

No.: 189/TCKT-CT

Tay Ninh, October 20th, 2026

Digitally signed by CÔNG TY CỔ
PHẦN ĐẦU TƯ XÂY DỰNG
LONG AN-IDICO
DN: C=VN, S=Long An, L="Số 88,
Quốc Lộ 1 (Tuyến tránh), Phường
6, Thành Phố Tân An, Tỉnh Long
An", CN=CÔNG TY CỔ PHẦN
ĐẦU TƯ XÂY DỰNG LONG AN-
IDICO,
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MST:1100503295, E=
idicolongan@yahoo.com.vn
Location:
Date: 2026.10.20
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IDICO-LINCO

**REGULAR DISCLOSURE OF INFORMATION
ON FINANCIAL STATEMENTS**

**To: - The State Securities Commission;
- Hanoi Stock Exchange.**

Complying with the provisions of Clause 1, Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020 of the Ministry of Finance guiding information disclosure on the stock market, IDICO Long An Investment Construction Joint Stock Company would like to disclose the Audited Financial Statements for the Quarter 3 of year 2026 to the State Securities Commission of Vietnam and the Hanoi Stock Exchange as follows:

1. Name of company: IDICO-Long An Investment Construction Joint Stock Company (IDICO-LINCO).
 - Stock symbol: LAI.
 - Address: No 88, Highway 1 (bypass), Ward Long An, Tay Ninh Province.
 - Tel: 0272.3826 497 Fax: 0272.3829 337
 - Email: idicolongan@yahoo.com.vn Website: idico-linco.com.vn
2. Content of information disclosure: Audited Financial Statements for the Quarter 3 of year 2026.

☐ Separate Financial Statements (Listed organizations has no subsidiaries and superior accounting units have affiliated units);

☐ Consolidated Financial Statements (Listed organizations have subsidiaries);

☒ General Financial Statements (Listed organizations has an accounting units directly under its own accounting system)

- Cases in which the cause must be explained:

+ The auditing organization expresses an opinion that is not a fully accepted opinion for financial statements (for audited financial statements):

☐ Yes

☒ No

Explanatory documents in case of integration:

☐ Yes

☒ No

+ Profit after tax in the reporting period has a difference before and after the audit of 5% or more, converted from loss to profit or vice versa (for audited financial statements):

☐ Yes

☒ No

Explanatory documents in case of integration:

☐ Yes

☒ No

+ The profit after corporate income tax in the business performance statement of the reporting period changes by 10% or more compared to the same period of the previous year:

☒ Yes

☐ No

Explanatory documents in case of integration:

☒ Yes

☐ No

+ The profit after tax in the reporting period suffered a loss, converted from profit in the same period last year to a loss in this period or vice versa:

☒ Yes

☐ No

Explanatory documents in case of integration:

☒ Yes

☐ No

This information was published on the IDICO-LINCO Company's website on 20/10/2026 at the link: www.idico-linco.com.vn at Investor relations.

IDICO-LINCO Company would like to announce the above information to the State Securities Commission and the Hanoi Stock Exchange for their awareness and to carry out the disclosure in accordance with current regulations.

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

Recipients:

- Same as above;
- Website IDICO-LINCO;
- Archived: Human Resources and Administration Department.

**AUTHORIZED PERSON
FOR INFORMATION DISCLOSURE
Head of Human Resources and Administration
Department**



Hoang Thanh Son

IDICO-LINCO®

COMBINED FINANCIAL STATEMENTS

2026

The 3rd Quarter of 2026

Tay Ninh, October 2026

IDICO - LONG AN INVESTMENT CONSTRUCTION JOINT STOCK COMPANY

 No, 88, Highway 1 (Bypass), Long An Ward, Tay Ninh Province

 0272 3826497

 0272 3829337

IDICO - LONG AN INVESTMENT CONSTRUCTION JOINT STOCK COMPANY

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STATEMENT OF FINANCIAL POSITION
As at 30/09/2026

B01-DN

ASSET	Code	Note	30/09/2026	01/01/2026
A - CURRENT ASSETS	100		1,021,969,341,806	1,000,074,593,645
I, Cash and cash equivalents	110	5	15,123,501,506	32,599,848,190
1, Cash	111		15,123,501,506	9,466,430,400
2, Cash equivalents	112			23,133,417,790
II, Short term financial investments	120			16,187,276,712
3, Held-to-maturity investments	123			16,187,276,712
III, Short-term receivables	130		44,508,891,967	34,143,606,572
1, Trade accounts receivable	131	6	41,831,812,420	35,956,834,324
2, Short-term advances to suppliers	132		3,401,752,475	74,000,000
4, Other short-term receivables	135	7	895,138,209	527,138,209
5, Provision for doubtful debts (*)	136	6	(1,619,811,137)	(2,414,365,961)
IV, Inventories	140	8	955,384,220,272	915,949,224,998
1, Inventories	141	8.1	955,384,220,272	915,949,224,998
V, Other short-term assets	160		6,952,728,061	1,194,637,173
1, Short-term prepayments	161			701,560,984
2, VAT deductibles	162	14	3,566,805,446	493,076,189
3, Tax and other receivables from the State	163	14	3,385,922,615	
B - NON-CURRENT ASSETS	200		341,662,335,068	341,876,259,528
I, Long-term receivables	210	7	4,183,131,000	4,183,131,000
1, Other long-term receivables	215	7	4,183,131,000	4,183,131,000
II, Fixed assets	220		12,200,269,011	12,563,068,134
1, Tangible fixed assets	221	9	9,529,229,113	9,892,028,236
- Cost	222		25,690,662,075	25,439,261,075
- Accumulated depreciation	223		(16,161,432,962)	(15,547,232,839)
2, Intangible fixed assets	227	10	2,671,039,898	2,671,039,898
- Cost	228		2,671,039,898	2,671,039,898
III, Long-term assets in progress	250		318,238,525,861	318,049,316,535
1, Long-term work in progress	251	8.2	318,094,358,461	317,905,149,135
2, Construction in progress	252		144,167,400	144,167,400
IV, Long-term financial investments	260		6,750,000,000	6,750,000,000
1, Investment in other entities	263	11	6,750,000,000	6,750,000,000
V, Other non-current assets	270		290,409,196	330,743,859
1, Deferred tax assets	272		290,409,196	330,743,859
TOTAL ASSETS (280 = 100 + 200)	280		1,363,631,676,874	1,341,950,853,173

