

FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026

For the accounting period from January 1, 2026 to September 30, 2026

**HO CHI MINH CITY ELECTRIC POWER
TRADING INVESTMENT CORPORATION**



TABLE OF CONTENTS

----- oOo -----

	Pages
1. STATEMENT OF FINANCIAL POSITION	01-04
2. STATEMENT OF PROFIT OR LOSS	5
3. STATEMENT OF CASH FLOWS	06-07
4. NOTES TO THE FINANCIAL STATEMENTS	08-23

STATEMENT OF FINANCIAL POSITION

As at September 30, 2026

Unit: VND

ASSETS	Code	Notes	30/09/2026	01/01/2026
A. CURRENT ASSETS	100		148.476.245.728	154.577.505.325
I. Cash and Cash Equivalents	110	V.1	13.490.441.148	4.062.122.876
1. Cash	111		13.490.441.148	4.062.122.876
2. Cash equivalents	112		0	0
II. Short-term Financial Investments	120		32.016.370.656	64.822.926.048
1. Trading securities	121		0	0
2. Allowance for decline in value of trading securities	122		0	0
3. Held-to-maturity investments - short-term	123		32.016.370.656	64.822.926.048
4. Provision for investment held to short-term maturity	124		0	0
5. Other short-term investments	125		0	0
6. Allowance for other short-term investments	126		0	0
III. Short-term Receivables	130		45.765.599.919	37.294.909.017
1. Short-term trade receivables	131	V.3	26.649.362.406	42.207.762.686
2. Short-term prepayments to suppliers	132	V.4	20.041.946.990	4.072.148.507
3. Short-term intra-company receivables	133		0	0
4. Receivables under construction contract schedule	134		0	0
5. Other short-term receivables	135	V.5	8.387.706.269	5.066.162.770
6. Allowance for doubtful short-term receivables	136	V.6	(9.313.415.746)	(14.051.164.946)
7. Assets awaiting resolution	137		0	0
IV. Inventories	140	V.7	53.834.783.256	47.867.870.175
1. Inventories	141		55.471.363.967	49.504.450.886
2. Allowance for decline in value of inventories	142		(1.636.580.711)	(1.636.580.711)
V. Short-term Biological Assets	150		0	0
1. Short-term livestock raised for single harvest	151		0	0
2. Short-term seasonal crops or single-harvest crops	152		0	0
3. Allowance for short-term biological assets	153		0	0
VI. Other Current Assets	160		3.369.050.749	529.677.209
1. Short-term prepaid expenses	161		0	0
2. VAT deductible	162	V.14	756.460.922	86.760.463
3. Taxes and other amounts receivable from the State	163	V.14	2.612.589.827	442.916.746
4. Government bond repurchase transactions	164		0	0
5. Other current assets	165		0	0

STATEMENT OF FINANCIAL POSITION

As at September 30, 2026

Unit: VND

ASSETS	Code	Notes	30/09/2026	01/01/2026
B. LONG-TERM ASSETS	200		111.707.819.296	111.889.775.232
I. Long-term Receivables	210		33.791.844.779	33.274.790.667
1. Long-term trade receivables	211		0	0
2. Long-term prepayments to suppliers	212		0	0
3. Capital at subsidiary units	213		0	0
4. Long-term intra-company receivables	214		0	0
5. Other long-term receivables	215	V.5	33.791.844.779	33.274.790.667
6. Allowance for doubtful long-term receivables	216		0	0
II. Fixed Assets	220		51.191.974.066	52.444.864.219
1. Tangible fixed assets	221	V.9	14.408.024.066	15.660.914.219
– Historical cost	222		40.019.201.568	39.941.201.568
– Accumulated depreciation	223		(25.611.177.502)	(24.280.287.349)
2. Finance lease fixed assets	224		0	0
– Historical cost	225		0	0
– Accumulated depreciation	226		0	0
3. Intangible fixed assets	227	V.10	36.783.950.000	36.783.950.000
– Historical cost	228		37.093.603.000	37.093.603.000
– Accumulated amortisation	229		(309.653.000)	(309.653.000)
III. Long-term Biological Assets	230		0	0
1. Livestock raised for periodic harvesting	231		0	0
a) Bearer livestock - immature	232		0	0
b) Bearer livestock - mature	233		0	0
– Cost	234		0	0
– Accumulated depreciation	235		0	0
2. Long-term single-harvest livestock	236		0	0
3. Long-term seasonal or single-harvest crops	237		0	0
4. Allowance for long-term biological assets	238		0	0
IV. Investment Property	240		0	0
– Historical cost	241		0	0
– Accumulated depreciation	242		0	0
V. Long-term Work in Progress	250	V.8	25.460.532.470	24.885.162.200
1. Long-term work in progress	251		0	0
2. Construction in progress	252		25.460.532.470	24.885.162.200
VI. Long-term Financial Investments	260	V.2	1.186.603.100	1.248.603.100
1. Investments in subsidiaries	261		100.000.000	100.000.000
2. Investments in joint ventures and associates	262		0	0
3. Equity investments in other entities	263		2.292.603.100	2.292.603.100
4. Allowance for loss on long-term equity investments	264		(1.206.000.000)	(1.206.000.000)
5. Long-term held-to-maturity investments	265		0	62.000.000
6. Provision for impairment of long-term investments held to maturity	266		0	0

