents	112			
II. Short-term financial investments	120	V.2	21,505,540,910	20,637,370,393
3. Held-to-maturity investments	123		21,505,540,910	20,637,370,393
III. Short-term receivables	130		11,574,627,225	10,988,357,818
1. Short-term trade receivables	131	V.3	8,348,438,942	7,548,487,076
2. Short-term advances to suppliers	132	V.4	1,624,811,375	1,624,811,375
5. Other short-term receivables	135	V.7	10,021,929,670	10,235,612,129
6. Provision for doubtful short-term receivables	136	V3 V4	(8,420,552,762)	(8,420,552,762)
IV. Inventories	140	V.10	3,014,884,785	3,429,006,031
1. Inventories	141		3,121,960,773	3,536,082,019
2. Provision for devaluation of inventories	142		(107,075,988)	(107,075,988)
V. Other current assets	160		282,262,867	355,237,517
2. Deductible value-added tax	162	V.24	109,045,757	182,020,407
3. Taxes and other receivables from the State	163	V.24	173,217,110	173,217,110
B. NON-CURRENT ASSETS	200		131,434,410,239	132,122,406,858
I. Long-term receivables	210		21,556,274,213	21,469,957,335
5. Other long-term receivables	215	V.7	21,556,274,213	21,469,957,335
6. Provision for doubtful long-term receivables	216		-	-
II. Fixed assets	220		63,138,136,026	63,912,449,523
1. Tangible fixed assets	221	V.13	49,702,159,026	50,476,472,523
- Historical cost	222		66,389,972,363	66,389,972,363
- Accumulated depreciation	223		(16,687,813,337)	(15,913,499,840)
3. Intangible fixed assets	227	V.15	13,435,977,000	13,435,977,000
- Historical cost	228		13,435,977,000	13,435,977,000
- Accumulated depreciation	229		-	-
V. Long-term financial investments	260	V	46,740,000,000	46,740,000,000
2. Investments in associates and joint ventures	262		-	-
3. Capital contributions to other entities	263		46,740,000,000	46,740,000,000
VI. Other non-current assets	270		-	-
1. Other non-current assets	274		-	-
TOTAL ASSETS (100+200)	280		168,155,148,748	168,472,951,944

(The notes on pages 5 to 22 are an integral part of the Financial Statements)

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang
Ward, Hanoi City

Enclosed to Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance

From July 01, 2026 to September 30, 2026

(continued)

RESOURCES	Code	Notes	Closing balance	Opening balance
C. LIABILITIES	300		5,051,930,354	5,268,110,462
I. Current liabilities	310		4,538,099,954	4,909,480,062
1. Short-term trade payables	311	V.21	2,653,033,753	2,871,513,861
2. Short-term advances from buyers	312	V.22	1,522,637,087	1,522,637,087
4. Taxes and amounts payable to the State budget	314	V.24	-	-
5. Payables to employees	315	V.25	-	152,900,000
9. Short-term unearned revenue	319	V.29	-	-
10. Other short-term payables	320	V.30	345,050,803	345,050,803
13. Bonus and welfare funds	323	V.34	17,378,311	17,378,311
II. Non-current liabilities	330		513,830,400	358,630,400
4. Long-term accrued expenses	334	V.26	-	-
8. Other long-term payables	338	V.30	513,830,400	358,630,400
D. OWNER'S EQUITY	400	V.38	163,103,218,394	163,204,841,482
1. Owner's contributed capital	411		186,000,000,000	186,000,000,000
- Ordinary shares with voting rights	411a		186,000,000,000	186,000,000,000
- Preferred shares	411b		-	-
8. Investment and development fund	418		-	-
9. Other equity fund	419		-	-
10. Undistributed profit after tax	420		(22,896,781,606)	(22,795,158,518)
- Undistributed earnings after tax of previous period	420a		(22,758,646,220)	(22,795,158,518)
- Undistributed profit after tax of this period	420b		(138,135,386)	-
TOTAL RESOURCES (440=300+400)	440		168,155,148,748	168,472,951,944

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**

Chairman of the Board of Management

Vhal

Cao Tien Dung

(The notes on pages 5 to 22 are an integral part of the Financial Statements)

INCOME STATEMENT
Quarter III of 2026

Items		Code	Notes	Current period		Accumulated		Unit: VND
				This year	Last year	This year	Last year	
1. Revenue from goods sold and services rendered		01	VI.1	597,592,440	444,282,691	2,213,889,282	1,430,102,362	
2. Revenue deductions		02	VI.2	-	-	-	-	
3. Net revenue from goods sold and services rendered		10	VI.3	597,592,440	444,282,691	2,213,889,282	1,430,102,362	
4. Cost of goods sold		11	VI.4	505,048,690	296,752,222	1,700,561,672	799,835,599	
5. Gross profit from goods sold and services rendered		20		92,543,750	147,530,469	513,327,610	630,266,763	
7. Financial income		22	VI.5	421,444,684	237,540,504	1,467,603,670	1,132,133,075	
8. Financial expenses		23	VI.6	-	-	177,149	-	
- In which: Interest expenses		24		-	-	-	-	
9. Selling expenses		25	VI.7	145,041,853	113,947,939	418,056,594	252,676,883	
10. General and administration expenses		26	VI.8	507,081,967	547,853,542	1,689,320,625	2,038,765,844	
11. Net operating profit		30		(138,135,386)	(276,730,508)	(126,623,088)	(529,042,889)	
12. Other income		31	VI.9	-	4,006	25,000,000	25,004,036	
13. Other expenses		32	VI.10	-	-	-	131,217	
14. Other profit		40		-	4,006	25,000,000	24,872,819	
15. Gross accounting profit before tax		50		(138,135,386)	(276,726,502)	(101,623,088)	(504,170,070)	
16. Current corporate income tax expense		51	VI.12	-	-	-	-	
17. Deferred corporate income tax expense		52	VI.13	-	-	-	-	
18. Profit after corporate income tax		60		(138,135,386)	(276,726,502)	(101,623,088)	(504,170,070)	
19. Basic earnings per share (*)		70		(7,4)	(14,9)	(5,5)	(27,1)	

Note: The first operating period of the Joint Stock Company starts from April 04, 2016.