STATEMENT OF FINANCIAL POSITION (continued)
As at 30/09/2026

RESOURCES	Code	Note	30/09/2026	01/01/2026
C - LIABILITIES	300		975,241,334,547	952,521,849,492
I, Current liabilities	310		287,690,385,029	282,608,760,265
1, Short-term trade payables	311	12	20,714,790,327	20,004,524,701
2, Short-term advances from customers	312	13	13,634,360,118	27,106,489,266
3, Dividends and profits payable	313		559,103,740	559,103,740
4, Short-term statutory obligations	314	14	135,228,279	5,507,632,263
5, Payables to employees	315		595,193,150	1,995,144,995
6, Short-term accrued expenses	316	15	7,768,701,988	6,502,144,505
7, Other short-term payables	320	16	8,660,801,179	7,150,849,410
8, Short-term loan and finance lease	321	17	235,170,192,437	213,670,117,574
9, Bonus and welfare fund	323	19	452,013,811	112,753,811
II, Long-term liabilities	330		687,550,949,518	669,913,089,227
1, Other long-term liabilities	338	16	291,808,500,000	291,808,500,000
2, Long-term loans and finance lease obligations	339	17	395,742,449,518	378,104,589,227
D - EQUITY	400		388,390,342,327	389,429,003,681
1, Contributed charter capital	411	18	328,319,050,000	273,599,690,000
- Shares with voting rights	411a	18.1	328,319,050,000	273,599,690,000
2, Share premium	412	18.1	9,000,000,000	9,000,000,000
3, Other owners' capital	414	18.1	1,042,907,420	1,042,907,420
4, Investment and development fund	418	18.1	18,494,140,275	18,494,140,275
5, Undistributed earnings	420	18.1	31,534,244,632	87,292,265,986
- Undistributed earnings up to prior year-end	420a		31,372,905,986	37,620,516,201
- Undistributed earnings of current period	420b		161,338,646	49,671,749,785
TOTAL RESOURCES (440 = 300 + 400)	440		1,363,631,676,874	1,341,950,853,173

Bui Thi Hong
Preparer

Pham Quoc Tai
Chief Accountant

Nguyen Xuan Tien
Director



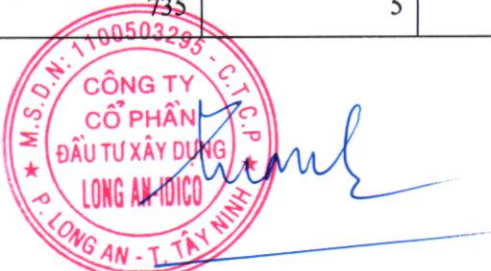
Tay Ninh Province, Viet Nam
15 October 2026

INCOME STATEMENT
3rd Quarter 2026

ITEMS	Code	Note	Quarter 3rd year 2026	Quarter 3rd year 2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
1, Gross sales	01	20	34,563,626,425	105,420,274,682	118,608,504,861	234,616,059,836
3, Net sales	10	20	34,563,626,425	105,420,274,682	118,608,504,861	234,616,059,836
4, Cost of goods sold	11	21	33,764,548,099	63,407,765,326	98,954,980,961	140,461,069,775
5, Gross profit	20		799,078,326	42,012,509,356	19,653,523,900	94,154,990,061
7, Financial income	22	22	53,039,381	259,989,089	473,560,011	300,594,029
8, Financial expenses	23	23	3,781,111,851	3,154,892,852	10,799,465,111	8,961,702,003
<i>In which: interest expense</i>	24	23	3,779,440,386	3,132,440,636	10,797,793,646	8,900,691,915
9, Selling expenses	25	24	256,843,968	3,175,576,353	981,147,918	5,249,679,513
10, General and administration expenses	26	25	2,890,286,211	5,510,308,134	8,460,206,071	14,725,971,602
11, Operating loss	30		(6,076,124,323)	30,431,721,106	(113,735,189)	65,518,230,972
12, Other income	31	26	60,748,055	187,369,092	435,408,498	786,264,114
13, Other expenses	32	26	10,000,000	364,038,825	120,000,000	544,174,418
14, Profit from other activities	40		50,748,055	(176,669,733)	315,408,498	242,089,696
15, Accounting profit before tax	50		(6,025,376,268)	30,255,051,373	201,673,309	65,760,320,668
16, Business income tax - current	51	27	(1,056,057,976)	5,218,976,736		11,986,826,573
17, Business income tax - deferred	52	27	(149,017,277)	894,282,434	40,334,663	1,227,513,575
18, Net profit after tax	60		(4,820,301,015)	24,141,792,203	161,338,646	52,545,980,520
19, Basic earning per share (*)	70	18.5	(147)	735	5	1,517
20, Diluted earnings per share (*)	71	18.5	(147)	735	5	1,517


Bui Thi Hong
Preparer


Pham Quoc Tai
Chief Accountant


Nguyen Xuan Tien
Director

CASH FLOW STATEMENT
3rd Quarter 2026

ITEMS	Code	Quarter 3rd year 2026	Quarter 3rd year 2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
1, Accounting profit/(loss) before tax	01	(6,025,376,268)	30,255,051,373	201,673,309	65,760,320,668
- Depreciation of fixed assets and investment properties	02	195,624,690	210,045,882	614,200,123	630,137,646
- Provisions	03	(200,871,232)		(794,554,824)	
- (Profits)/losses from investing activities	05		(259,989,089)	(315,342,466)	(300,594,029)
- Interest expense, bond issuance costs	06	3,779,440,386	3,132,440,636	10,797,793,646	8,900,691,915
3, Operating profit/(loss) before changes in working capital	08	(2,251,182,424)	33,337,548,802	10,503,769,788	74,990,556,200
- (Increase)/Decrease in receivables	09	(3,633,062,461)	(3,284,099,429)	(12,644,459,828)	6,959,181,661
- (Increase)/Decrease in inventories	10	(11,086,268,481)	21,232,928,577	(16,918,968,081)	26,358,195,175
- Increase/(Decrease) in payables (other than interest, corporate income tax)	11	313,053,887	(10,262,871,732)	(15,430,227,512)	(62,296,670,883)
- (Increase)/Decrease in prepaid expenses	12		1,462,000,000	701,560,984	1,462,000,000
- Interest paid	14	(8,645,370,036)	(9,205,425,486)	(29,559,864,462)	(22,754,510,391)
- Business income tax paid	15		(3,000,000,000)	(8,638,618,825)	(27,607,000,000)
- Other payments from operating activities	17	(688,740,000)	(1,543,366,080)	(860,740,000)	(4,352,866,080)
Net cash inflows/(outflows) from operating activities	20	(25,991,569,515)	28,736,714,652	(72,847,547,936)	(7,241,114,318)
1, Purchases of fixed assets and other long-term assets	21			(269,353,080)	
4, Collection of loans, proceeds from sales of debt instruments of other entities	24			16,000,000,000	
7, Interest income	27		218,824,014	502,619,178	255,800,188
Net cash inflows/(outflows) from investing activities	30		218,824,014	16,233,266,098	255,800,188
3, Proceeds from borrowings	33	45,814,384,137	40,272,569,257	167,845,491,024	171,078,657,284
4, Repayment of borrowings	34	(16,605,527,977)	(16,267,345,040)	(128,707,555,870)	(100,479,920,018)
Net cash inflows/(outflows) from financing activities	40	29,208,856,160	24,005,224,217	39,137,935,154	70,598,737,266
Net increase/(decrease) in cash and cash equivalents (50 = 20+30+40)	50	3,217,286,645	52,960,762,883	(17,476,346,684)	63,613,423,136
Cash and cash equivalents at beginning of period	60	11,906,214,861	15,801,826,905	32,599,848,190	5,149,166,652
Cash and cash equivalents at end of period (70 = 50+60+61)	70	15,123,501,506	68,762,589,788	15,123,501,506	68,762,589,788