STATEMENT OF FINANCIAL POSITION

As at September 30, 2026

Unit: VND

VII. Other Long-term Assets	270		76.864.881	36.355.046
1. Long-term prepaid expenses	271	V.11	76.864.881	36.355.046
2. Deferred tax assets	272		0	0
3. Long-term spare parts and supplies	273		0	0
4. Other long-term assets	274		0	0
TOTAL ASSETS	280		260.184.065.024	266.467.280.557

RESOURCES

	Code	Notes	30/09/2026	01/01/2026
C. LIABILITIES	300		33.438.117.086	41.135.786.738
I. Current Liabilities	310		33.438.117.086	41.135.786.738
1. Accounts payable to suppliers	311	V.12	3.765.043.006	21.426.712.198
2. Advances from customers	312	V.13	12.435.335.619	2.228.299.760
3. Dividends and profit payable	313		11.514.283.943	11.966.822.243
4. Taxes payable to State Treasury	314	V.14	0	673.392.173
5. Payables to employees	315	V.15	0	0
6. Accrued expenses	316	V.16	3.748.666.220	4.718.416.749
7. Short-term intercompany payables	317		0	0
8. Payables according to the progress of construction contract plans	318		0	0
9. Short-term deferred revenue	319	V.17	0	0
10. Other short-term payables	320	V.18	1.090.788.298	122.143.615
11. Short-term borrowings and finance lease liabilities	321	V.19	884.000.000	0
12. Short-term provisions	322		0	0
13. Bonus and welfare fund	323		0	0
14. Price stabilization fund	324		0	0
15. Purchase and resale of government bonds	325		0	0
II. Long-term Liabilities	330		0	0
1. Long-term payables to supplier	331		0	0
2. Long-term advances from customers	332		0	0
3. Long-term taxes and other payables to the State	333		0	0
4. Long-term accrued expenses	334		0	0
5. Intercompany payables on working capital	335		0	0
6. Long-term intercompany payables	336		0	0
7. Long-term deferred revenue	337		0	0
8. Other long-term payables	338		0	0
9. Long-term borrowings and finance lease liabilities	339		0	0
10. Convertible bonds	340		0	0
11. Preference shares	341		0	0
12. Deferred income tax	342		0	0
13. Allowance for long-term payables	343		0	0
14. Scientific and technological development fund	344		0	0

STATEMENT OF FINANCIAL POSITION

As at September 30, 2026

Unit: VND

RESOURCES	Code	Notes	30/09/2026	01/01/2026
D. Equity	400	V.20	226.745.947.938	225.331.493.819
1. Owners' equity	411		236.081.650.000	236.081.650.000
- Ordinary shares with voting rights	411a		236.081.650.000	236.081.650.000
- Preferred shares	411b		0	0
2. Share premium	412		0	0
3. Conversion option of convertible bonds	413		0	0
4. Other owners' capital	414		0	0
5. Treasury shares (*)	415		(9.700.000.000)	(9.700.000.000)
6. Asset revaluation differences	416		0	0
7. Foreign exchange differences	417		0	0
8. Investment and development fund	418		1.803.514.172	1.803.514.172
9. Other equity fund	419		0	0
10. Retained profits	420		(1.439.216.234)	(2.853.670.353)
- Retained earnings carried forward from previous periods	420a		(2.853.670.353)	(5.278.523.580)
- Retained earnings for the current period	420b		1.414.454.119	2.424.853.227
TOTAL RESOURCES	440		260.184.065.024	266.467.280.557

