

**CENTRAL AREA
ELECTRICAL MECHANICAL JSC**

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

No.: **549**/CDMTR-P5
*Re: Explanation of the increase of more than 10%
profit compared to last period*

Da Nang, 17th October, 2026

**DISCLOSURE OF INFORMATION ON THE STATE SECURITIES
COMMISSION'S PORTAL AND HANOI STOCK EXCHANGE'S PORTAL**

To:

- The State Securities Commission;
- Hanoi Stock Exchange.

1. Company name: Central Area Electrical Mechanical JSC (CEMC)
2. Stock code: CJC
3. Address: Hoa Cam Industrial Zone, Cam Le Ward, Da Nang City.
4. Telephone: 0236 2218455 – Fax: 0236 3846224
5. Submitted by: Mr. Le Thanh Lam - Position: General Director.
6. Contents of information disclosure:
 - 6.1. The 3rd quarter 2026 Financial statements of Central Area Electrical Mechanical JSC were prepared on 17/10/2026, consist of: Balance Sheet, Income Statement, Cash Flow Statement, Notes to the Financial Statements.
 - 6.2. The explanation about the increase of more than 10% in the profit after tax in the 3rd quarter 2026 Financial statements compared to last period: This period, the revenue increased compared to the last one.
7. The financial statements were published on the Company's website at:
www.cemc.com.vn

I declare that all information provided is true and I shall be fully responsible to the government for these contents.

Recipient:

- As above;
- Archives: P5.

**GENERAL DIRECTOR ✓**
LE THANH LAM

**Công Ty
Cổ Phần
Cơ Điện
Miền Trung**

Digitally signed by
Công Ty Cổ Phần Cơ
Điện Miền Trung
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Phần Cơ Điện Miền
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CENTRAL AREA
ELECTRICAL MECHANICAL JSC

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

No. **550**/CDMTR-P5
Re: Disclosure of 3rd quarter Financial Statements

Da Nang, 17th October, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Complying with clause 3 and 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020 and Circular No. 68/2024/TT/BTC dated 18th September 2024 which was amended of the Minister of Finance guiding on information disclosure on the stock market, Central Area Electrical Mechanical JSC discloses information on the 3rd quarter Financial statements to Hanoi Stock Exchange as below:

1. Name of Organization:

- Stock code: CJC
- Address: Hoa Cam Industrial Zone, Cam Le Ward, Da Nang City
- Tel: 0236 2218455 Fax: 0236 3846224
- Email: P5.cemc.dng@gmail.com Website: www.cemc.com.vn

2. Content of information disclosure:

- The 3rd quarter Financial statements complying with clause 3, Article 14 of Circular No. 96/2020/TT-BTC and Circular No. 68/2024/TT-BTC which was amended, consists of:

☒ Separate financial statement (A listed company has no subsidiaries and a superior accounting unit has subsidiaries);

☐ Consolidated financial statement (A listed company has subsidiaries);

☐ General financial statement (A listed company has an accounting unit directly under a separate accounting organization);

- Cases in which cause must be explained:

+ Auditing organization gives an opinion that is not an unqualified opinion:

☐ Yes

☒ No

In case of ticking 'Yes', explanation letter is required:

☐



☒ No☐ Yes

☐ No

☐ Yes☐ No☒ Yes☐ No☐ Yes☐ No☐ Yes☐ No☐ Yes

☐ No

3. Report on transactions valued at 35% or more of total asset:

- I declare that all information provided is true and I shall be fully responsible to the government for these contents.

- As above;
- Archives: P5.

GENERAL DIRECTOR

LE THANH LAM

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

**CENTRAL AREA ELECTRICAL
MECHANICAL JSC**

**Financial Statements
The 3rd Quarter of 2026**



STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

	Items	Code	Note	30/09/2026	01/01/2026
	A-CURRENT ASSETS	100		206,993,180,327	222,117,424,045
I.	Cash and cash equivalents	110		10,969,708,644	32,147,069,531
1.	Cash	111	V.01	10,969,708,644	32,147,069,531
2.	Cash equivalents	112	V.01	-	-
II.	Short-term financial investments	120		-	-
1.	Trading securities	121		-	-
2.	Held-to-maturity investments	123		-	-
III.	Short-term receivables	130		86,539,299,962	123,113,043,305
1.	Short-term trade receivables	131	V.03	84,225,330,391	117,204,315,386
2.	Short-term prepayments to suppliers	132		1,759,075,878	5,396,694,627
3.	Other short-term receivables	135	V.04	2,221,005,947	2,178,145,546
4.	Provision for doubtful short-term receivables	136		(1,666,112,254)	(1,666,112,254)
IV.	Inventories	140		101,093,794,947	62,475,761,801
1.	Inventories	141	V.5	101,093,794,947	62,475,761,801
2.	Provision for decline in value of inventories	142		-	-
V.	Current biological assets	150			
VI.	Other current assets	160		8,390,376,774	4,381,549,408
1.	Short-term prepaid expenses	161	V.9	829,682,720	722,502,896
2.	Deductible value-added tax	162		7,254,434,883	3,598,933,915
3.	Taxes and amounts receivable from the State	163	V.12	306,259,171	60,112,597
	B-NON-CURRENT ASSETS	200		16,627,232,411	17,469,086,955
I.	Long-term receivables	210		654,062,696	1,304,318,612
1.	Long-term trade receivables	211		-	-
2.	Other long-term receivables	215		654,062,696	1,304,318,612
II.	Fixed assets	220		12,848,854,090	12,107,201,519
1.	Tangible fixed assets	221		12,848,854,090	12,107,201,519
	- Cost	222	V.7	123,383,956,474	125,010,224,478
	- Accumulated depreciation	223	V.7	(110,535,102,384)	(112,903,022,959)
2.	Intangible fixed assets	227		-	-
	- Cost	228	V.8	93,333,653	93,333,653
	- Accumulated amortization	229	V.8	(93,333,653)	(93,333,653)
III.	Non-current biological assets	230			
IV.	Investment properties	240		-	-
V.	Non-current assets in progress	250		565,168,319	-
1.	Long-term work in progress	251		-	-
2.	Construction in progress	252	V.6	565,168,319	-
VI.	Long-term financial investments	260		22,237,997	22,237,997