Bui Thi Hong
Preparer

Pham Quoc Tai
Chief Accountant

Nguyen Xuan Tien
Director

Tay Ninh Province, Viet Nam
15 October 2026

1, CORPORATE INFORMATION

Long An – IDICO Investment and Construction Joint Stock Company (LINCO) ("Company") is an enterprise equitized from Long An Investment and Construction Company under Decision No, 2329/QD-BXD dated 16 May 2005 of the Ministry of Construction, operating under the Enterprise Registration Certificate ("ERC") No, 1100503295 issued by the Department of Planning and Investment of Long An Province (currently the Department of Finance of Tay Ninh Province) on 5 January 2006 and under the subsequent amended ERCs,

The Company's shares are traded on the unlisted public companies stock market ("UPCOM") with the stock code is LAI issued by the Hanoi Stock Exchange on 21 July 2015,

The Company's main activities in the current year are construction, trading of construction materials and real estate investment,

The Company's registered head office is located at No, 88, Highway 1 (Bypass), Long An Ward, Tay Ninh Province, Vietnam, Additionally, the Company operates four (4) branches and one (1) factory located in Tay Ninh Province and Ho Chi Minh City,

The number of the Company's employees as at 30 September 2026 was 24 (31 December 2025: 37)

BOARD OF DIRECTORS

Members of the Board of Directors during the year and at the date of this report are:

Mr Nguyen Danh Thai	Chairman
Mr Nguyen Xuan Tien	Member
Mr Do Chi Linh	Member
Mr Hoang Tuan Anh	Member
Mr Nguyen Vu Hung	Member

BOARD OF SUPERVISION

Members of the Board of Supervision during the year and at the date of this report are:

Ms Tran Huynh Thanh Truc	Head
Ms Nguyen Thi Thuy Dung	Member
Ms Phan Thi Thuy Van	Member

BOARD OF MANAGEMENT

Members of the Board of Management during the year and at the date of this report are:

Mr Nguyen Xuan Tien	Director
Mr Pham Van Loc	Deputy Director

2, Significant accounting policies

Accounting period

The Company's fiscal year follows the calendar year, commencing on January 1 and ending on December 31 each year,

Currency unit used in accounting

The currency unit used in accounting records is Vietnam Dong (VND),

3, Accounting standards and accounting regime applied**Applied Accounting Policies:**

The Company applies the Vietnamese Accounting Regime promulgated under Circular No, 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance,

Declaration of compliance with Accounting Standards and Accounting Regulations:

The Company has applied the Vietnamese Accounting Standards and the Standard guidance documents issued by the State, The financial statements are prepared and presented in accordance with all regulations of each standard, circular guiding the implementation of current combined financial statements,

Accounting records system,

The Company applies the General Journal accounting system,

4, Accounting policies applied**Basis of preparation of the financial statements**

The accompanying consolidated financial statements are presented in Vietnam Dong ("VND"), on a historical cost basis and in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements applicable to the preparation and presentation of combined financial statements,

The accompanying financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam, Accounting principles and practices used in Vietnam may differ from those generally accepted in other countries and jurisdictions,

Accounting principles for foreign exchange rates applied***Transactions in foreign currencies:***

Transactions arising in foreign currencies are translated at the exchange rates prevailing at the transaction dates, Exchange differences arising from these transactions are recognised as finance income or finance costs in the Combined income statement,

Monetary items denominated in foreign currencies are retranslated at the balance sheet date in accordance with the following principles:

- (i) For items classified as assets: translated at the buying rate of the commercial bank where the Company regularly conducts transactions,
- (ii) For items classified as liabilities: translated at the selling rate of the commercial bank where the Company regularly conducts transactions,

Exchange differences arising from the retranslation are recorded in the account "Foreign exchange differences" (Account 413), The balance of this account is transferred to finance income or finance costs at the reporting date, Exchange gains arising from the retranslation of year-end balances of monetary items denominated in foreign currencies are not available for profit distribution or dividend declaration,

Accounting estimates

The preparation of the Combined financial statements in accordance with Vietnamese Accounting Standards requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the Combined financial statements, as well as the reported amounts of revenues and expenses during the reporting period, Actual results may differ from those estimates and assumptions,,

Accounting principles for cash and cash equivalents:

Cash comprise cash on hand, cash in banks,

Cash equivalents comprise short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value,

Accounting principles for financial investments*Held-to-maturity investments*

Held-to-maturity investments comprise investments that the Company has the intention and ability to hold to maturity, These include term deposits with original maturities of more than three months, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments,

Held-to-maturity investments are recognised from the trade date and are initially measured at cost, including purchase price and directly attributable transaction costs, Interest income earned from held-to-maturity investments subsequent to acquisition is recognised in the consolidated income statement on an accrual basis, Interest received in advance prior to acquisition is deducted from the cost of the investment at the acquisition date,

Held-to-maturity investments are subsequently measured at cost less allowance for doubtful debts,

Investments in subsidiaries, joint ventures and associates and other investments

Other investments are accounted for using the cost method, including purchase price and directly attributable acquisition costs, After initial recognition, these investments are carried at cost less provision for impairment,

Receivables

Receivables are presented in the financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts,

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered, Increases or decreases to the provision balance are recorded as general and administrative expenses in the income statement, When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the income statement,

Inventories*Property under construction*

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realizable value,

Cost of inventory property comprise as follows::

- ▶ Freehold and leasehold rights for land;
- ▶ Amounts paid to contractors for construction; and
- ▶ Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs

Net realizable value is the estimated selling price in the ordinary course of the business, based on market price at the balance sheet date, less cost to complete and the estimated selling price,

Combined financial statements for the 3rd Quarter of 2026

The cost of the inventory property sold recognized in the income statement based on specific identification method and an allocation of any non-direct costs based on the relative size of the property sold,

Other inventories

Inventories are measured at their historical costs, The cost of inventories comprises costs of purchase incurred in bringing the inventories to their present location and condition,

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value,

Net realizable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale,

The perpetual method is used to record inventories, which are valued as follows:

Merchandise goods, raw materials, tools and supplies - cost of purchase on a weighted average basis,

Work in process - cost of direct materials and labor plus related manufacturing overheads,

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials and other inventories owned by the Company, based on appropriate evidence of impairment available at the balance sheet date,

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the income statement, When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the income statement,

Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation,

The cost of a tangible fixed asset comprises of its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use,

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the income statement as incurred,

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the income statement,

Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset,

Where the Company is the lessee

Rentals under operating leases are charged to the income statement on a straight-line basis over the lease term,

Where the Company is the lessor

Lease income is recognised in the income statement on a straight-line basis over the lease term,

Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation,

The cost of an intangible fixed asset comprises of its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use,

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the income statement as incurred,

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the income statement,

Land use rights

Land use rights are recorded as intangible fixed assets on the balance sheet when the Company obtained the land use right certificates, The costs of land use rights comprise all directly attributable costs of bringing the land to the condition available for intended use and is not amortised when having indefinite useful life,

Depreciation

Depreciation of tangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	6 - 30 years
Machinery and equipment	6 - 12 years
Means of transportation	6 - 8 years
Office equipment	3 - 10 years

Borrowing costs

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds,

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph,

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

Prepaid expenses

Prepaid expenses are reported as short-term on the balance sheet and amortised over the year for which the amounts are paid or the year in which economic benefits are generated in relation to these expenses,