PREPARER



TRAN PHAN XUAN THIEN

CHIEF ACCOUNTANT



NGUYEN CHANH TRUC

GENERAL DIRECTOR



NGUYEN ANH VU

STATEMENT OF PROFIT OR LOSS

For the accounting period from January 1, 2026 to September 30, 2026

Unit: Vietnamese Dong (VND)

INDICATOR	Code	Notes	Q3 2026	Q3 2025	Year-to-date to Q3 2026	Year-to-date to Q3 2025
1. Revenue from sales and service provision	01	VI.1	57.742.569.162	51.867.869.635	211.318.204.871	335.324.850.872
2. Revenue deductions	02	VI.2	0	0	0	0
3. Net revenue from sales and service provision	10	VI.3	57.742.569.162	51.867.869.635	211.318.204.871	335.324.850.872
4. Cost of goods sold	11	VI.4	54.240.262.091	49.898.715.621	204.823.748.777	326.048.985.995
5. Gross profit from sales and service provision (20 = 10 - 11)	20		3.502.307.071	1.969.154.014	6.494.456.094	9.275.864.877
6. Gain/(loss) on sale/disposal of investment property	21		0	0	0	0
7. Financial income	22	VI.5	347.021.016	350.029.782	1.072.774.054	1.362.167.792
8. Financial expenses	23	VI.6	0	0	39.430.069	0
<i>Of which: Interest expense</i>	24		0	0	0	0
9. Selling expenses	25		0	0	0	0
10. General and administrative expenses	26	VI.7	6.484.851.242	1.332.283.763	5.100.093.032	12.584.847.031
11. Net profit from operating activities (30 = 20 + 21 + 22 - (23 + 25 + 26))	30		(2.635.523.155)	986.900.033	2.427.707.047	(1.946.814.362)
12. Other income	31		111.786.134	110.100.000	111.786.134	110.100.006
13. Other expenses	32		(4.025.249.271)	0	1.125.039.062	34.919.719
14. Other profit/(loss) (40 = 31 - 32)	40		4.137.035.405	110.100.000	(1.013.252.928)	75.180.287
15. Total accounting profit before tax (50 = 30 + 40)	50		1.501.512.250	1.097.000.033	1.414.454.119	(1.871.634.075)
16. Current corporate income tax expense	51	VI.8	(1.150.183.706)	219.400.007	0	0
17. Deferred corporate income tax expense	52		0	0	0	0
18. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		2.651.695.956	877.600.026	1.414.454.119	(1.871.634.075)
19. Basic earnings per share	70	VI.09	117	39	62	(83)
20. Diluted earnings per share	71	VI.10	117	39	62	(83)

PREPARER

TRAN PHAN XUAN THIEN

CHIEF ACCOUNTANT

NGUYEN CHANH TRUC

Ho Chi Minh City, October 26, 2026
GENERAL DIRECTOR

NGUYEN ANH VU

STATEMENT OF CASH FLOWS

(Direct Method)

For the accounting period from January 1, 2026 to September 30, 2026

Unit: VND

INDICATOR	Code	01/01-30/06 2026	01/01-30/06 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Cash receipts from sales, provision of services, and other revenue	01	249.774.850.104	373.870.201.292
2. Cash payments to suppliers of goods and services	02	(258.311.026.058)	(400.778.785.324)
3. Cash payments to employees	03	(9.401.613.856)	(8.824.287.312)
4. Interest paid	04	(251.335.514)	(286.814.847)
5. Corporate income tax paid	05	(1.861.969.840)	(120.000.000)
6. Other cash receipts from business activities	06	32.677.741.103	13.691.464.629
7. Other cash payments from business activities	07	(38.038.080.300)	(26.770.196.881)
Net cash flows from operating activities	20	(25.411.434.361)	(49.218.418.443)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
Cash payments for the purchase, construction of fixed assets			
1. and other long-term assets	21	0	0
Cash receipts from the disposal and sale of fixed assets and			
2. other long-term assets	22	0	0
Cash payments for loans granted or the purchase of debt			
3. instruments of other entities	23	(43.101.954.796)	(105.686.774.305)
Cash receipts from loan repayments or the sale of debt			
4. instrument of other entities	24	79.887.879.933	144.814.184.985
5. Cash payments for equity investments in other entities	25	0	0
6. Cash receipts from equity investments in other entities	26	99.745.696	0
Cash receipts from interest on loans, dividends, and profit			
7. shares	27	0	79.911.635
Net cash flows from investing activities	30	36.885.670.833	39.207.322.315
III. CASH FLOWS FROM FINANCING ACTIVITIES			
Cash receipts from the issuance of shares and capital			
1. contributions from owners	31	0	0
Cash payments for returning capital contributions to owners or			
repurchasing issued shares	32	0	0
3. Cash receipts from borrowings	33	16.706.550.016	61.761.532.674
4. Cash repayments of loan principals	34	(18.752.468.216)	(71.443.107.750)
5. Cash payments for finance lease principal	35	0	0
6. Dividends and profits paid to owners	36	0	0
Net cash flows from financing activities	40	(2.045.918.200)	(9.681.575.076)