	Items	Code	Note	30/09/2026	01/01/2026
1.	Investments in associates, joint ventures	262	V.2	1,774,439,303	1,774,439,303
2.	Provision for impairment of long-term investme	264		(1,752,201,306)	(1,752,201,306)
VII	Other non-current assets	270		2,536,909,309	4,035,328,827
1.	Long-term prepaid expenses	271	V.9	2,536,909,309	4,035,328,827
2.	Other non-current assets	274		-	-
	TOTAL ASSETS	280		223,620,412,738	239,586,511,000
	C-LIABILITIES	300		121,188,287,430	139,707,550,543
I.	Current liabilities	310		120,288,130,869	128,371,868,864
1.	Short-term trade payables	311	V.11	34,496,933,676	64,619,021,814
2.	Short-term advances from customers	312		9,524,767,995	24,877,693,129
3.	Dividends and profit payable	313			
4.	Taxes and amounts payable to the State	314	V.12	539,918,342	763,439,965
5.	Payables to employees	315		2,983,333,411	5,615,884,076
6.	Short-term accrued expenses	316	V.13	2,572,856,302	1,906,315,764
7.	Other short-term payables	320	V.14	324,563,677	201,020,732
8.	Short-term loans and finance lease liabilities	321	V.10	57,886,846,580	28,944,983,163
9.	Provision for short-term payables	322	V.15	11,940,407,129	1,408,006,464
10.	Reward and welfare fund	323		18,503,757	35,503,757
II.	Non-current liabilities	330		900,156,561	11,335,681,679
1.	Long-term trade payables	331		-	-
2.	Provision for long-term payables	343	V.15	900,156,561	11,335,681,679
	D-EQUITY	400		102,432,125,308	99,878,960,457
1.	Share capital	411		80,000,000,000	80,000,000,000
	- Common shares with voting rights	411a		80,000,000,000	80,000,000,000
	- Preferred shares	411b		-	-
2.	Share premiums	412		3,680,199,000	3,680,199,000
3.	Other owners' equity	414		-	-
4.	Undistributed profit after tax	420		18,751,926,308	16,198,761,457
	- Undistributed profit up to prior year-end	420a		17,892,690,509	10,268,753,195
	- Undistributed profit for the current year	420b		859,235,799	5,930,008,262
	TOTAL RESOURCES	440		223,620,412,738	239,586,511,000

Preparer

Mrs. N.T.Thanh Phuc

Chief Accountant

Mrs. Phan H. Tuyen Trinh

Da Nang, 17th October, 2026

General Director

Mr. Le Thanh Lam

INCOME STATEMENT
3rd Quarter of 2026

Unit: VND

ITEMS	Code	Note	3rd Quarter		Accumulation from the beginning of the year to the end of this quarter	
			Quarter 3 of this year	Quarter 3 of previous year	Current year	Previous year
1	2	3	4	5	6	7
1. Revenue from sales and service provision	01	VI.1	72,119,020,996	57,630,210,638	199,057,804,677	204,946,878,044
2. Deductions	02	VI.2		-	-	-
3. Net revenue from sales and service provision (10 = 01 - 02)	10		72,119,020,996	57,630,210,638	199,057,804,677	204,946,878,044
4. Cost of goods sold	11	VI.3	66,243,209,980	52,476,222,742	181,866,897,500	187,913,234,935
5. Gross profit from sales and service provision (20 = 10 - 11)	20		5,875,811,016	5,153,987,896	17,190,907,177	17,033,643,109
6. Gain/loss on disposal of investment property (20 = 10 - 11)	21		-	-	-	-
7. Financial income	22	VI.4	20,055,118	6,720,255	44,551,351	67,435,597
8. Financial expenses	23	VI.5	1,313,908,125	339,269,846	3,576,527,010	1,988,281,958
<i>Including: Interest expenses</i>	24		1,313,908,125	335,293,993	3,321,664,909	1,924,285,519
9. Selling expenses	25	VI.8	-	-	99,557,954	626,821,042
10. Administrative expenses	26	VI.8	3,497,924,286	3,896,939,298	10,520,601,808	11,529,327,182
11. Operating profit [30 = 20+21+22 - (23+25+26)]	30		1,084,033,723	924,499,007	3,038,771,756	2,956,648,524
12. Other income	31	VI.6	37,801,028	37,078,802	417,400,192	113,211,020
13. Other expenses	32	VI.7	47,790,002	191,820,708	116,291,021	498,357,705
14. Other profit (40 = 31 - 32)	40		(9,988,974)	(154,741,906)	301,109,171	(385,146,685)
15. Accounting profit before tax (50 = 30+40)	50		1,074,044,749	769,757,101	3,339,880,927	2,571,501,839
16. Current corporate income tax expense	51		214,808,950	153,951,420	786,716,076	557,530,657
17. Deferred corporate income tax expense	52			-	-	-
18. Profit after tax (60 = 50 - 51 - 52)	60		859,235,799	615,805,681	2,553,164,851	2,013,971,182
19. Basic earnings per share(*)	70		107	77	319	252
20. Diluted earnings per share (*)	71		107	77	319	252

Preparer

Ms. Nguyen Thi Thanh Phuc

Chief Accountant

Ms. Phan Huynh Tuyet Trinh

Da Nang, 17th October, 2026

General Director

Mr. Le Thanh Lam

CASH FLOW STATEMENT

(Direct method)