Payables and accruals

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

Equity

Contributed capital is recognised based on the actual amounts contributed by shareholders,

Net profit after corporate income tax (excluding gains from bargain purchase transactions) may be distributed to shareholders after approval by the Annual General Meeting of Shareholders and after appropriations to reserve funds in accordance with the Company's Charter and the applicable regulations of Vietnam,

The Company appropriates the following reserve funds from its net profit after corporate income tax as proposed by the Board of Directors and approved by shareholders at the Annual General Meeting,

Appropriation of net profit

Net profit after tax is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements,

The Company maintains the following reserve funds which are appropriated from the Company's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting,

Investment and development fund

This fund is set aside for use in the Company's expansion of its operation or of in-depth investment,

Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the balance sheet,

Dividends

Dividends proposed by the Company's Board of Directors and approved by the Company's shareholders at the annual general meeting, When these dividends have been approved by the shareholders and declared, they are recognised as a liability in the balance sheet,

Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return, The following specific recognition criteria must also be met before revenue is recognised:

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods,

Sale of inventory property

Revenue from sale of inventory property is recognised when the significant risks and returns associated with the ownership of the property have been transferred to the buyer,

Revenue from construction contracts

Where the outcome of a construction contract can be determined reliably and certified by the customers, revenue and costs are recognised by reference to the stage of completion of the contract activity at the balance sheet date which is certified by the customers, Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer,

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable, Contract costs are recognised as expenses in the year in which they are incurred,

Rental income

Rental income arising from operating leases is accounted for on a straight-line basis over the lease term,

Interest

Interest income is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt,

Taxation

Current income tax

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the tax authorities, The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date,

Current income tax is charged or credited to the income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity,

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis,

Deferred tax

Deferred tax is provided using the balance sheet method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting,

Deferred tax liabilities are recognised for all taxable temporary differences, except where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the transaction affects neither the accounting profit nor taxable profit or loss,

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credits and unused tax losses, to the extent that it is probable that taxable profits will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss,

The carrying amount of deferred tax assets is audited at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised, Previously unrecognised deferred tax assets are re-assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered,

Deferred income tax assets and deferred income tax liabilities are measured at the tax rates that are expected to apply in the period when the assets are realised or the liabilities are settled, based on tax rates and tax laws that have been enacted at the balance sheet date,



Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability settled based on tax rates and tax laws that have been enacted at the balance sheet date, Deferred tax is charged or credited to the income statement, except as it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in equity,

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when the Company intends either to settle current tax assets and liabilities on a net basis or to realise the assets and settle the liabilities simultaneously, in each future year in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered,

Earnings per share

Basic earnings per share amounts are calculated by dividing net profit after tax for the year attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the year,

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Company by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares,

Segment information

A segment is a component determined separately by the Company which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments,

The Company's business segments are mainly determined based on activities in the fields of civil and industrial construction, real estate business and merchandise trading,

Related parties

Parties are considered to be related parties of the Company if one party has the ability to, directly or indirectly, control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence, Related parties can be enterprises or individuals, including close members of the family of any such individual,

Combined financial statements for the 3rd Quarter of 2026

5, CASH AND CASH EQUIVALENTS

	30/09/2026	01/01/2026
	VND	VND
Cash on hand	145,270,294	125,751,478
Cash in banks	14,978,231,212	9,340,678,922
Cash in transit		
Cash equivalents (*)		23,133,417,790
Total	15,123,501,506	32,599,848,190

(*) Beginning balance represents the term deposits at commercial banks with the original maturity not exceeding three (3) months and earn interest at the applicable rate,

6, TRADE RECEIVABLES

	30/09/2026		01/01/2026	
	Book value VND	Provision VND	Book value VND	Provision VND
a) Short-term trade receivables	41,831,812,420	(1,619,811,137)	35,956,834,324	(2,414,365,961)
Receivables from construction activities	23,632,787,848	-	7,808,452,301	-
Receivables from real estate activities	12,197,343,641	-	10,864,265,889	-
Receivables from other activities	6,001,680,931	(1,619,811,137)	17,284,116,134	(2,414,365,961)
Total	41,831,812,420	(1,619,811,137)	35,956,834,324	(2,414,365,961)

Related parties 23,572,787,848 7,626,984,122
(Details are presented in Note 29.3)

7, OTHER RECEIVABLES

	30/09/2026		01/01/2026	
	Book value VND	Provision VND	Book value VND	Provision VND
a) Short-term	895,138,209	-	527,138,209	-
Advances to employees	895,138,209	-	527,138,209	-
b) Long-term	4,183,131,000	-	4,183,131,000	-
Long-term deposits and collateral	4,183,131,000	-	4,183,131,000	-
Total	5,078,269,209	-	4,710,269,209	-

Combined financial statements for the 3rd Quarter of 2026

8, INVENTORIES AND LONG-TERM WORK IN PROGRESS**8,1 Inventories**

	30/09/2026 VND	01/0/2026 VND
Work in progress costs	39,032,436,567	23,100,655,974
Work in progress real estate costs	877,718,730,904	846,680,463,659
Inventory properties	38,619,099,663	46,168,105,365
Raw Materials and Supplies	13,953,138	
Total	955,384,220,272	915,949,224,998

(*) Detail of work in process as below:

	30/09/2026 VND	01/01/2026 VND
Huu Thanh project (i)	876,771,372,380	845,733,105,135
Others	947,358,524	947,358,524
Total	877,718,730,904	846,680,463,659

- (i) This presents the cost of 334,456,4 square meters of the Huu Thanh Residential and Worker Housing Project, Duc Hoa Commune, Tay Ninh Province, which has been granted a Land Use Rights Certificate by the Authority, The entire land use right and other assets attached to land of this project have been mortgaged to Joint Stock Commercial Bank for Investment and Development of Vietnam - Long An Branch under loan contract No, 01/2024/538897/HDTD (Note 17.3),

(**) Detail of inventory properties as below:

	30,09,2026 VND	01,01,2026 VND
Central Residential Area Expansion Project of Ward 6	35,918,942,622	43,467,948,324
(ii)		
Central Residential Project of Ward 6	2,700,157,041	2,700,157,041
Total	38,619,099,663	46,168,105,365

- (ii) A part of land use right of this project has been pledged as collateral for loans at (Note 17.1),

8,2 Long-term work in progress

This presents the cost of 136,482,6 square meters, which is under compensation process of the Huu Thanh Residential and Worker Housing Project, Duc Hoa Commune, Tay Ninh Province,

Combined financial statements for the 3rd Quarter of 2026

9, TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Total
HISTORICAL COST					
Balance as at January 1, 2026	16,559,240,296	907,045,455	4,353,100,545	3,619,874,779	25,439,261,075
Increase during the period				251,401,000	251,401,000
Purchases during the period				251,401,000	251,401,000
Transfers from construction in progress					
Decrease during the period					
Disposals and write-offs					
Balance as at September 30, 2026	16,559,240,296	907,045,455	4,353,100,545	3,871,275,779	25,690,662,075
ACCUMULATED DEPRECIATION					
Balance as at January 1, 2026	(7,438,851,085)	(907,045,455)	(4,039,568,335)	(3,161,767,964)	(15,547,232,839)
Increase during the period	(366,186,852)		(108,530,388)	(139,482,883)	(614,200,123)
Depreciation for the period	(366,186,852)		(108,530,388)	(139,482,883)	(614,200,123)
Decrease during the period					
Disposals and write-offs					
Balance as at September 30, 2026	(7,805,037,937)	(907,045,455)	(4,148,098,723)	(3,301,250,847)	(16,161,432,962)
NET CARRYING AMOUNT					
Balance as at January 1, 2026	9,120,389,211		313,532,210	458,106,815	9,892,028,236
Balance as at September 30, 2026	8,754,202,359		205,001,822	570,024,932	9,529,229,113