STATEMENT OF CASH FLOWS

(Direct Method)

For the accounting period from January 1, 2026 to September 30, 2026

Unit: VND

INDICATOR	Code	01/01-30/06	01/01-30/06
		2026	2025
Net cash flows during the year (50 = 20+30+40)	50	9.428.318.272	(19.692.671.204)
Cash and cash equivalents at the beginning of the year/period	60	4.062.122.876	41.848.809.068
Effect of exchange rate fluctuations on cash and cash equivalents	61	0	0
Cash and cash equivalents at the end of the year (70 = 50+60+61)	70	<u>13.490.441.148</u>	<u>22.156.137.864</u>

Ho Chi Minh City, October 26, 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



TRAN PHAN XUAN THIEN



NGUYEN CHANH TRUC




NGUYEN ANH VU

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period from January 1, 2026 to September 30, 2026**Unit: VND***I. CORPORATE INFORMATION****1. OWNERSHIP STRUCTURE**

Ho Chi Minh City Electric Power Trading Investment Corporation (hereinafter referred to as "the Company") is a joint stock company, established and operating under Business Registration Certificate No. 0305173790 issued by the Department of Planning and Investment of Ho Chi Minh City, initially granted on September 7, 2007, and amended for the twenty-six time on August 20, 2026.

The charter capital stated in the Business Registration Certificate is VND 236,081,650,000, divided into 23,608,165 shares with a par value of 10,000 VND/share.

The Company's headquarters are located at 14A Street No. 85, Tan Hung Ward, Ho Chi Minh City.

2. BUSINESS FIELD

The company operates in trade, services, design consulting, and construction of projects related to electricity.

3. BUSINESS ACTIVITIES

The company's business activities include:

- Renting machinery, equipment, and other tangible assets;
- Wholesale of other specialized goods not classified; Wholesale of metals and metal ores;
- Architecture and related technical consulting services (main activity);
- Educational support services; Organization of trade fairs and promotional activities;
- Insurance agency and brokerage services;
- Other professional, scientific, and technological activities not classified;
- Restaurants and mobile food services;
- Production, transmission, and distribution of electricity; Manufacturing of electrical equipment; Manufacturing of communication equipment; Manufacturing of computers and computer peripherals;
- Wholesale of machinery, equipment, and spare parts; Wholesale of computers, peripherals, and software
- Short-term accommodation services;
- Wholesale of materials and other equipment for construction installation;
- Operation of tour agencies;
- Agencies, brokers, and auction services;
- Financial support services not classified;
- Demolition; Completion of construction works;
- Rental of motor vehicles;
- Electrical equipment repair services;
- Road freight transport; Inland waterway freight transport; Coastal and ocean freight transport;
- Real estate consulting, brokerage, and land use rights auctions;
- Management consulting services;
- Wholesale of electronic and telecommunications equipment and components;
- Retail of computers, peripherals, software, and telecommunications equipment in specialized stores;
- Other transport-related support services;
- Construction of various types of houses; Construction of railways and roads; Construction of public utility works; Construction of other civil engineering works;
- Site preparation;
- Electrical system installation; Installation of water supply, drainage, heating, and air-conditioning systems; Installation of other construction systems;
- Real estate business, land use rights owned, leased, or subleased; thuê;
- Technical inspection and analysis;
- Scientific research and experimental development in natural sciences and engineering.

4. NORMAL OPERATING CYCLE

The main business activities of the company are trade, services, and construction. Specifically:

- The trade activity has a short business cycle and is regularly and frequently repeated multiple times throughout the year.
- The service and construction activities typically have long business cycles or span over multiple business periods. qua nhiều kỳ kinh doanh.