As at 30 September 2026

Unit: VND

	ITEMS	Code	Note	Accumulation from the beginning of the year to the end of this quarter	
				Current year	Previous year
I	Cash flows from operating activities				
1	Cash receipts from sales, service provision and other income	01		232,309,381,651	205,996,562,136
2	Cash paid to suppliers	02		(237,016,349,433)	(173,115,161,336)
3	Cash paid to employees	03		(30,788,841,805)	(30,028,622,380)
4	Loan interest paid	04		(3,362,428,767)	(1,980,169,184)
5	Corporate income tax payments	05		(934,863,032)	(254,943,543)
6	Other cash receipts from operating activities	06		1,733,655,947	12,485,638,948
7	Other payments for operating activities	07		(8,256,402,961)	(9,502,431,945)
	Net cash from operating activities	20		(46,315,848,400)	3,600,872,696
II	Cash flows from investing activities				
1	Purchase and construction of fixed assets and other non-current assets	21		(4,136,817,823)	(786,843,491)
2	Proceeds from disposals of fixed assets and other non-current assets	22		328,313,637	-
3	Cash paid for loans, acquisition of debt instruments	23		-	-
4	Recovery of loans, re-sales of debt instruments	24		-	-
5	Investments in other entities	25		-	-
6	Recovery of investments in other entities	26		-	-
7	Loan interest, dividends and profit received	27		15,711,219	16,084,835
	Net cash from investing activities	30		(3,792,792,967)	(770,758,656)
III	Cash flows from financing activities				
1	Proceeds from stock issuance, capital contribution	31		0	-
2	Proceeds from borrowings	33		194,867,999,363	118,788,152,594
3	Repayment of borrowings	34		(165,926,135,946)	(138,265,314,011)
	Net cash from financing activities	40		28,941,863,417	(19,477,161,417)
	Net cash flows for the year	50		(21,166,777,950)	(16,647,047,377)

	ITEMS	Code	Note	Accumulation from the beginning of the year to the end of this quarter	
				Current year	Previous year
	Cash and cash equivalents at the beginning of the year	60		32,147,069,531	30,166,901,118
	Impacts of exchange rate fluctuations	61		(10,582,937)	5,094,704
	Cash and cash equivalents at the end of the year	70		10,969,708,644	13,524,948,445

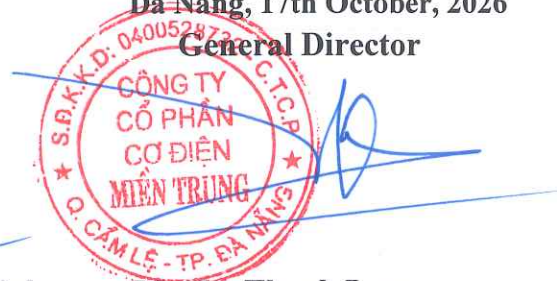
Da Nang, 17th October, 2026

Preparer

Chief Accountant

General Director





Mrs. Nguyen T Thanh Phuc

Mrs. Phan H. Tuyet Trinh

Mr. Le Thanh Lam



NOTES TO THE FINANCIAL STATEMENTS
3rd Quarter of 2026**I - Characteristics of the entity's operations**

1. Form of ownership: Central Area Electrical Mechanical Joint Stock Company ("the Company") was established through the equitization of a State-owned enterprise (i.e. Electrical Mechanical Enterprise under Power Company No. 3) in accordance with Decision No. 3146/QĐ-BCN dated 06/10/2005 by the Ministry of Industry. The Company is an independent accounting entity, operating in compliance with Enterprise Registration Certificate No. 3203000887, which was issued by the Department of Planning and Investment of Da Nang City on 03/02/2006 and has been amended 14 times, most recently on 21/06/2022, with the enterprise code of 0400528732, and adhering to the Enterprise Law, its Charter and other relevant regulations.

2. Principal scope of business: Manufacture and installation of mechanical products, equipment and structures.

3. Operating activities: Manufacture of mechanical products, equipment and structures in the industrial and civil fields; Repair, restoration of electrical equipments and transformers; Design, manufacture and repair of pressure-resistant equipment and lifting equipment; Machining, treatment and coating of metals; Manufacture of plastics products; Wholesale of iron, steel and other metals (excluding precious metals), other machinery and equipment, solid, liquid and gaseous fuels and related products.

4. Normal operating cycle: 12 months

5. Characteristics of the entity's operations during the financial year that affect the financial statements

6. Entity structure

- Joint ventures and associates

<u>Name</u>	<u>Address</u>	<u>Contributed capital</u>	<u>Ownership percentage</u>
Truong Thong Trading Co., Ltd	Office area of Central Electrical Mechanical JSC Hoa Cam Industrial Zone, Cam Le Ward, Da Nang City, Vietnam	1,774,439,303	49%

7. Number of employees as at 30/09/2026: 243

II - Accounting year, currency used in accounting

1. The Company's annual accounting period starts on 01 January and ends on 31 December.

2. Financial statements and accounting transactions are expressed in Vietnamese Dong (VND).

III - Applied accounting standards and accounting system

The Company adopts Vietnamese Accounting Standards and Vietnamese Corporate Accounting System as guided in Circular No. 99/2025/TT-BTC dated 27/10/2025 promulgated by the Ministry of Finance.

IV - Summary of significant accounting policies

The following are the principal accounting policies applied by the Company in the preparation of the financial statements.

1. Foreign exchange rate

During the year, transactions denominated in foreign currencies are translated into VND at the actual exchange rate prevailing at the date of the transaction or the accounting book exchange rate. Monetary items denominated in foreign currencies are re-measured at the actual exchange rate prevailing at the end of the financial reporting period. In cases where the bank does not publish the exchange rate for a foreign currency, the Company applies a cross exchange rate.

2. Cash and cash equivalents

Cash includes cash on hand and bank demand deposits.

All short-term investments which are collectible or mature of 3 months or less as from purchasing date, that are readily convertible to known amounts of cash

3. Held-to-maturity investments

Held-to-maturity investments are term deposits (including treasury bills, promissory notes), bonds, preferred shares which the issuer is required to re-buy them at a certain time in the future and held-to-maturity loans to earn profits periodically and other held to maturity investments.

Held-to-maturity investments are recorded at book value upon revaluation. Provision for loss of held-to-maturity investments shall be recorded as a decrease directly in the book value of investments.

In case where held-to-maturity investments are monetary items denominated in foreign currencies, they are revaluated using the buying rate of the commercial bank where the Company regularly conducts transactions at the time of the financial statements.