Prepared by

Chief Accountant

Tran Phuong Lan

Nguyen Thi Van Ha

Hanoi, October 12, 2026
MECHANICAL ENGINEERING SERVICE JOINT STOCK COMPANY

Chairman of the Board of Management

Cao Tien Dung

(The notes on pages 5 to 22 are an integral part of the Financial Statements)

CASH FLOW STATEMENT
(By indirect method)
Quarter III of 2026

		Unit: VND	
ITEMS	Code Note	This year	Last year
I. Cash flows from operating activities			
1. Profit before tax	01	(101,623,088)	(504,170,070)
2. Adjustments for			
- Depreciation of fixed assets and investment properties	02	774,313,497	848,031,858
- Gains and losses from investing activities	05	(1,467,603,670)	(237,540,504)
3. Operating profit before movements in working capital	08	(794,913,261)	106,321,284
- Increase, decrease in receivables	09	(599,611,635)	(143,342,587)
- Increase, decrease in inventories	10	414,121,246	(3,654,000)
- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(216,180,108)	(347,193,024)
- Corporate income tax paid	15 V.24	-	-
- Other cash inflows from operating activities	16	-	-
- Other cash outflows from operating activities	17	-	-
Net cash flows from operating activities	20	(1,196,583,758)	(387,868,327)
II. Cash flows from investing activities			
1. Cash outflows for acquisition and construction of fixed assets and other non-current assets	21	-	-
3. Cash outflow for lending and buying debt instruments of other entities	23	(868,170,517)	571,218,292
4. Cash recovered from lending and selling debt instruments of other entities	24	-	-
5. Cash outflows for investing in other entities	25	-	-
6. Cash recovered from investing in other entities	26	-	-
7. Cash inflows from loan interest, dividends and distributed profits	27	1,467,603,670	237,540,504
Net cash flows from investing activities	30	599,433,153	808,758,796
III. Cash flows from financing activities			
Net cash flows from financing activities	40	-	-
Net cash flows during the period (50=20+30+40)	50	(597,150,605)	420,890,469
Cash and cash equivalents at the beginning of the period	60	940,573,327	874,199,042
Effect of changes in foreign exchange rates	61	-	-
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70 V.1	343,422,722	1,295,089,511

Hanoi, October 12, 2026
MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY
Chairman of the Board of Management

Prepared by

Tran Phuong Lan

Chief Accountant

Nguyen Thi Van Ha

Chairman of the Board of Management

Cao Tien Dung

(The notes on pages 5 to 22 are an integral part of the Financial Statements)

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**
Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang Ward,
Hanoi City

FORM NO. B 09 - DN
Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 *(continued)*
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

I. Characteristics of the Company's operations

1. Structure of ownership

Mechanical Engineering Service Joint Stock Company (hereinafter referred to as "the Company"), formerly Construction Mechanical and Electrical One Member Limited Company, was transformed into Mechanical Engineering Service Joint Stock Company according to Decision No. 1366/QĐ-UBND dated March 18, 2016 of Hanoi People's Committee and has operated according to the Business Registration Certificate No. 0100106190 issued on April 04, 2016 by Hanoi Authority for Planning and Investment.
According to Business Registration Certificate 0100106190 changed for the 12th time on October 19, 2022, the Company's charter capital is **VND 186,000,000,000** (In words: One hundred and eighty-six billion dong).
The Company's shares are listed on the UPCOM with the stock code MES.

2. Business fields

The Company has operated in the fields of production, construction and commercial services.

3. Business lines

- Construction of public works;
 - Landscape care and maintenance services. Details: Planting, caring for, nurturing, protecting, felling, moving urban trees;
 - Treatment and disposal of non-hazardous waste; Installation of electrical systems; Production of lighting equipment;
 - Warehousing and storage of goods;
 - Direct support services for rail and road transport. Details: Direct support services for road transport;
 - Completion of construction works;
 - Demolition and site preparation; Collection of non-hazardous waste; Collection of hazardous waste;
 - Cleaning of houses and other works; Market research and public opinion polling;
 - Trading of own or rented property and land use rights. Details: Trade in real estate;
 - General support services. Details: Public services directly serving the urban public such as management, exploitation, maintenance of urban technical infrastructure systems; Environmental sanitation and ecological environment protection; Management of parks, trees; Urban lighting, water supply, drainage; Apartment management; Management and operation of urban public lighting systems;
- (For conditional business lines, the enterprise is only authorized to conduct business activities after all the conditions are met as prescribed by law during its operation.)

Company Headquarters:

8th Floor, Tower A, Sky Tower Complex, No. 88 Lang Ha, Lang Ward, Hanoi City.

4. Normal production and business cycle

The Company's normal production and business cycle is carried out for a period of 12 months or less.

6. Corporate structure List of investees:

Company name	Address	Capital contribution ratio	Voting right ratio
Sai Dong Land Joint Stock Company	Sai Dong Street, Phuc Loi Ward, Hanoi	15.37%	15.37%
Tu Hiep Hong Ha Petroleum Joint Stock Company	Tu Hiep Commune - Thanh Tri - Hanoi	2.266%	2.266%

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang Ward,
Hanoi City

FORM NO. B 09 - DN
Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 *(continued)*
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

II. Accounting period and currency

1. Accounting period

The Company's accounting period begins on January 01 and ends on December 31 of each year. The financial statements for the third quarter of 2026 have been prepared for the accounting period from July 01, 2026 to September 30, 2026.

The operating period from April 04, 2016 to December 31, 2016 was the first operating period when the Company officially transformed from a one-member limited liability company to a joint stock company.