Net carrying amount of tangible fixed assets pledged as collateral for loans:

01.01.2026	9,069,951,303	23,040,902	9,092,992,205
30.09.2026			

Historical cost of tangible fixed assets fully depreciated but still in use:

01.01.2026	2,880,173,567	907,045,455	2,906,028,727	1,626,609,657	8,319,857,406
30.09.2026	2,880,173,567	907,045,455	2,906,028,727	2,627,252,426	9,320,500,175

10, INTANGIBLE FIXED ASSETS

Intangible fixed assets include land use rights at Long An Ward, Tay Ninh Province, used for the Company's head office with an indefinite useful life. (Note 9)

11 INVESTMENTS IN OTHER ENTITIES

The Company has investments in other entities as follows:

Company name	Ownership %	30,09,2026			01,01,2026		
		Historical cost VND	Provision VND	Net book value VND	Historical cost VND	Provision VND	Net book value VND
Hanh Phuc Exploitation Joint Stock Company	7,50	6,750,000,000	-	6,750,000,000	6,750,000,000	-	6,750,000,000

12, TRADE PAYABLES

	30,09,2026	01,01,2026
	VND	VND
Short-term	20,714,790,327	20,004,524,701
Long Giang Construction Design Co., Ltd		
Duc Trong Construction Production Trading Service Co., Ltd	1,652,507,279	1,738,048,885
Tien Bao Thai Construction Trading Service Co., Ltd	14,488,885,861	5,370,597,926
Nghia Binh Construction Trading Service Co., Ltd	2,735,818,277	4,817,095,966
Hoang Nguyen Phuc Construction Trading Service Co., Ltd	237,509,672	2,029,997,200
SIAM CITY CEMENT (VIETNAM) Ltd		1,298,454,183
Long Phat Construction Industrial Trading Service Co., Ltd	515,252,351	515,252,351
Others	1,084,816,887	4,235,078,190
TOTAL	20,714,790,327	20,004,524,701

13, ADVANCES FROM CUSTOMERS

	30,09,2026	01,01,2026
	VND	VND
Short-term	13,634,360,118	27,106,489,266
IDICO Corporation - JSC	4,767,749,998	4,767,749,998
IDICO Tien Giang Joint Stock Company	5,463,154,148	
Customers of Ward 6 Expansion Residential Area Project	3,242,755,518	22,088,039,274
Other customers	160,700,454	250,699,994
Long-term		
Total	13,634,360,118	27,106,489,266
In which: Related parties	10,230,904,146	4,767,749,998

(Details are presented in Note 29.3)

Combined financial statements for the 3rd Quarter of 2026

14, TAXES AND OTHER RECEIVABLES FROM/ PAYABLES TO THE STATE BUDGET

	01/01/2026 VND	Payable in the period VND	Offset VND	Paid/Refunded in the period VND	30/09/2026 VND
PAYABLES (+)					
a) Short-term	5,507,632,263	8,547,064,353	(8,114,787,669)	(5,804,680,668)	135,228,279
Corporate income tax	5,252,696,210			(5,252,696,210)	
Value added tax (payable)		8,114,787,669	(8,114,787,669)		
Personal income tax	254,936,053	228,283,084	-	(347,990,858)	135,228,279
Natural resources tax		203,993,600		(203,993,600)	
TOTAL	5,507,632,263	8,547,064,353	(8,114,787,669)	(5,804,680,668)	135,228,279
RECEIVABLES (-)					
a) Short-term	493,076,189	11,188,516,926	8,114,787,669	3,385,922,615	6,952,728,061
Corporate income tax (overpaid, prepayments)	-	-		3,385,922,615	3,385,922,615
Value added tax (deductible)	493,076,189	11,188,516,926	8,114,787,669		3,566,805,446
Personal income tax (overpaid)					
TOTAL	493,076,189	11,188,516,926	8,114,787,669	3,385,922,615	6,952,728,061

15, ACCRUED EXPENSES

	30,09,2026 VND	01,01,2026 VND
a) Short-term	7,768,701,988	6,502,144,505
Borrowing costs and fixed-return investment cooperation arrangements	7,768,701,988	6,424,144,505
Accrued audit fees for 2025 financial statements		78,000,000
Accrued project investment costs		
b) Long-term		
Total	7,768,701,988	6,502,144,505

16, OTHER PAYABLES

	30/09/2026	01/01/2026
	VND	VND
a) Short-term	8,660,801,179	7,150,849,410
Short-term deposits and collateral received	391,000,000	1,615,000,000
Interest payables, fixed interest payables under Investment Cooperation Contracts	2,598,608,220	
Trade union funds	8,322,000	
Social insurance		
Borrowed funds		
Other payables	5,662,870,959	5,535,849,410
b) Long-term	291,808,500,000	291,808,500,000
Long-term deposits and collateral received	292,500,000	292,500,000
Investment cooperation and capital contributions received	291,516,000,000	291,516,000,000
Total	300,469,301,179	298,959,349,410
Related parties	292,738,608,220	290,240,000,000

(Details are presented in Note 29.3)

Combined financial statements for the 3rd Quarter of 2026

17, BORROWINGS

	01/01/2026	Increase	Decrease	Transferred from Long-term	30/09/2026
	VND	VND	VND	VND	VND
Short-term borrowings	188,670,117,574	160,207,630,733	(126,707,555,870)		222,170,192,437
Bank loans	74,670,117,574	110,207,630,733	(126,707,555,870)		58,170,192,437
Borrowings from related parties	114,000,000,000	50,000,000,000			164,000,000,000
					-
Current portion of long-term debt	25,000,000,000		(2,000,000,000)	(10,000,000,000)	13,000,000,000
Bank loans	25,000,000,000		(2,000,000,000)	(10,000,000,000)	13,000,000,000
Total	213,670,117,574	160,207,630,733	(128,707,555,870)	(10,000,000,000)	235,170,192,437

	01/01/2026	Increase	Decrease	Current portion	30/09/2026
	VND	VND	VND	VND	VND
Bank loans	378,104,589,227	7,637,860,291		(10,000,000,000)	395,742,449,518
Total	378,104,589,227	7,637,860,291		(10,000,000,000)	395,742,449,518



Combined financial statements for the 3rd Quarter of 2026

17.1, Short-term bank loans

The Company obtained these loans to finance its working capital requirements, The details are as follows:

<i>Bank name</i>	<i>Ending balance VND</i>	<i>Maturity date</i>	<i>Interest rate</i>	<i>Collateral (Notes No, 7, 8, and 9)</i>
Joint Stock Commercial Bank for Investment and Development of Vietnam - Long An Branch	58,170,192,437	From November 18, 2026 to March 26, 2026	8,2-8,7%	Land Use Rights and ownership of house certificate with an area of 6,916 m ² and other assets attached to land in Long An Ward, Tay Ninh Province,
Total	58,170,192,437			