4. Receivables

Receivables include trade receivables and other receivables.

• Trade receivables are trade-related amounts arising from trading activities between the Company and its customers;

• Other receivables include non-trade amounts which are not related to trading activities, intra-company transactions.

Receivables are recorded at cost less provision for doubtful debts. Provision for doubtful debts represents the estimated loss amounts at the balance sheet date for overdue receivables which the Company has claimed many times but still has not collected yet or which have not been overdue but the debtor is in the state of insolvency, doing dissolution procedures, missing or running away.

5. Inventories

Inventories are stated at the lower of cost and net realizable value.

Value of inventories is calculated using the weighted average method for raw materials and merchandise and the specific identification method for mechanical and construction projects, and accounted for using the perpetual method with cost determined as follows:

• Materials, goods: Cost comprises costs of purchase, costs of conversion and any directly attributable costs of bringing the inventories to their present location and condition;

• Finished products: Cost comprises cost of direct materials and labour plus attributable overhead based on the normal level of activities.

Net realizable value is the estimated selling price less the estimated costs of completing the products and the estimated costs needed for their consumption.

Provision for decline in value of inventories is made for each kind of inventories when the net realizable value of that kind of inventories is less than cost.

6. Tangible fixed assets

Cost

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible assets comprises their purchase price and all the costs incurred by the Company to acquire those assets as of the time of putting such assets into the ready-for-use state. The costs incurred after the initial recognition of tangible fixed asset shall be recorded as increase in their historical cost if these costs are certain to augment future economic benefits obtained from the use of those assets. Those incurred costs which fail to meet this requirement must be recognized as production and business expenses in the period.

Depreciation

Depreciation of tangible fixed assets is calculated on a straight-line basis over their estimated useful lives. The depreciation period is in conformity with Circular No. 45/2013/TT-BTC dated 25/4/2013 by the Ministry of Finance. Details are as follows:

Kinds of assets	Depreciation period (years)
Buildings, architectures	5 - 25
Machinery, equipment	3 - 10
Motor vehicles, transmission equipment	6 - 8
Office equipment	3

7. Intangible fixed assets

Cost

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of intangible fixed assets comprises all the costs incurred by the Company to acquire those assets as of the time of putting such assets into the ready-for-use state.

Amortization

Intangible fixed assets are amortized on a straight-line basis over their estimated useful lives. The amortization period is in conformity with Circular No.

45/2013/TT-BTC dated 25/04/2013 by the Ministry of Finance. Details are as follows:

Kind of assets	Amortization period (years)
Computer software	3 - 5

8. Investments in associates

An associate is an entity over which the Company has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the associate but not control or joint control over those policies. An entity is considered as an associate if the Company holds (directly or indirectly) from 20% to under 50% voting shares of the entity.

Investments in associates are recorded at cost less provision. Dividends and profits received in money or non-monetary asset for the period before the investment date shall be recorded as a decrease in value of investment.

Provision

Provision for investments in associates is made if these investments are impaired or the investees suffer losses leading to the irrecoverability of the Company's investments.

With regards to the investees who are required to prepare the consolidated financial statements, the provision is made based on the consolidated financial statements. For other cases, the provision is made based on the financial statements of the investees.

9. Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses. These are expenditures that have been incurred but related to the operations of many accounting periods. The Company's primary prepayments are as follows:

- Costs of tools and instruments being put into use are amortized in accordance with the straight-line method for a period ranging from 1 year to 3 years.
- Other prepaid expenses: the Company selects appropriate method and criteria of allocation over the period in which economic benefits are expected to be received based on the nature and extent of the prepaid expenses.

10. Payables

Payables include trade payables and other payables.

- Trade payables are trade-related amounts, arising from trading activities between the company and its suppliers;
- Other payables are non-trade amounts, which are not related to trading activities, intra-company transactions.

Payables are recognized at cost and reported as short-term and long-term payables based on the remaining terms at the balance sheet date.

Payables are monitored according to their creditors, principal terms, remaining terms and original currencies.

11. Accrued expenses

Accruals are recognized for amount to be paid in the future for goods and services received, whether or not billed to the Company.

12. Loans and finance lease liabilities

Loans and finance lease liabilities are recorded at cost and classified into current and non-current liabilities based on the remaining terms at the balance sheet date.

The Company monitors loans and finance lease liabilities according to their creditors, loan agreements, principal terms, remaining terms and original currencies.

Borrowing costs

Borrowing costs comprise interest and other costs that the Company incurs in connection with the borrowing of funds. Borrowing costs are recognized as an expense in the period in which they are incurred, except to the extent that they qualify the conditions to be capitalized in accordance with Accounting Standard "Borrowing costs".

Borrowing costs associated with a particular borrowing for the purpose of obtaining a qualifying asset shall be capitalized as part of the cost of that asset. For general borrowing funds, the borrowing costs eligible for capitalization in the period shall be determined according to the capitalization rate, which is the weighted average of the borrowing costs applicable to the borrowings of the Company that are outstanding during the period.

Capitalization of borrowing costs shall be suspended during extended periods in which it suspends active development of a qualifying asset, except to the extent that the suspension is necessary. Capitalization shall be ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

13. Provision for payables

Provision for payables is a present obligation (legal or constructive) of the Company as a result of past events and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation. A provision is recognized when a reliable estimate can be made on the amount of the obligation.

14. Owners' equity

Share capital represents the amount of capital actually contributed by shareholders.

Share premium

Share premium reflects the difference between the issue price and par value of the shares issued, costs directly related to the issuance of shares; difference between the re-issue price and book value, costs directly related to the re-issuance of shares; the capital component of convertible bonds as they fall due.

Profit distribution

Profit after corporate income tax is available for appropriation to funds and to shareholders as provided for in the Company's Charter or Resolutions of the General Meeting of Shareholders.

The dividends to be paid to the shareholders shall not exceed the undistributed profit after tax and with consideration of non-monetary items in undistributed post-tax profits that may affect cash flow and ability to pay dividends.