2. Accounting currency

The accounting currency is Vietnamese Dong ("VND"). The financial statements are measured at cost, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Enterprises and statutory regulations related to preparation and presentation of financial statements.

III. Applied accounting standards and system

1. Applied accounting system

The Company has applied Vietnamese Accounting Standards and Vietnamese Accounting System for Enterprises issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance and effective from January 01, 2026 and statutory regulations related to preparation and presentation of financial statements.

2. Statement of compliance with accounting standards and system

The Company's financial statements are prepared and presented in accordance with current Vietnamese Accounting Standards and Vietnamese Accounting System for Enterprises and relevant statutory regulations.

IV. Accounting policies, accounting estimates and relevant statutory regulations

1. Types of exchange rates applied in accounting

Exchange rate for converting transactions arising in the period in foreign currencies is the transaction exchange rate with the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hanoi Branch.

The exchange rate for revaluation of monetary items denominated in foreign currencies at the time of preparation of the financial statements is the exchange rate announced by the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hanoi Branch.

In which:

The exchange rate for revaluation of monetary items denominated in foreign currencies classified as assets are the buying rate of the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hanoi Branch.

The exchange rate for revaluation of monetary items denominated in foreign currencies classified as liabilities are the selling rate of the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hanoi Branch.

2. Principles of recording cash and cash equivalents

Cash is a synthetic indicator reflecting total amount of cash available to the enterprise at the reporting time, including cash on hand, demand deposits, recorded and reported in Vietnamese Dong (VND), in accordance with the provisions of the Accounting Law No. 88/2015/QH13 dated November 20, 2015, effective from January 01, 2017.

Cash equivalents are short-term investments with a redemption or maturity period of no more than 3 months which are easily convertible into a known amount of cash and are subject to no significant risk of change in value from the date of buying such investments until the time of preparing the financial statements, in accordance with Vietnamese Accounting Standard No. 24 – Cash flow statement.

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang Ward,
Hanoi City

FORM NO. B 09 - DN
Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 *(continued)*
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

3. Accounting principles for financial investments

Held-to-maturity investments

Held-to-maturity investments include investments when the Company intends and is able to hold it to maturity. The Company's held-in-maturity investments are term deposits recorded as from the transaction date.

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor a joint venture. Significant influence is the power to participate in making decisions on financial and operating policies of the investee but not control or joint control over those policies.

The Company's investments in associates are initially recorded at cost. The Company records its income in the income statement from the accumulated net profits of the investee arising subsequent to the investment date. Other amounts received by the Company in addition to the distributed profits are considered as a recovery of investments and are recognized as a deduction from the cost of investment.

Investments in equity instruments of other entities

Investments in equity instruments of other entities are investments in equity instruments without controlling rights or co-controlling rights or without significant influence over the investee.

Investments in equity instruments of other entities are accounted for at cost less provision for diminution in value of investments.

Method of making provision for diminution in value of investments

The provision for loss on investments held in long term by the investor (other than investments in trade securities and investments in subsidiaries, joint ventures and associates) is made as follows:

- Provision for loss on investments in listed shares or those whose fair value can be determined reliably is made based on the market value of the shares determined at the closing price at the end of the accounting period.
- Provision for loss on investments whose fair value can not be determined reliably at the reporting time is made based on accumulated loss, impairment of assets or capital recovery of the investee.

4. Accounting principles for receivables

Receivables represent the amounts recoverable from customers or other debtors. Receivables include trade receivables and other receivables. Receivables are recognized at the carrying amounts less provision for doubtful debts. The receivables are not recorded higher than the recoverable value.

Trade receivables reflect commercial receivables arising from purchase and sale transactions.

Other receivables reflect non-commercial receivables and irrelevant to purchase and sale transactions.

The receivables are monitored in details by subjects and terms and other factors based on the Company's management needs.

Provision for doubtful receivables: The Company evaluates recoverability of the receivables based on objective evidences such as status of overdue debts, the debtors' financial capacity and other signs of declining solvency. The provision is made for overdue debts or debts that are not yet due but for which there is evidence suggesting that part or all of their value is unrecoverable. The provision is determined based on the aging of the debts and assessment of the recovery risk of each specific debt. The provision is recorded as general administration expenses for the period.

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang Ward,
Hanoi City

FORM NO. B 09 - DN
Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 *(continued)*
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

5. Principles of inventory recognition

Inventories are stated at the lower of cost and net realizable value. Cost of the inventories includes direct materials, direct labor costs and overhead expenses incurred in bringing the inventories to their present location and condition. The cost of inventories is determined by the weighted average method. Net realizable value is determined by the estimated selling price less the estimated costs of completion, marketing, selling and distribution.

Inventory accounting method: The Company applies the perpetual inventory system.

6. Principles of recording and depreciation of fixed assets

6.1. Principles of recording and depreciation of tangible fixed assets

Tangible fixed assets are stated at historical cost, reflected on the Balance Sheet by indicators of historical cost, accumulated depreciation and residual value.

The tangible fixed assets are recorded at historical cost less (-) accumulated depreciation. The historical cost represents all expenses incurred by the enterprise to acquire the fixed assets bringing them to their ready-to-use condition. Expenses incurred after the initial recognition of the tangible fixed assets are recorded as an increase in the historical cost of the assets when these expenses certainly result in an increase in future economic benefits. Expenses that do not satisfy the above conditions are recorded as expenses for the period.

The historical cost of the purchased tangible fixed assets includes the purchase price after deducting trade discounts, price reductions, non-refundable taxes, and directly related costs to bring the asset into its ready-to-use condition, such as transportation, loading and unloading, installation, testing, and other related costs. For real estates, the value of land use rights and assets on the land are determined and recorded separately according to the laws.

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.