17.2, Short-term borrowings from related parties

The Company obtained these unsecured short-term borrowings from related parties to supplement its working capital and investment needs, The details are as follows:

	<i>Ending balance VND</i>	<i>Maturity date</i>	<i>Interest rate</i>	<i>Collateral</i>
IDICO Corporation - JSC	114,000,000,000	December 31, 2026	8,4%	Unsecured
IDICO Ninh Binh JSC	50,000,000,000	December 2, 2026	5%	Unsecured

17.3, Long-term bank loans

The Company obtained this long-term loan to invest in the Residential and Worker Housing Project in Duc Hoa Commune, Tay Ninh Province, The details are as follows:

	<i>Ending balance VND</i>	<i>Maturity date</i>	<i>Interest rate</i>	<i>Collateral (Note No, 7)</i>
Joint Stock Commercial Bank for Investment and Development of Vietnam	408,742,449,518	From January 10, 2027 to July 9, 2030	8,4 %	The entire land use rights and other assets attached to land of the Residential and Worker Housing Project in Duc Hoa Commune, Tay Ninh Province
- Long An Branch				
In which:				
- Current portion of long-term debt:	13,000,000,000			
- Long-term loan:	395,742,449,518			

18, EQUITY**18,1 Statement of changes in equity**

	Contributed charter capital VND	Share premium VND	Other owners' capital VND	Investment and development fund VND	Undistributed earnings VND	Total VND
Balance as at 31/12/2024	171,000,000,000	9,000,000,000	1,042,907,420	18,494,140,275	142,965,206,201	342,502,253,896
Net profit for the period					49,671,749,785	49,671,749,785
The company distributed dividends in the form of shares,	102,599,690,000				(102,599,690,000)	
Appropriation to bonus fund for Executive Board					(600,000,000)	(600,000,000)
Appropriation to bonus and welfare fund					(2,145,000,000)	(2,145,000,000)
Balance as at 31/12/2025	273,599,690,000	9,000,000,000	1,042,907,420	18,494,140,275	87,292,265,986	389,429,003,681
Net profit for the period					161,338,646	161,338,646
Appropriation to bonus and welfare fund					(1,200,000,000)	(1,200,000,000)
Dividends paid in shares,	54,719,360,000				(54,719,360,000)	
Balance as at 30/09/2026	328,319,050,000	9,000,000,000	1,042,907,420	18,494,140,275	31,534,244,632	388,390,342,327



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18,2 Details of contributed charter capital

	30,09,2026		01,01,2026	
	Ordinary shares	Ownership	Ordinary shares	Ownership
	(Shares)	(%)	(Shares)	(%)
IDICO Corporation - JSC	16,744,320	51	13,953,600	51
Other shareholders	16,087,585	49	13,406,369	49
TOTAL	32,831,905	100	27,359,969	100

18,3 Capital transactions with owners

	Quarter 3/2026 VND	Quarter 3/2025 VND	Accumulated current year VND	Accumulated prior year VND
Opening balance of contributed capital	273,599,690,000	171,000,000,000	273,599,690,000	171,000,000,000
Capital increase in the period	54,719,360,000	102,599,690,000	54,719,360,000	102,599,690,000
Capital decrease in the period				
Closing balance of contributed capital	328,319,050,000	273,599,690,000	328,319,050,000	273,599,690,000
Dividends declared				
Dividends paid by shares	54,719,360,000	102,599,690,000	54,719,360,000	102,599,690,000
Dividends paid by cash				

18, EQUITY (Continued)**18,4 Shares**

	30,09,2026 Shares	01,01,2026 Shares
Number of issued shares	32,831,905	27,359,969
Number of outstanding shares	32,831,905	27,359,969
- Ordinary shares	32,831,905	27,359,969
- Preference shares		
<i>Par value of outstanding shares</i>	<i>VND 10,000/share</i>	<i>VND 10,000/share</i>

Par value per outstanding share is VND 10,000. Holders of ordinary shares are entitled to receive dividends as declared by the Company. Each ordinary share represents one unrestricted voting right.

18,5 Basic earnings per share:

	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
Basic earnings per share:		
Net profit/(loss) after tax	161,338,646	52,545,980,520
Less: Dividends on preference shares		
Less: Appropriation to bonus and welfare fund		(2,745,000,000)
Net profit attributable to ordinary shareholders	161,338,646	49,800,980,520
Weighted average number of ordinary shares	32,831,905	32,831,905
Basic earnings per share (VND)	5	1,517

19, BONUS AND WELFARE FUND

	30/09/2026 VND	01/01/2026 VND
Appropriation to bonus and welfare fund	452,013,811	112,753,811
Total	452,013,811	112,753,811
Opening balance	112,753,811	112,753,811
Appropriation to the Bonus and Welfare Funds	1,200,000,000	
Utilization in the period	(860,740,000)	
Closing balance	452,013,811	112,753,811

20, REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES

	Quarter 3rd year 2026 VND	Quarter 3rd year 2025 VND	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
Total revenue	34,563,626,425	105,420,274,682	118,608,504,861	234,616,059,836
Revenue from real estate business	552,000,000	69,270,924,003	24,255,524,665	129,324,742,535
Revenue from construction activities	33,891,678,025	29,447,546,081	91,847,850,836	51,713,743,681
Revenue from construction material trading		6,579,077,325	986,105,557	53,262,846,347
Revenue from other products and services	119,948,400	122,727,273	1,519,023,803	314,727,273
Revenue from sales of goods and provision of services	34,563,626,425	105,420,274,682	118,608,504,861	234,616,059,836

21, COST OF GOODS SOLD AND SERVICES PROVIDED

	Quarter 3rd year 2026 VND	Quarter 3rd year 2025 VND	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
Cost of real estate business	552,000,000	30,438,445,718	8,101,005,702	41,378,281,628
Cost of construction activities	33,171,971,940	27,854,670,862	89,206,414,068	49,027,420,284
Cost of construction material trading	(9,599,119)	5,036,697,526	788,114,326	49,889,385,879
Cost of other products and services	50,175,278	77,951,220	859,446,865	165,981,984
Total	33,764,548,099	63,407,765,326	98,954,980,961	140,461,069,775

22, FINANCIAL INCOME

	Quarter 3rd year 2026 VND	Quarter 3rd year 2025 VND	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
Interest from demand and term deposit: (≤ 3 months)	53,039,381	259,989,089	158,217,545	300,594,029
Interest from term deposits (> 3 months)			315,342,466	
Total	53,039,381	259,989,089	473,560,011	300,594,029

23, FINANCIAL EXPENSES

	Quarter 3rd year 2026 VND	Quarter 3rd year 2025 VND	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
Interest expenses	3,779,440,386	3,132,440,636	10,797,793,646	8,900,691,915
Payment discounts for buyers	1,671,465	22,452,216	1,671,465	61,010,088
Total	3,781,111,851	3,154,892,852	10,799,465,111	8,961,702,003