15. Recognition of revenue and other income

- Revenue from construction contracts is recognized in the following two cases:

Where a construction contract stipulates that the contractor is allowed to make payments according to the set schedule, and when the results of contract performance can be reliably estimated, revenue and costs related to the contract shall be recognized based on the portion of work completed.

Where a construction contract stipulates that the contractor is allowed to make payments according to the value of work completed, and when the results of contract performance can be reliably estimated, revenue and costs related to the contract shall be recognized based on the portion of work completed and certified by the customers during the reporting period.

- Revenue from sales and service provision is recognized to the extent that it is probable to obtain economic benefits, it can be reliably measured and the following conditions are also met:

Revenue from the sale of goods is recognized in the income statement when the significant risks and rewards of ownership have been transferred to the buyer and there are no significant uncertainties regarding recovery of the consideration due or the likely return of goods.

Revenue from service provision is recognized when the services have been rendered. In case that the services are to be provided in many accounting periods, the determination of revenue in each period is done on the basis of the service completion rate as of the balance sheet date.

- Revenue from financing activities is recognized when revenue is determined with relative certainty and it is possible to obtain economic benefits from the transactions.

Interest is recognized on the basis of the actual term and interest rates.

Dividends and profits shared are recognized when the Company has the rights to receive dividends or profit from the capital contribution.

- Other income is the income derived out of the Company's scope of business and recognized when it can be measured reliably and it is probable that the economic benefits associated with the transaction will flow to the Company.

16. Cost of goods sold

Cost of products, goods sold and services rendered shall be recognized in the correct accounting period in accordance with the matching principle and conservatism principle.

Costs of inventories and services rendered which are incurred in excess of the ordinary level shall be charged out to cost of goods sold in the period, not to the production cost of goods and services.

17. Financial expenses

Financial expenses reflect expenses or losses related to financial investment activities: interest expense, provision for loss from investment in other entities, loss from sale of foreign currency, foreign exchange loss and other expenses attributable to investing activities.

18. Selling expenses, administrative expenses

Selling expenses reflect expenses actually incurred in process of selling products, goods, rendering services.

Administrative expenses recognized are expenses actually incurred related to the overall administration of enterprises.

19. Current corporate income tax expense

Current income tax is the tax amount computed based on the taxable income in the period at the tax rates ruling at the balance sheet date. The difference between taxable income and accounting profit is due to the adjustments of temporary differences between tax and accounting figures as well as those of non-taxable or non-deductible income and expenses.

20. Initial recognition

Financial assets

A financial asset is recognized initially at cost plus transaction costs directly attributable to the acquisition of the asset. The Company's financial assets comprise cash on hand, cash in bank, held-to-maturity investments, trade receivables and other receivables.

Financial liabilities

A financial liability is recognized initially at cost plus transaction costs directly attributable to the issuance of such liability. The Company's financial liabilities comprise borrowings, trade payables, accrued expenses and other payables.

Subsequent measurement

Currently, there has been no requirement for subsequent measurement of financial instruments.

21. Tax rates and charges payable to the State Budget applied by the Company

- Value-added tax (VAT): A VAT rate of 10% is applicable for mechanical products and electrical equipment; The Company was entitled to a 2% reduction in value-added tax rate for some items with a tax rate of 10% in accordance with the prevailing regulations.
- Corporate income tax (CIT): CIT is levied at the rate of 20%.
- Other taxes and obligation are fulfilled in accordance with the prevailing regulations.

22. Related parties

Parties are considered to be related 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 or operational decisions.

V - Additional information for items presented in the balance sheet

Unit: VND						
01 - Cash						
30/09/2026						
01/01/2026						
- Cash						
- Bank demand deposit						
+ Vietnam Maritime Commercial Joint Stock Bank						
+ Tien Phong Commercial Joint Stock Bank						
+ Joint Stock Commercial Bank for Investment and Development of Vietnam						
+ Lao Viet Bank						
+ Others						
Total						
02 - Financial investments						
a) Held-to-maturity investments						
30/09/2026						
01/01/2026						
Short-term						
- Term deposits from over 3 months to under 12 months						
Long-term						
b) Investments in other entities						
30/09/2026						
01/01/2026						
	Cost	Fair value	Provision	Cost	Fair value	Provision
- Investment in associate						
+ 'Truong Thong Trading Co., Ltd	1,774,439,303	(*)	1,752,201,306	1,774,439,303	(*)	1,752,201,306
Total	1,774,439,303		1,752,201,306	1,774,439,303		1,752,201,306

Currently, Truong Thong Trading Co., Ltd. is maintained as a legal entity solely for the purpose of debt recovery and does not carry out any production or business activities.

(*) As at the date of preparation of the financial statements, the Company does not have any reliable reference data regarding the fair value of this investment.

03 - Trade receivables:	30/09/2026		01/01/2026	
	Carrying amount	Provision	Carrying amount	Provision
a) Short-term trade receivables	84,225,330,391		117,204,315,386	-
+ Song Da 5 Joint Stock Company	14,324,115,494		7,966,566,470	-
+ PC1 Group Joint Stock Company	16,472,229,356		-	
+ Other customers	53,428,985,541		109,237,748,916	-
b) Long-term trade receivables				
c) Trade receivables from related parties:				
+ Austdoor Group Joint Stock Company	2,183,314,500		2,183,314,500	
+ Tien Phong Nam Mien Trung Trading and Manufacturing JSC	755,239,612		1,606,748,639	
+ Truong Thong Trading Co., Ltd	571,751,852	571,751,852	571,751,852	571,751,852

04 - Other receivables	30/09/2026		01/01/2026	
	Cost	Provision	Cost	Provision
a) Short-term				
- Deposits	1,089,500,836		1,329,319,002	
Vietnam Electricity Power Projects Management Board No.3 - Tri An Hydropower Plant Expansion	583,786,227			
Other	505,714,609			
- Spare parts	30,514,000		30,514,000	
- Advances	1,099,208,091		765,034,784	
- Other receivables	1,783,020		53,277,760	
Total	2,221,005,947		2,178,145,546	