The Company applies the straight-line method for the tangible fixed assets. The tangible fixed assets are classified by groups of assets with the same nature and purpose of use in the company's production and business activities, including:

Type of fixed assets	Time of depreciation (year)
Buildings, structures (*)	05 - 50
Transportation vehicles, transmission equipment	06 - 10
Management equipment, tools	03 - 10
Other fixed assets (**)	No depreciation

() Fixed assets in the group of Buildings and structures are not depreciated as "Cost for land acquisition and investment in construction of the Waste Treatment Plant Project" with a value of VND 17,607,916,631. These are costs incurred in relation to compensation for crops for farmers and land clearance for the Waste Treatment Plant Construction Project. These costs have been settled by the State and handed over to the Company for management together with the Project land. This is an asset assigned by the State for management and is currently not directly serving production and business activities. Therefore, the Company does not depreciate this asset.*

*(**) Other fixed assets are "Perennial trees at the Waste Treatment Plant" of the Company when conducting the enterprise equitization, which was valued at VND 651,085,030. However, in reality, these trees are no longer valuable, so the Company does not depreciate these assets.*

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang Ward,
Hanoi City

FORM NO. B 09 - DN
Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 *(continued)*
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

6.2 Principles for recording the depreciation method of intangible fixed assets

Intangible fixed assets are the value of ownership rights of 1,000 m2 of office floor space worth VND 13,435,977,000 according to Business Cooperation Contract No. 27/2015/HTKD/CD-DXMB&MS dated March 31, 2015 to implement the mixed-function area project (High-rise residential area combined with commercial services, low-rise housing and kindergarten) at Sai Dong Street, Viet Hung Ward, Long Bien District, Hanoi City. This is the asset that the Company will manage and use in the future when implementing the business cooperation contract and has been recorded as an increase in State capital with the corresponding value according to Decision No. 3468/QD-UBND dated July 24, 2015 of Hanoi city People's Committee approving the corporate value and equitization plan of the Construction Mechanical and Electrical One Member Company Limited. The Company does not depreciate this intangible fixed asset.

7. Accounting principles for business cooperation contracts

A business cooperation contract (BCC) is a contractual agreement between two or more parties to jointly carry out economic activities without forming an independent legal entity. This activity can be jointly controlled by the capital contributors under the joint venture agreement or controlled by one of the participating parties. In all cases, when receiving money or assets contributed by other parties to the BCC activities, the Company records them as liabilities and is not recorded in equity.

Mechanical Engineering Service Joint Stock Company signed Joint Venture Contract No. 08/2011/HD-HTKD dated April 05, 2011 with Indochina Resources Development Joint Stock Company on contributing capital to invest in the construction of the Project on a land area of 149,566 m2 in Ta Thanh Oai Commune, Thanh Tri, Hanoi. Construction Mechanical and Electrical One Member Co., Ltd., currently Mechanical Engineering Service Joint Stock Company, was previously assigned by the Hanoi People's Committee as the investor to build a waste treatment plant for the city. Up to now, the construction of a waste treatment plant here is no longer suitable. Hanoi People's Committee has issued a policy allowing the Company to study and propose to change the land use purpose to a new project in accordance with the planning. According to this Joint Venture Contract, Indochina Resources Development Joint Stock Company contributes 49% of the total investment capital. The capital contribution of 51% of the total investment capital of the Project includes the Company's capital contribution and capital of other partners mobilized and directly signed by the Company. The profit used as the basis for calculating the income is the profit earned by the Project, minus the obligations to the State according to current regulations and other reasonable expenses (if any). The Parties are entitled to income according to the capital contribution ratio in the Contract. In fact, as at March 31, 2026, Indochina Resources Development Joint Stock Company has not yet contributed capital to invest in the project. The value of the capital contribution equivalent to 49% of this Company is VND 21,050,429,167, which is recorded by the Company as other long-term receivables corresponding to the Owner's capital contribution approved under the Equitization Decision No. 1366/QD-UBND dated March 18, 2016 of Hanoi city People's Committee.

8. Accounting principles for payables

Payables are amounts payable to suppliers and other entities. Payables include trade payables and other payables. The payables are not recorded as lower than payable obligations.

Trade payables include commercial payables arising from transactions of purchasing goods, services, assets and the seller is an independent entity from the buyer, including payables between the parent company and its subsidiaries.

Other payables reflect non-commercial payables and irrelevant to transactions of purchasing, selling, providing goods and services.

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang Ward,
Hanoi City

FORM NO. B 09 - DN
Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 *(continued)*
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

Payables are tracked in details by subjects and terms.

Payables in foreign currencies are re-evaluated by the Company at the selling exchange rate of the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hanoi Branch.

9. Principles of recording equity

Contributed capital of the Company's owner is recorded by actual amount contributed by the owners.

Undistributed profit after tax is the loss from the business operations of the enterprise.

10. Principles and methods of recording revenue

The Company's revenue includes revenue from sale of goods and provision of public services, construction and installation activities, trade and office rental.

Revenue from sales of goods

Revenue from sale of goods and finished goods shall be recognized when the following conditions are satisfied:

- + The Company has transferred most of risks and rewards of ownership of the goods and products to the buyer.
- + The Company no longer holds the right to manage the goods as an owner or the right to control the goods.
- + Revenue is determined reliably. When contracts define that buyers are entitled to return products, goods purchased under specific conditions, the revenue shall be only recorded if such specific conditions no longer exist and buyers are not entitled to return products, goods (unless the customer is entitled to return the goods under the form of exchange for other goods or services).
- + The Company has received or will receive economic benefits from the sale transaction.
- + Costs related to sale transactions may be determined.

Revenue from rendering of services

Revenue from provision of services is recognized when the results of the transaction can be determined reliably. In case the service transaction is related to many periods, revenue is recognized in the period according to the results of the work completed at the date of the Balance Sheet of that period. The results of provision of services are determined when all the following conditions are satisfied:

- + Revenue is determined reliably. When contracts define that buyers are entitled to return the services purchased under specific conditions, the revenue shall be only recorded if such specific conditions no longer exist and buyers are not entitled to return the provided services.
- + Economic benefits can be obtained from provision of such services.
- + The completed work may be determined at the time of the report.
- + Incurred costs for the transaction and the costs to complete the transaction of providing such services may be determined.