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24, SELLING EXPENSES

	Quarter 3rd year 2026 VND	Quarter 3rd year 2025 VND	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
Labor costs		493,133,797		1,340,298,664
Office supplies expense	24,448,362		26,448,362	
Depreciation expenses	111,974,706	111,974,706	335,924,118	335,924,118
Taxes, fees, and charges				20,942,466
External service expenses	97,865,151	103,190,277	317,533,236	194,390,387
Other expenses in cash	22,555,749	522,439,028	301,242,202	1,413,285,333
Discount, commission, brokerage, and promotion expenses		1,944,838,545		1,944,838,545
Total	256,843,968	3,175,576,353	981,147,918	5,249,679,513

25, GENERAL AND ADMINISTRATION EXPENSES

	Quarter 3rd year 2026 VND	Quarter 3rd year 2025 VND	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
Management labor costs	2,267,616,083	4,040,367,933	6,198,305,072	10,217,277,857
Management material costs	97,468,741	136,776,659	368,831,463	265,008,919
Office supply costs	46,060,254	17,514,982	88,592,954	103,658,315
Depreciation expenses	83,649,984	98,071,176	278,276,005	294,213,528
Taxes, fees, and charges	1,394,050	333,577,785	216,150,146	398,552,368
Provision expense	(200,871,232)		(794,554,824)	-
External service expenses	321,538,228	716,002,168	1,675,083,821	1,835,977,777
Other expenses in cash	273,430,103	167,997,431	429,521,434	1,611,282,838
Total	2,890,286,211	5,510,308,134	8,460,206,071	14,725,971,602

26, OTHER INCOME AND OTHER EXPENSES

	Quarter 3rd year 2026 VND	Quarter 3rd year 2025 VND	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
Other income	60,748,055	187,369,092	435,408,498	786,264,114
Penalties and contract compensation received				11,701,318
Others	60,748,055	187,369,092	435,408,498	774,562,796
Other expenses	10,000,000	364,038,825	120,000,000	544,174,418
Others	10,000,000	364,038,825	120,000,000	544,038,825
Rental expenses				
administrative fines and tax late- payment interest				135,593
Other profit	50,748,055	(176,669,733)	315,408,498	242,089,696

27, CORPORATE INCOME TAX

	Quarter 3rd year 2026	Quarter 3rd year 2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND	VND	VND
Accounting profit before tax	(6,025,376,268)	30,255,051,373	201,673,309	65,760,320,668
Adjustments		274,038,825		274,174,418
Taxable income	(6,025,376,268)	30,529,090,198	201,673,309	66,034,495,086
Income subject to tax	(6,025,376,268)	30,529,090,198	201,673,309	66,034,495,086
Applicable tax rate	20%	20%	20%	20%
Corporate income tax is exempted or reduced				
Current corporate income tax expense	(1,205,075,253)	6,105,818,040	40,334,663	13,206,899,018
Business income tax - deferred	149,017,277	(894,282,434)	(40,334,663)	(1,227,513,575)
Deferred income tax (adjustment for prior years)				7,441,130
Total current corporate income tax expense	(1,056,057,976)	5,218,976,736		11,986,826,573

28, OPERATING COSTS BY ELEMENT

	Quarter 3rd year 2026	Quarter 3rd year 2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND	VND	VND
Raw materials and material costs	29,041,937,943	22,286,617,934	73,550,286,400	84,674,350,065
Expenses related to commercial real estate business activities,	552,000,000	39,669,031,701	8,101,005,702	39,669,031,701
Labor costs	2,267,616,083	4,533,501,730	6,198,305,072	11,557,576,521
Depreciation of fixed assets and investment properties	195,624,690	210,045,882	614,200,123	630,137,646
Cocyttingen costs				
External service expenses	4,200,504,411	1,118,522,457	17,615,357,612	10,209,955,841
Other expenses in cash	653,995,152	4,275,930,109	2,317,180,042	13,695,669,116
Total	36,911,678,278	72,093,649,813	108,396,334,950	160,436,720,890

29, RELATED PARTY DISCLOSURES**29,1, List of related parties**

The list of related parties with controlling relationships with the Company and related parties with transactions with the Company during the year and as of June 30, 2026 is as follows:

<i>Related party</i>	<i>Relationship</i>
IDICO Corporation - JSC ("IDICO")	Parent Company
IDICO Investment Construction No, 10 JSC ("IDICO 10")	Companies within the same Group
IDICO Infrastructure Development Investment JSC ("IDICO-IDI")	Companies within the same Group
IDICO Investment Consulting JSC ("IDICO-INCON")	Companies within the same Group
IDICO Oil and Gas Investment Construction JSC ("IDICO-CONAC")	Companies within the same Group
IDICO Tien Giang JSC ("IDICO Tien Giang")	Companies within the same Group
IDICO Investment Consulting JSC ("IDICO-INC")	Companies within the same Group
IDICO Housing and Urban Development JSC (IDICO- UIC)	Companies within the same Group
IDICO Ninh Binh JSC	Companies within the same Group
Mr, Nguyen Danh Thai	Chairman of the BOD
Mr, Nguyen Xuan Tien	Member of the BOD / Director
Mr, Do Chi Linh	Member of the BOD
Mr, Hoang Tuan Anh	Member of the BOD
Mr, Nguyen Vu Hung	Member of the BOD
Ms, Tran Huynh Thanh Truc	Head of the Board of Supervisors
Ms, Nguyen Thi Thuy Dung	Member of the Board of Supervisors
Ms, Phan Thi Thuy Van	Member of the Board of Supervisors
Mr, Pham Van Loc	Deputy Director
Mr, Pham Tan Hien	Deputy Director
Mr, Pham Quoc Tai	Chief Accountant

29,2, Remuneration of the Board of Directors, Board of Supervisors, and Board of Management

Related party	Position	Transaction type	For the nine-month period ended 30 September 2026	For the nine-month period ended 30 September 2025
			VND	VND
<u>Board of Directors</u>			451,000,000	293,000,000
Dang Chinh Trung	Chairman (Dismissed)	Remuneration	78,000,000	89,000,000
Nguyen Danh Thai	Chainman	Remuneration	65,000,000	
Nguyen Xuan Tien	Member	Remuneration	77,000,000	51,000,000
Hoang Tuan Anh	Member	Remuneration	77,000,000	51,000,000
Do Chi Linh	Member	Remuneration	35,000,000	
Nguyen Thi Hoa	Member (Dismissed)	Remuneration	42,000,000	51,000,000
Nguyen Vu Hung	Member	Remuneration	77,000,000	35,000,000
Vo The Minh	Member (Dismissed)	Remuneration		16,000,000
Related party	Position	Transaction type	For the nine-month period ended 30 September 2026	For the nine-month period ended 30 September 2025
			VND	VND
<u>Board of Supervisors</u>			103,000,000	92,000,000
Tran Huynh Thanh Truc	Head of the Board	Remuneration	55,000,000	41,000,000
Nguyen Thi Thuy Dung	Member	Remuneration	33,000,000	27,000,000
Nguyen Thi Mai Chung	Member (Dismissed)	Remuneration		12,000,000
Dinh Thanh Luan	Member (Dismissed)	Remuneration		12,000,000
Phan Thi Thuy Van	Member	Remuneration	15,000,000	
Related party	Position	Transaction type	For the six-month period ended 30 September 2026	For the six-month period ended 30 September 2025
			VND	VND
<u>Board of Management & others</u>			1,871,707,270	2,789,390,228