The Company has placed deposits as collateral for guarantee letters issued by TPBank under the Application and Agreement for Issuance of Guarantees under Credit Limit No. 480/2024/DNBL/BDN/19 dated 29/08/2025 and No. 480/2024/DNBL/BDN/20 dated 29/08/2025, to secure advance payment/performance guarantees for the Tri An Hydropower Plant Expansion Project. The beneficiary of the guarantees is Vietnam Electricity Power Projects Management Board No. 3.

b) Long-term				
- Deposits	654,062,696		1,304,318,612	
Song Da No.5 JSC - Nam Phak Hydropower Project	654,062,696			
Other	-			
Total	654,062,696		1,304,318,612	

The Company has placed cash deposits as collateral for guarantee letters issued by TPBank under the Application and Agreement for Issuance of Guarantees under Credit Limit No. 180/2022/GNN/BDN/04 dated 03/01/2023, No. 138/2023/GNN/BDN/26 dated 12/03/2024, No. 480/2024/DNBL/BDN/14 dated 18/04/2025 and No. 480/2024/DNBL/BDN/16 dated 26/05/2025, to secure advance payment/performance guarantees in connection with the supply and installation of hydromechanical equipment for the Nam Phak Hydropower Project. The beneficiary of the guarantees is Song Da No5 Joint Stock Company.

05 -Inventories	30/09/2026		01/01/2026	
	Cost	Provision	Cost	Provision
- Materials	7,756,875,344		5,753,047,125	
- Tools and instruments	54,602,464		55,174,805	
- Work in progress	93,070,485,803		56,455,708,535	
- Finished products	90,244,535		90,244,535	
- Merchandise	121,586,801		121,586,801	
Total	101,093,794,947	-	62,475,761,801	-

* No inventories were unsaleable, or poor quality or slow-moving at the end of the period

* No inventories were pledged as security for borrowings at the end of the period

06. Construction in progress	30/09/2026		01/01/2026	
			30/09/2026	01/01/2026
+ Capital construction			565,168,319	-
Refurbishment of 2x3-ton crane			88,400,000	
5-ton crane			476,768,319	-
Total			565,168,319	-

07. Tangible fixed assets :

Items	Buildings, architectures	Machinery, equipment	Transmission equipment	Office equipment	Perennial plants bearing recurring yields	Total
I. Cost						
1. Opening balance	49,681,818,080	59,224,082,609	14,323,260,671	1,781,063,118	-	125,010,224,478
2. Increases	314,937,830	2,659,833,660	-	157,540,000	-	3,132,311,490
- Purchases	53,500,000	2,659,833,660	-	96,000,000	-	2,809,333,660
- Self construction	261,437,830	-	-	-	-	261,437,830
- Others	-	-	-	61,540,000	-	61,540,000
3. Decreases	96,214,064	4,619,293,430	-	43,072,000	-	4,758,579,494
- Disposals	-	4,614,323,430	-	-	-	4,614,323,430
- Others	96,214,064	4,970,000	-	43,072,000	-	144,256,064
4. Closing balance	49,900,541,846	57,264,622,839	14,323,260,671	1,895,531,118	-	123,383,956,474
II. Depreciation						
Opening balance	45,472,447,693	53,221,065,048	13,598,408,388	611,101,830	-	112,903,022,959
- Charge for the year	902,911,121	1,129,477,148	190,568,511	164,904,003	-	2,387,860,783
- Disposals	96,214,064	4,614,323,430	-	-	-	4,710,537,494
- Others	-	4,970,000	-	40,273,864	-	45,243,864
Closing balance	46,279,144,750	49,731,248,766	13,788,976,899	735,731,969	-	110,535,102,384
III. Net book value						
- Opening balance	4,209,370,387	6,003,017,561	724,852,283	1,169,961,288	-	12,107,201,519
- Closing balance	3,621,397,096	7,533,374,073	534,283,772	1,159,799,149	-	12,848,854,090

- The amount of tangible fixed assets which were pledged as security for borrowings at the end of the period:

7,431,459,189

- Cost of tangible fixed assets fully depreciated but still in use at the end of the period:

96,700,226,173

8. Intangible fixed assets :

Items			Accounting software	Others	Total
Cost					
Opening balance			93,333,653		93,333,653
- Increases					
- Decreases					
Closing balance	-	-	93,333,653	-	93,333,653
Amortization					
Opening balance			93,333,653	-	93,333,653
- Charge for the year			-		-
- Decreases					
Closing balance	-	-	93,333,653	-	93,333,653
Net book value					
- Opening balance	-	-	-	-	-
- Closing balance	-	-	-	-	-

- Cost of intangible fixed assets fully amortized but still in use at the end of the period:

93,333,653

9 - Prepaid expenses

30/09/2026

01/01/2026

a) Short-term	829,682,720	722,502,896
- Overhaul costs	169,802,366	
- Repair expenses	243,219,947	211,428,743
- Vehicle inspection and insurance fees	48,779,658	38,582,762
- Others	367,880,749	472,491,391
b) Long-term	2,536,909,309	4,035,328,827
- Overhaul costs	1,358,418,930	2,037,628,395
- Repair expenses	786,453,727	1,247,402,208
- Vehicle inspection and insurance fees	-	-
- Others	392,036,652	750,298,224
Total	3,366,592,029	4,757,831,723

10 - Loans and finance lease liabilities

30/09/2026

Increases

Decreases

01/01/2026

a) Short-term loans	57,886,846,580	194,867,999,363	165,926,135,946	28,944,983,163
+ Vietnam Maritime Commercial Joint Stock Bank (*)	6,739,973,295	62,780,094,429	65,066,029,442	9,025,908,308
+ Tien Phong Commercial Joint Stock Bank (**)	21,591,867,961	62,070,834,976	40,478,967,015	-
+ Joint Stock Commercial Bank for Investment and Development of Vietnam (***)	29,555,005,324	70,017,069,958	60,381,139,489	19,919,074,855
+ Loan obtained to settle payment to Others		-	-	-
b) Long-term loans			-	-
Total	57,886,846,580	194,867,999,363	165,926,135,946	28,944,983,163

(*) Short-term loan from MSB – Da Nang Branch relates to Credit Facility Agreement No. 112-00060080.043 dated 18/03/2026:

Credit limit for loans and L/C issuance: VND50,000,000,000;

Credit facility period: 12 months;

Loan tenor: Determined under each drawdown notice;

Purpose: To inject working capital;

Interest rate: As specified in each drawdown notice.