Construction revenue

When the results of the contract implementation can be estimated reliably:

- + For construction contracts that specify payment to the contractor as scheduled, revenue and costs related to the contracts are recognized corresponding to the portion of work completed, as confirmed by the Company on the balance sheet.
- + For construction contracts that specify payment based on the actual volume completed, revenue and costs related to the contracts are recognized corresponding to the portion of work completed, as confirmed by the customer, and reflected in the issued invoice.

Increases/decreases in construction volume, compensations and other receivables are only recognized into sales when these are mutually agreed with the customer.

When the results of the contract implementation cannot be estimated reliably:

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang Ward,
Hanoi City

FORM NO. B 09 - DN
Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 *(continued)*
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

Revenue is only recognized equivalent to the contract's expenses and the payment is relatively reliable.

The contract costs are only recognized as the expenses when they occur.

Difference between total cumulative revenue of the construction contracts already recognized and the cumulative amount recorded on the invoices under the contract schedule is recognized as a receivable or a payable under the contract schedule.

Financial income

Financial income is revenue from interest on bank deposits.

Interest is recorded on an accrual basis and determined on a basis of deposit balance and actual interest rate for each period. Advances received from customers are not recorded as revenue for the period.

11. Principles of recording cost of goods sold

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

Cost of services provided is recorded according to actual costs incurred to complete the service, consistent with revenue recorded in the period.

Cost of construction and installation activities is recorded according to actual costs incurred for each project, consistent with revenue recorded in the period

12. Other accounting principles and methods

12.1 Tax obligations

Value Added Tax (VAT)

The Company applies the declaration and calculation of Value Added Tax according to the guidance of current tax laws with a VAT rate of 10%, 8%.

Corporate income tax

Corporate income tax represents the total value of current tax payable and refundable tax.

Current tax payable is calculated based on taxable income in the year. Taxable income differs from net profit as reported in the Income Statement because taxable income excludes income or expenses that are taxable or deductible in other years (including losses carried forward, if any) and excludes items that are not taxable or deductible.

The Company applies a corporate income tax rate of 17% on taxable profit

Determination of the Company's income tax is based on current tax regulations. However, these regulations are subject to change from time to time and the subsequent determination of corporate income tax depends on the results of the audit by the competent tax authority.

Other taxes

Other taxes and fees are declared and paid by the enterprise to the local tax authority in accordance with current regulations of the State.

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang Ward,
Hanoi City

FORM NO. B 09 - DN

Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 (continued)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

V. Additional information for items presented in the Balance Sheet

V.1. Cash and cash equivalents

	Closing balance	Opening balance
	VND	VND
Cash	343,422,722	940,573,327
<i>Cash</i>	<i>12,622,750</i>	<i>28,346,170</i>
<i>Bank deposits</i>	<i>330,799,972</i>	<i>912,227,157</i>
VND	304,588,713	885,346,149
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hanoi Branch</i>	<i>229,272,001</i>	<i>231,338,627</i>
<i>Vietnam Maritime Commercial Joint Stock Bank - Dong Da Branch</i>	<i>71,718,191</i>	<i>650,484,047</i>
<i>Saigon - Hanoi Bank (SHB)</i>	<i>3,598,521</i>	<i>3,523,475</i>
USD	19,333,835	19,570,006
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hanoi Branch</i>	<i>19,333,835</i>	<i>19,570,006</i>
EUR	6,877,424	7,311,002
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hanoi Branch</i>	<i>6,877,424</i>	<i>7,311,002</i>
Total	343,422,722	940,573,327

V.2. Financial investments

Unit: VND

	Closing balance		Opening balance	
	Cost	Carrying value	Cost	Carrying value
a) Short-term				
Held-to-maturity investments				
Deposits with a maturity period of more than 3 months	21,505,540,910	21,505,540,910	20,637,370,393	20,637,370,393
Vietnam Maritime Commercial Joint Stock Bank - Dong Da Branch	5,000,000,000	5,000,000,000	5,000,000,000	5,000,000,000
Saigon - Hanoi Bank (SHB)	16,199,157,662	16,199,157,662	15,637,370,393	15,637,370,393
Accrued interest for bank deposits	306,383,248	306,383,248	-	-
Total	21,505,540,910	21,505,540,910	20,637,370,393	20,637,370,393

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 (continued)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

V.2. Financial investments (continued)

V.2. Financial investments (continued)					Unit: VND	
	Closing balance		Opening balance			
	Cost	Provision	Fair Value	Cost		Provision
b, Long-term						
Investment in joint ventures and associates						
Investment in other entities						
Sai Dong Land Joint Stock Company (*)	30,740,000,000	-	30,740,000,000	30,740,000,000	-	30,740,000,000
Tu Hiep Hong Ha Petroleum Joint Stock Company (**)	16,000,000,000	-	16,000,000,000	16,000,000,000	-	16,000,000,000
Total	46,740,000,000	-	46,740,000,000	46,740,000,000	-	46,740,000,000

Note:

(*) According to the Business Registration Certificate No. 0106894004, 6th revised on June 5, 2025 and issued by Hanoi Authority for Planning and Investment, the Company has invested VND 30,740,000,000 in Sai Dong Land Joint Stock Company, voting rights are equivalent to 15.37% of the charter capital.

(**) According to the Business Registration Certificate No. 0102354784, 17th revised on November 11, 2024 and issued by the Hanoi Authority for Planning and Investment, the Company has invested VND 16,000,000,000 in Tu Hiep Hong Ha Petroleum Joint Stock Company, equivalent to 2.266% of the charter capital.