Combined financial statements for the 2st Quarter of 2026

Nguyen Xuan Tien	Director	Salary & Benefits	719,850,000	937,715,909
Pham Van Loc	Deputy Director	Salary & Benefits	427,200,000	608,409,091
Pham Tan Hien	Deputy Director	Salary & Benefits	320,027,270	608,409,091
Pham Quoc Tai	Chief Accountant	Salary & Benefits	404,630,000	634,856,137
Tổng			2,425,707,270	3,174,390,228

29,3, Transactions with related parties

Related party	Relationship	Transaction type	For the six-month period ended 30 September 2026 VND	For the six- month period ended 30 September 2025 VND
<u>Sales transactions</u>			91,847,850,836	45,883,937,873
IDICO Oil and Gas Investment Construction JSC	The unit is in partnership with IDICO Corporation,	Sale of goods		935,412,778
IDICO Corporation - JSC	Parent Company	Construction	91,847,850,836	44,948,525,095
<u>Purchase transactions</u>				1,783,820,000
IDICO Investment Consulting JSC	The unit is in partnership with IDICO Corporation	Consulting		1,783,820,000
<u>Other transactions</u>			7,794,323,288	7,968,712,328
IDICO Corporation - JSC	Parent Company	Interest payable	6,965,556,165	6,544,520,548
IDICO Corporation - JSC	Parent Company	Interest paid		1,232,191,780
IDICO Tien Giang JSC	The unit is in partnership			192,000,000

IDICO Ninh Binh JSC	with IDICO Corporation The unit is in partnership with IDICO Corporation	Interest paid	828,767,123	
<u>Short-term trade receivables</u>			<u>23,572,787,848</u>	<u>14,465,548,805</u>
IDICO No.10 Investment Construction JSC	The unit is in partnership with IDICO Corporation,	Sale of goods		197,199,323
IDICO Corporation - JSC	Parent Company	Construction	23,572,787,848	14,268,349,482
<u>Advances from customers</u>			<u>10,230,904,146</u>	<u>7,959,627,642</u>
IDICO Tien Giang JSC	The unit is in partnership with IDICO Corporation	Construction	5,463,154,148	
IDICO Corporation - JSC	Parent Company		4,767,749,998	7,959,627,642
<u>Other payables</u>			<u>456,553,676,713</u>	<u>417,599,152,652</u>
IDICO Corporation - JSC	Parent Company	Loan	114,000,000,000	125,000,000,000
IDICO Corporation - JSC	Parent Company	Business cooperation	290,140,000,000	290,140,000,000
IDICO Corporation - JSC	Parent Company	Interest payable	2,413,676,713	2,205,479,452
IDICO Ninh Binh JSC	The unit is in partnership with IDICO Corporation	Loan	50,000,000,000	
IDICO Consulting JSC	The unit is in partnership with IDICO Corporation	Deposit		50,000,000
IDICO Infrastructure Development Investment	The unit is in partnership with IDICO Corporation	Deposit		50,000,000

IDICO Consulting JSC	The unit is in partnership with IDICO Corporation	Construction	153,673,200
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30, SEGMENT INFORMATION

The Company's business segments are primarily determined based on activities in construction material trading, civil and industrial construction, real estate business, and operation within one geographical area, which is Vietnam, Information regarding revenue, profit, and certain assets and liabilities of the segments by the Company's business sectors is as follows:

Segment Results Report for the period from 01/01/2026 to 30/09/2026	Construction activities	Real estate business	Remaining activities	Combined
Revenue from sales and services to external customers		24,255,524,665	2,505,129,360	26,760,654,025
Revenue from sales and services to Parent - Subsidiary companies within the group	91,847,850,836			91,847,850,836
Total net revenue	91,847,850,836	24,255,524,665	2,505,129,360	118,608,504,861
Results				
Gross profit	2,641,436,768	16,154,518,963	857,568,169	19,653,523,900
Unallocated expenses				(19,451,850,591)
Current corporate income tax expense				
Deferred corporate income tax income				(40,334,663)
Net profit after tax				161,338,646
Assets and liabilities as at 30/09/2026	Construction activities	Real estate business	Remaining activities	Combined
Segment assets	63,424,362,624	1,270,568,190,475	7,765,622,269	1,341,758,175,368
Unallocated assets (*): include cash, bank deposits, financial investments, loans, and held-to-maturity investments				21,873,501,506
Total assets				1,363,631,676,874
Segment liabilities	63,424,362,624	904,051,349,654	7,765,622,269	975,241,334,547



Combined financial statements for the 2st Quarter of 2026

Segment Results Report for the accounting period from 01/01/2025 đến 30/09/2025	Construction activities	Real estate business	Remaining activities	Combined
Revenue from sales and services to external customers	6,765,218,586	129,324,742,535	52,450,160,842	188,540,121,963
Revenue from sales and services to Parent - Subsidiary companies within the group	44,948,525,095		1,127,412,778	46,075,937,873
Total net revenue	51,713,743,681	129,324,742,535	53,577,573,620	234,616,059,836
Results				
Gross profit	2,686,323,397	87,946,460,907	3,522,205,757	94,154,990,061
Unallocated expenses				(28,394,669,393)
Current corporate income tax expense				(11,986,826,573)
Deferred corporate income tax income				(1,227,513,575)
Net profit after tax				52,545,980,520
Assets and liabilities as at 31/12/2025	Construction activities	Real estate business	Remaining activities	Combined
Segment assets	31,043,246,484	1,239,358,726,518	16,011,755,269	1,286,413,728,271
Unallocated assets (*): include cash, bank deposits, financial investments, loans, and held- to-maturity investments				55,537,124,902
Total assets	31,043,246,484	1,239,358,726,518	16,011,755,269	1,341,950,853,173
Segment liabilities	31,043,246,484	919,422,298,939	2,056,304,069	952,521,849,492

31, OPERATING LEASE COMMITMENTS

Operating lease commitments

The Company is currently leasing land under operating lease contracts, As at the end of the quarterly financial period, the future minimum lease payments under operating lease contracts are presented as follows:

	30,09,2026 VND	01,01,2026 VND
Within 1 year	299,689,000	659,689,000
From the 2nd to the 5th year	74,922,250	299,689,000
After 5 years		
Total	374,611,250	959,378,000

32, COMPARATIVE FIGURES

(Unit: VND)

Items	Code	01/01/2026	01/01/2026	Variance
		(Restated)	(Previously reported)	
Cash and cash equivalents	112	23,133,417,790	23,124,389,774	9,028,016
Held-to-maturity investments	123	16,187,276,712	16,000,000,000	187,276,712
Other short-term receivables	135	527,138,209	723,442,937	(196,304,728)
Dividends and profits payable	313	559,103,740		559,103,740
Short-term accrued expenses	316	6,502,144,505	78,000,000	6,424,144,505
Other short-term payables	320	7,150,849,410	14,134,097,655	(6,983,248,245)
Total		54,059,930,366	54,059,930,366	



Bui Thi Hong
Preparer

Pham Quoc Tai
Chief Accountant

Nguyen Xuan Tien
Director

Tay Ninh Province, Viet Nam
15 October 2026