(**) Short-term loan from TPBank – Da Nang Branch relates to Credit Facility Agreement No. 541/2025/HDTD/BDN dated 03/10/2025:

Credit limit for loans and L/C issuance: VND100,000,000,000;

Credit facility period: 12 months;

Loan tenor: Determined under each drawdown notice;

Purpose: To inject working capital;

Interest rate: As specified in each drawdown notice.

(***) Short-term loan from BIDV – Da Nang Branch relates to Credit Facility Agreement No. 01/2025/2571 13/HTTD dated 12/12/2025:

Credit limit for loans and L/C issuance: VND50,000,000,000;

Credit facility period: 12 months (from 12/12/2025 to 12/12/2026);

Loan tenor: Determined under each specific credit agreement, guarantee agreement or issued L/C;

Purpose: To inject working capital, issue guarantees and L/Cs;

Interest rate: As specified in each specific credit agreement.

11 - Trade payables

30/09/2026

01/01/2026

a) Short-term payables		
+ Ngoc Anh metal Joint Stock Company	7,835,644,402	-
+ HVS Trading Co.,Ltd	5,581,322,777	9,512,041,448
+ Other suppliers	21,079,966,497	55,106,980,366
Total	34,496,933,676	64,619,021,814
b) Long-term payables		

12 - Taxes and amounts receivable from/payable to the State

Opening balance

Amount to be paid

Actual amount paid

Closing balance

a) Payable				
- Value-added tax				
- Corporate income tax	663,166,548	786,716,076	934,863,032	515,019,592
- Personal income tax	100,273,417	267,026,728	342,401,395	24,898,750
- Other taxes	-	-	-	-
- Fees, charges and other payables	-	-	-	-
Total	763,439,965	1,053,742,804	1,277,264,427	539,918,342
b) Receivable				

- Value-added tax	(60,112,597)	(246,146,574)	-	(306,259,171)				
- Corporate income tax				-				
- Personal income tax				-				
- Fees, charges and other payables				-				
Total	(60,112,597)	(246,146,574)	0	(306,259,171)				
13- Accrued expenses			30/09/2026	01/01/2026				
a) Short-term								
- Land & infrastructure rental costs			291,420,991	1,451,808,750				
- Interest expense			253,007,286	35,823,259				
- Others			2,028,428,025	418,683,755				
b) Long-term								
- Interest expense				-				
- Others				-				
Total			2,572,856,302	1,906,315,764				
14 - Other Payable			30/09/2026	01/01/2026				
a) Short-term								
- Trade union fees			190,764,474	-				
- Other payables			133,799,203	201,020,732				
Total			324,563,677	201,020,732				
b) Long-term								
- Other payables								
15 - Provision for payables								
a) Short-term	30/09/2026	Increase during the period	Decrease during the period	01/01/2026				
- Provision for warranty of steel structure works	11,940,407,129	11,112,075,559	579,674,894	1,408,006,464				
Total	11,940,407,129	11,112,075,559	579,674,894	1,408,006,464				
The increase in provisions amounted to VND 11,112,075,559, comprising the reclassification of long-term provisions to short-term provisions of VND 11,105,922,416 and the provision recognised for short-term obligations during the period of VND 6,153,143.								
The provision decreased by VND 579,674,894, comprising a reversal of VND 576,992,487 due to the expiry of the product warranty period and VND 2,682,407 utilized to cover actual product warranty costs incurred.								
a) Long-term	30/09/2026	Recognized during the period	Reclassified to short-term provisions	01/01/2026				
- Provision for warranty of steel structure works	900,156,561	670,397,298	11,105,922,416	11,335,681,679				
Total	900,156,561	670,397,298	11,105,922,416	11,335,681,679				
16 - Equity								
a- Statement of changes in equity								
	Item	Share capital	Share premium	Bond conversion option	Other owners' equity	Exchange rate differences	Undistributed profit after tax and funds	Total
As at 01/01/2024	80,000,000,000	3,680,199,000	-	-	-	10,268,753,195	93,948,952,195	
- Increase in the year	-	-	-	-	-	5,930,008,262	5,930,008,262	
- Decrease in the year	-	-	-	-	-	-	-	
As at 01/01/2025	80,000,000,000	3,680,199,000	-	-	-	16,198,761,457	99,878,960,457	
- Increase in the year	-	-	-	-	-	2,553,164,851	2,553,164,851	
- Decrease in the year	-	-	-	-	-	-	-	
As at 31/12/2025	80,000,000,000	3,680,199,000	-	-	-	18,751,926,308	102,432,125,308	
b- Capital transactions with shareholders and distribution of dividends and profits								
- Shareholders' investment capital								
+ Opening paid-in capital						80,000,000,000	80,000,000,000	
Austdoor Group Joint Stock Company						30,000,000,000	30,000,000,000	
Other shareholders						50,000,000,000	50,000,000,000	
+ Increase in paid-in capital						-	-	
+ Decrease in paid-in capital						-	-	
+ Closing paid-in capital						80,000,000,000	80,000,000,000	
- Dividends, distributed profits						-	-	
c- Shares						30/09/2026	01/01/2026	
- Number of shares authorized to be issued						8,000,000	8,000,000	
- Number of shares issued to the public						8,000,000	8,000,000	
+ Common shares						8,000,000	8,000,000	
+ Preferred shares (classified as equity)						-	-	
- Number of outstanding shares						8,000,000	8,000,000	
+ Common shares						8,000,000	8,000,000	
+ Preferred shares (classified as equity)						-	-	
- Par value of outstanding shares						10,000	10,000	
d- Dividends								
17 - Bad debts	30/09/2026					01/01/2026		