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang Ward,
Hanoi City

FORM NO. B 09 - DN
Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 *(continued)*
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

V.3. Trade receivables

Unit: VND

	Closing balance		Opening balance	
	Cost	Carrying value	Cost	Carrying value
Short-term				
Long Bien District Project Management Board	1,289,373,000	(1,289,373,000)	1,289,373,000	(1,289,373,000)
Civil Engineering Construction Corporation No. 8	1,690,837,405	(1,690,837,405)	1,690,837,405	(1,690,837,405)
Contrexim No. 8 Investment and Construction Joint Stock Company	942,621,200	(942,621,200)	942,621,200	(942,621,200)
Construction Investment 808 Joint Stock Company	628,878,915	(628,878,915)	628,878,915	(628,878,915)
Construction Enterprise 60 - Construction Company 665	472,037,400	(472,037,400)	472,037,400	(472,037,400)
Branch of Vietnam Trade and Construction Investment Joint Stock Corporation - Construction Enterprise	336,151,699	(336,151,699)	336,151,699	(336,151,699)
Other entities	2,988,539,323	(1,925,315,143)	2,188,587,457	(1,925,315,143)
Total	8,348,438,942	(7,285,214,762)	7,548,487,076	(7,285,214,762)

V.4. Advances to the sellers

	Closing balance		Opening balance	
	Cost	Carrying value	Cost	Carrying value
Short-term				
Lam Vien Vietnam Joint Stock Company	211,521,000	(211,521,000)	211,521,000	(211,521,000)
Quang Long Development Trading Company Limited	92,800,375	(92,800,375)	92,800,375	(92,800,375)
Vietnam Gaisen Joint Stock Company	50,000,000	(50,000,000)	50,000,000	(50,000,000)
Other entities	1,270,490,000	-	1,270,490,000	-
Total	1,624,811,375	(354,321,375)	1,624,811,375	(354,321,375)

V.7. Other receivables

Unit: VND

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
a) Short-term	10,021,929,670	(781,016,625)	10,235,612,129	(781,016,625)
Advances	322,343,830	-	668,397,510	-
Hoang Van Thuan	282,410,480	-	358,464,160	-
Tran Minh Cuong	39,933,350	-	309,933,350	-
Other entities	-	-	-	-
Other receivables	9,699,585,840	(781,016,625)	9,567,214,619	(781,016,625)
Project Management Board	6,095,935,282	-	6,095,935,282	-
receivables (i)				
Receivables from advance payments to staff (ii)	781,016,625	(781,016,625)	781,016,625	(781,016,625)
Receivables from social insurance of employees	23,974,430	-	23,974,430	-
VAT not deductible	87,728,447	-	87,728,447	-

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang Ward,
Hanoi City

FORM NO. B 09 - DN
Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

Other receivables	2,710,931,056	2,578,559,835	
b) Long-term	21,556,274,213	- 21,469,957,335	-
Other receivables (iii)		-	-
Indochina Resources Development Joint Stock Company	21,050,429,167	- 21,050,429,167	-
Song Hong Joint Stock Company	505,845,046	- 419,528,168	-
Long-term deposits and bets	-	-	-
Total	31,578,203,883	(781,016,625)	31,705,569,464 (781,016,625)

(i) Expenses related to implementation of the Project in Ta Thanh Oai Commune, Thanh Tri, Hanoi. Previously, this land belonged to the Construction Project of waste treatment plant invested by the Company. In 2013, the City had a policy to research and establish the "Investment Project for Ecological Urban, Commercial Services and Sports Area". All related costs will be collected and allocated to all parties when the Project on this land is approved for implementation by the competent authority.

(ii) This is the advance payment of retired employees. Specifically:

- The advance payment of Mr. Pham Thanh Son in the amount of VND 560,340,000 arose in 2002 when Mr. Cao Van Son (Director of the Company) signed the Land Sales Contract with Mr. Nguyen Huu Bang through the advance payment of Mr. Pham Thanh Son – an employee of the Company. Mr. Pham Thanh Son retired from the company in 2005. This debt was transferred between the Director of the Construction Mechanical and Electrical Company (Mr. Cao Van Son) and the Director of the Construction Mechanical and Electrical One Member Limited Company (Mr. Nguyen Quoc Dam) when transferring the Company in 2005. In November 2017, Mr. Nguyen Quoc Dam retired, but this debt has not been resolved. This debt is currently unlikely to be recovered.

- Advance payment of Mr. Nguyen Tien Thanh in the amount of VND 83,676,625 arose in 2005 when Mr. Nguyen Tien Thanh was an employee of the Brick Factory. In October 2007, Mr. Nguyen Tien Thanh voluntarily resigned from the Company when the Company disciplined him for collecting debts for buying bricks from customers but not paying them to the Company. This debt isn't currently to be recovered.

(iii) Amount receivable under Joint Venture Contract No. 08/2011/HD-HTDT dated April 05, 2011 on cooperation in investment, construction, management, exploitation and business of the Ecological Works, Commercial Services and Sports Complex Project in Ta Thanh Oai Commune, Thanh Tri District, Hanoi City. This receivable has been recorded as an increase in State capital with the corresponding value according to Decision No. 3468/QD-UBND dated July 24, 2015 of the Hanoi city People's Committee on approving the enterprise value and equitization plan of Construction Mechanical and Electrical One Member Limited Company. On April 04, 2023, Indochina Resources Development Joint Stock Company issued a written confirmation that as soon as the competent authority approved the Project, Indochina Resources Development Joint Stock Company was approved as a member to participate in the implementation of the Project, Indochina Resources Development Joint Stock Company committed to pay all expenses as agreed upon in the Investment Cooperation Contract. On May 30, 2026, Dai Thanh Commune gave Notice No. 387/TB-UBND on revoking this land area to implement the Project on Hanoi International Sports Urban Area (Subzone A).

V.10. Inventories

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
Raw materials	138,412,400	-	138,412,400	-
Tools	13,435,570	-	14,342,593	-
Cost of unfinished business	659,211,088	-	1,072,425,311	-
Finished goods	109,995,491	(15,315,491)	109,995,491	(15,315,491)
Goods	2,200,906,224	(91,760,497)	2,200,906,224	(91,760,497)
Total	3,121,960,773	(107,075,988)	3,536,082,019	(107,075,988)

Unit: VND

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 (continued)
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

V.13. Increase and decrease of tangible fixed assets

Items	Buildings, structures	Means of transport	Management equipment and tools	Other fixed assets	Total
Historical cost					
Opening balance	62,269,514,534	3,271,455,998	197,916,801	651,085,030	66,389,972,363
Closing balance	62,269,514,534	3,271,455,998	197,916,801	651,085,030	66,389,972,363
Accumulated depreciation					
Opening balance	12,476,201,115	3,271,455,998	165,842,727	-	15,913,499,840
Depreciation for the period	762,285,717		12,027,780	-	774,313,497
Closing balance	13,238,486,832	3,271,455,998	177,870,507	-	16,687,813,337
Residual value					
Opening balance	49,793,313,419	-	32,074,074	651,085,030	50,476,472,523
Closing balance	49,031,027,702	-	20,046,294	651,085,030	49,702,159,026

- Historical cost of the fixed assets at the end of the period that have been fully depreciated but are still in use: VND 5,410,896,628.

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang Ward,
Hanoi City

FORM NO. B 09 - DN

Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 *(continued)*
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

V.15. Increase, decrease in intangible fixed assets

Unit: VND

Items	Value of future usage rights (*)	Total
Historical cost		
Balance as of 01/01/2026	13,435,977,000	13,435,977,000
Balance as of 30/09/2026	13,435,977,000	13,435,977,000
Accumulated depreciation	-	-
Balance as of 01/01/2026	-	-
Balance as of 30/09/2026	-	-
Residual value	-	-
Opening balance	13,435,977,000	13,435,977,000
Closing balance	13,435,977,000	13,435,977,000

(*) The value of ownership of 1,000 m2 of office floor space according to Business Cooperation Contract No. 27/2015/HTKD/CD-ĐXMB&MS dated March 31, 2015 to implement the Mixed-Function Area project (High-rise housing combined with commercial services, low-rise housing and kindergarten) at Sai Dong Street, Viet Hung Ward, Long Bien District, Hanoi City. This is the asset that the Company will manage and use in the future when implementing the business cooperation contract and has been recorded as an increase in State capital with the corresponding value according to Decision No. 3468/QĐ-UBND dated July 24, 2015 of the Hanoi city People's Committee on approving the enterprise value and equitization plan of Construction Mechanical and Electrical One Member Limited Company.

V.21. Trade payables

	Closing balance VND		Opening balance VND	
	Value	Solvency	Value	Solvency
Short-term				
Dai Ngan Xanh Joint Stock Company	282,315,000	282,315,000	282,315,000	282,315,000
Xuan Vinh Company Limited	713,021,900	713,021,900	713,021,900	713,021,900
Minh Khoi Landscape Service and Production Joint Stock Company	870,704,852	870,704,852	870,704,852	870,704,852
	-	-	-	-
Hoang Phuc Company Limited	246,696,024	246,696,024	246,696,024	246,696,024
Other entities	540,295,977	540,295,977	396,600,085	396,600,085
Total	2,653,033,753	2,653,033,753	2,871,513,861	2,871,513,861

MECHANICAL ENGINEERING SERVICE**JOINT STOCK COMPANY**

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang Ward,
Hanoi City

FORM NO. B 09 - DN

Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 *(continued)*
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

V.22. Advances from the customers

	Closing balance VND	Opening balance VND
Short-term		
68 Trading Construction and Service Joint Stock Company	1,306,547,600	1,306,547,600
Tan Phat Construction and Investment Joint Stock Company	90,750,000	90,750,000
Other entities	125,339,487	125,339,487
Total	1,522,637,087	1,522,637,087

V.24. Taxes and other payables to the State

Unit: VND

	Opening balance	Amount payable for the period	Amount paid for the period	Closing balance
a) Taxes receivable from the State				
Personal Income Tax	165,033,258	-	-	165,033,258
Corporate Income Tax	8,183,852	-	-	8,183,852
VAT	182,020,407	134,485,090	207,459,740	109,045,757
Total	355,237,517	134,485,090	207,459,740	282,262,867
b) Taxes payable to the State				
VAT	-	-	-	-
Other taxes	-	-	-	-
Total	-	-	-	-

V.30. Other payables

	Closing balance VND	Opening balance VND
a) Short-term	345,050,803	345,050,803
Other payables	345,050,803	345,050,803
Advance balance	-	-
Payables for social insurance, health insurance, unemployment insurance, trade union fees	-	-
b) Long-term		
Deposits, bets on office rental		
<i>I.Q Entertainment Joint Stock Company</i>	265,000,000	59,800,000
<i>ARGO TECHNOLOGY Co., Ltd.</i>	10,000,000	10,000,000
<i>JECC Vietnam Co., Ltd.</i>	66,830,400	66,830,400
<i>Brics Vietnam Joint Stock Company</i>	28,000,000	70,000,000
<i>SHINHAN LIFE VIETNAM INSURANCE CO., LTD.</i>	90,000,000	90,000,000
<i>PDENT Trading and Service Company Limited</i>	40,000,000	40,000,000
<i>MYGARU Vietnam Company Limited</i>	14,000,000	14,000,000
<i>ONE SECRET SERVICE Joint Stock Company</i>		8,000,000
Total	513,830,400	358,630,400

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang Ward,
Hanoi City

FORM NO. B 09 - DN
Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 *(continued)*
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