	Original amount	Recoverable amount	Reason for allowance	Original amount	Recoverable amount	Reason for allowance
- Lilama 3 JSC	1,057,344,702			1,057,344,702		
- Truong Thong Trading Co., Ltd	571,751,852		Overdue	571,751,852		Overdue
- Other debtors	37,015,700			37,015,700		
Total	1,666,112,254			1,666,112,254		
18 - Off-balance sheet items						
Foreign currencies		30/09/2026			01/01/2026	
- USD		11,003.23		0	58,029.70	0
- EUR		302.72			7,708.80	
- Lak		1,156,430,760			61,638,192	
VI- Additional information for items presented in the income statement						
1 - Revenue from sale and service provision				<u>01/01/26-30/09/26</u>	<u>01/01/25-30/09/25</u>	
a) Revenue from sale and service provision				199,057,804,677	204,946,878,044	
- Sales of mechanical products, electrical equipment				195,602,801,329	196,803,248,176	
- Sales of supplies, goods and other operations				3,455,003,348	8,143,629,868	
b) Revenue from related parties:				4,937,774,067	4,362,769,201	
Sales of good						
Tien Phong Nam Mien Trung Trading and Manufacturing JSC				4,937,774,067	4,362,769,201	
3 - Cost of goods sold				<u>01/01/26-30/09/26</u>	<u>01/01/25-30/09/25</u>	
- Cost of mechanical products, electrical equipment				181,866,897,500	187,913,234,935	
- Cost of supplies, goods and other operations				178,982,397,879	179,987,936,539	
				2,884,499,621	7,925,298,396	
4 - Financial income				<u>01/01/26-30/09/26</u>	<u>01/01/25-30/09/25</u>	
- Interest income from bank deposits				44,551,351	67,435,597	
- Gains of exchange rate differences arising in current period				21,870,959	16,084,835	
- Gains of unrealized exchange rate differences				22,680,392	50,192,340	
- Other financial income				-	1,158,422	
				-	-	
5 - Financial expenses				<u>01/01/26-30/09/26</u>	<u>01/01/25-30/09/25</u>	
- Interest expense				3,571,586,411	1,988,281,958	
- Losses of exchange rate differences arising in current period				3,321,664,909	1,924,285,519	
- Losses of unrealized exchange rate differences				247,027,433	62,879,997	
- Provision for investment loss				2,894,069	-	
- Prompt payment discount				-	1,116,442	
				-	-	
6 - Other income				<u>01/01/26-30/09/26</u>	<u>01/01/25-30/09/25</u>	
- Fixed assets disposal				417,400,192	113,211,020	
- Other income				386,495,453	28,550,927	
				30,904,739	84,660,093	
7 - Other expenses				<u>01/01/26-30/09/26</u>	<u>01/01/25-30/09/25</u>	
- Residual value of fixed assets and asset disposal losses				116,291,021	498,357,705	
- Asset disposal losses				-	-	
- Other expenses				-	-	
				116,291,021	498,357,705	
8 - Selling expenses and administrative expenses				<u>01/01/26-30/09/26</u>	<u>01/01/25-30/09/25</u>	
a- Administrative expenses				10,620,159,762	12,156,148,224	
- Staff costs				10,520,601,808	11,529,327,182	
- Other expenses				6,614,468,667	7,046,681,843	
b- Selling expenses				3,906,133,141	4,482,645,339	
- Brokerage commission				99,557,954	626,821,042	
- Provision for product warranties				99,557,954	626,821,042	
- Samples cost				-	-	
				99,557,954	626,821,042	
9 - Operating expenses by elements				<u>01/01/26-30/09/26</u>	<u>01/01/25-30/09/25</u>	
- Materials expenses				225,173,899,406	181,822,700,691	
- Labor costs				148,483,530,947	120,615,915,143	
- Depreciation and amortization of fixed assets				32,033,171,296	29,741,973,880	
- Outside service expenses				2,387,860,783	3,204,702,854	
- Other cash expenses				36,942,866,121	21,675,672,885	
				5,326,470,259	6,584,435,929	
10- Current corporate income tax expense				<u>01/01/26-30/09/26</u>	<u>01/01/25-30/09/25</u>	
- Current corporate income tax expense				786,716,076	557,530,657	
VII- Other informations						
Information on related parties (other than information disclosed in the above sections)						

Related parties
 'Truong Thong Trading Co., Ltd
 Austdoor Group Joint Stock Company
 Tien Phong Nam Mien Trung Trading and Manufacturing JSC
 Quang Tri Austwood Joint Stock Company

Relationship
 Associated company
 Common member of the Board of Directors
 Common member of the Board of Directors
 Common member of the Board of Directors

a. Income of key management members

		<u>01/01/26-30/09/26</u>	<u>01/01/25-30/09/25</u>
Salary of Board of Directors			
- Mr. Nguyen Huu Thang	Chairman (Executive)	307,427,982	318,746,969
Remuneration of Board of Directors			
- Mr. Phan Ngoc Hieu	Member	27,000,000	27,000,000
- Mr. Dang Phan Tuong	Member	25,200,000	27,000,000
- Mr. Duong Quoc Tuan	Member	27,000,000	27,000,000
Salary and remuneration of Board of Supervisors			
- Mrs. Pham Thi Ngan Ha	Chief Supervisor	140,358,040	143,929,548
- Mrs. Nguyen Thi Yen Vy	Member	92,718,868	90,747,505
- Mrs. Nguyen Thi Thanh Duyen	Member	82,169,760	93,655,616
Salary of Management			
- Mr. Le Thanh Lam	General Director	260,804,068	269,975,313
- Mr. Ngo Han	Deputy General Director	-	203,116,996
- Mr. Le Dinh Phuoc Toan	Deputy General Director	219,389,902	225,044,785
- Mrs. Phan Huynh Tuyet Trinh	Chief Accountant	209,457,304	213,605,238

Preparer

Ms. Nguyen Thi Thanh Phuc

Chief Accountant

Ms. Phan Huynh Tuyet Trinh

Da Nang, 17th October, 2026

General Director



Mr. Le Thanh Lam