V.38. Owner's equity

a) Fluctuations in owner's equity

Unit: VND			
Items	Owner's capital contribution	Undistributed profit after tax	Total
Balance as of 01/01/2026	186,000,000,000	(22,795,158,518)	163,204,841,482
Profit (loss) for 6 first months of 2026	-	36,512,298	36,512,298
Other decreases	-	-	-
Balance as of 30/06/2026	186,000,000,000	(22,758,646,220)	163,241,353,780
Profit (loss) in the current period	-	(138,135,386)	(138,135,386)
Other decreases	-	-	-
Associated balance as of 30/09/2026	186,000,000,000	(22,896,781,606)	163,103,218,394

b) Details of owner's capital contribution

	Closing balance VND	Opening balance VND
State capital contribution	183,938,000,000	183,938,000,000
Other shareholders	2,062,000,000	2,062,000,000
Total	186,000,000,000	186,000,000,000

c) Capital transactions with owners and dividend and profit distribution

	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
Owner's contributed capital		
Contributed capital at the beginning of the period	186,000,000,000	186,000,000,000
Incremental contributed capital for the period	-	-
Decremental contributed capital for the period	-	-
Contributed capital at the end of the period	186,000 000,000	186,000 000,000
Dividends, distributed profits	-	-
Shares	Closing balance Shares	Opening balance Shares
Number of shares registered for issuance	18,600,000	18,600,000
Number of shares issued to the public	18,600,000	18,600,000
- Ordinary shares	18,600,000	18,600,000
- Preferred shares (classified as owner's equity)	-	-
Number of shares repurchased (treasury shares)	-	-
Number of outstanding shares	18,600,000	18,600,000
- Ordinary shares	18,600,000	18,600,000
- Preferred shares (type classified as equity)	-	-
- Par value of outstanding shares: 10,000 VND/share		

Off-balance sheet items

Types of foreign currencies

	Closing balance	Opening balance
USD		
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hanoi Branch	740.57	750.47
EUR		
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hanoi Branch	233.24	240.90

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang Ward,
Hanoi City

FORM NO. B 09 - DN

Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 *(continued)*
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

VI. Additional information for items presented in the Income Statement

VI.1. Revenue from sale of goods and provision of services	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Revenue from sale of goods	-	-
Revenue from provision of services	597,592,440	444,282,691
Total	597,592,440	444,282,691
VI.4. Cost of goods sold	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Cost of goods	-	-
Cost of services	505,048,690	296,752,222
Total	505,048,690	296,752,222
VI.5. Financial income	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Interest for bank deposits	421,444,684	237,540,504
Interest for exchange rate difference	-	-
Dividends and profit shared	-	-
Total	421,444,684	237,540,504
VI.6. Financial expenses	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Interest for bank deposits	-	-
Loss for exchange rate difference	-	-
Total	-	-
VI.7. Selling expenses	From 01/07/2026 to 30/09/2026 VND	From 01/07/2025 to 30/09/2025 VND
Employee costs	114,928,645	96,278,377
Fixed asset depreciation expenses	-	-
Outsourced services expenses	-	-
Other cash expenses	30,113,208	17,669,562
Total	145,041,853	113,947,939

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang Ward,
Hanoi City

FORM NO. B 09 - DN
Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 *(continued)*
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

VI.8. General and administration expenses

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
	VND	VND
Employee costs	232,984,993	242,850,622
Office furniture	-	1,850,000
Tool and equipment expenses	9,008,104	-
Fixed asset depreciation expenses	74,138,397	66,510,783
Taxes, fees, charges	-	-
Outsourced service expenses	135,316,331	206,284,827
Other cash expenses	55,634,142	30,357,310
Total	507,081,967	547,853,542

VI.12. Current corporate income tax expense

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
	VND	VND
Total income generated, including:		
<i>Income subject to corporate income tax</i>	<i>1,019,037,124</i>	<i>681,827,201</i>
<i>Income not subject to corporate income tax</i>	<i>-</i>	<i>-</i>
Total expenses, including:		
<i>Expenses for calculating corporate income tax</i>	<i>1,157,172,510</i>	<i>958,553,703</i>
Profit subject to corporate income tax	(138,135,386)	(276,726,502)
Current corporate income tax rate	17%	17%
Corporate income tax expense calculated on taxable income for the current period	-	-

Basic earnings per share

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
	VND	VND
Accounting profit after corporate income tax	(138,135,386)	(276,726,502)
+ Adjustments to increase or decrease accounting profit to determine profit or loss attributable to shareholders owning ordinary shares:	-	-
Profit or loss attributable to shareholders owning ordinary shares	(138,135,386)	(276,726,502)
Amount of bonus and welfare fund deductions (*)	-	-
+ Average Ordinary shares outstanding during the period	18,600,000	18,600,000
+ Basic earnings per share	(7.43)	(14.88)

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**

Address: 8th Floor, Sky Tower Complex, No. 88 Lang Ha, Lang Ward,
Hanoi City

FORM NO. B 09 - DN
Enclosed to Circular No. 99/2025/TT-
BTC dated October 27, 2025 of the
Minister of Finance

NOTES TO THE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026 *(continued)*
(These notes are an integral part of and should be read in conjunction with the accompanying financial statements)

VII. Additional information for items presented in the Interim Cash Flow Statement

1. Events occurring after the balance sheet date

The Board of Directors of the Company confirms that, in the opinion of the Board of Directors, in all material respects, there have been no unusual events occurring after the balance sheet date that have affected the financial situation and operations of the Company that require adjustment or presentation in the financial statements for the period from July 01, 2026 to September 30, 2026.

2. Transactions and balances with related parties

The income received by the Board of Directors during the period is as follows:

Basic earnings per share	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
	VND	VND
Salary, bonus (*)	81,575,636	79,800,000
Total	81,575,636	79,800,000

3. Comparative information

Figures are taken from the financial statements for the third quarter of 2025.

Hanoi, October 12, 2026

**MECHANICAL ENGINEERING SERVICE
JOINT STOCK COMPANY**

Prepared by

Chief Accountant

Chairman of the Board of Management



Tran Phuong Lan

Nguyen Thi Van Ha

Cao Tien Dung