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period from January 1, 2026 to September 30, 2026**Unit: VND***5. CHARACTERISTICS OF THE COMPANY'S ACTIVITIES IN THE ACCOUNTING PERIOD THAT IMPACT THE FINANCIAL**
None**6. TOTAL NUMBER OF EMPLOYEES AS OF SEPTEMBER 30, 2026: 55****7. STRUCTURE OF THE COMPANY**

The company has one independently-accounted subsidiary as mentioned in section 6 of the Notes to the Financial Statements.

The company has one associated company as mentioned in section 6 of the Notes to the Financial Statements.

II. ACCOUNTING PERIOD AND CURRENCY UNIT USED IN ACCOUNTING**1. ACCOUNTING PERIOD**

The Company's financial year begins on January 1 and ends on December 31 according to the Solar calendar

This financial report is prepared for the period from 01/01/2026 to 30/09/2026.

2. CURRENCY UNIT USED IN ACCOUNTING

The currency used in accounting is the Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND REGULATIONS APPLIED**1. ACCOUNTING REGULATIONS APPLIED**

The Company applies the Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated 27/10/2025, effective from

2. STATEMENT ON COMPLIANCE WITH ACCOUNTING STANDARDS AND REGULATIONS

The company complies with the current Vietnamese Accounting Standards and the applicable legal regulations in preparing and presenting the financial statements for the period from 01/01/2026 to 30/09/2026.

IV. SIGNIFICANT ACCOUNTING POLICIES**1. BASIS FOR PREPARATION OF FINANCIAL STATEMENTS AND CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES**

The financial statements are prepared on the accrual basis of accounting (except for cash flow information). The accounting policies applied by the Company from 01/01/2026 to 30/06/2026 are consistent with those applied in the preparation of the financial statements for the period from 01/01/2026 to 30/09/2026

2. ACCOUNTING ESTIMATES

The preparation of financial statements in compliance with Vietnamese Accounting Standards requires management to make estimates and assumptions that affect the reported amounts of liabilities, assets, and the disclosure of contingent liabilities and assets as of the reporting date, as well as the reported amounts of revenue and expenses during the accounting period. Actual results may differ from the estimates and assumptions.

3. CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash on hand, demand deposits, cash in transit, and term deposits with original maturities of no more than three months. These are highly liquid, readily convertible to specific amounts of cash, and subject to an insignificant risk of changes in value.

4. FINANCIAL INVESTMENTS**Held-to-Maturity Investments**

An investment is classified as held-to-maturity when the company intends and has the ability to hold it until maturity. Held-to-maturity investments include term deposits (including treasury bills and promissory notes), bonds, and preferred shares that the issuer is obligated to repurchase at a specific future date, as well as loans held to maturity for periodic interest income and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost, including the purchase price and any transaction-related costs. After initial recognition, these investments are recorded at recoverable value. Interest income from held-to-maturity investments after the purchase date is recognized in the income statement on an accrual basis. Any accrued interest earned prior to acquisition is deducted from the original cost at the purchase date.

If there is conclusive evidence that part or all of the investment may not be recoverable, and the amount of loss can be reliably determined, the loss is recognized in financial expenses for the year and directly reduces the investment's value.

Investments in Subsidiaries

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period from January 1, 2026 to September 30, 2026**Unit: VND*

Investments in subsidiaries are initially recorded at cost, which includes the purchase price or contributed capital plus directly related investment costs. In cases of investment using non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the time of the transaction.

Profits of subsequent periods from investments in subsidiaries are allocated based on the parent company's decisions.

Provisions for losses on investments in subsidiaries are made when the subsidiary incurs losses. The provision amount is the difference between the actual contributed capital by all parties to the subsidiary. If the subsidiary is subject to consolidated financial statements, the basis for determining provisions is the consolidated financial statements. Adjustments to the provision for investment losses in subsidiaries at the end of the accounting period are recognized in financial expenses.

Investments in Associates

Investments in associates are initially recorded at cost, including the purchase price or contributed capital plus direct investment costs. In cases of investment using non-monetary assets, the investment cost is recognized at the fair value of the non-monetary assets at the time of the transaction.

Dividends and profits from prior periods before acquiring the investment are deducted from the investment's carrying amount. Dividends and profits from subsequent periods are recognized as revenue. Dividends received in the form of shares are tracked only by the increased number of shares, with no value assigned or recognized at par value.

Provisions for losses on investments in associates are made when the associate incurs losses. The provision amount is calculated as the difference between the company's actual contributed capital to the associate and the associate's actual equity, multiplied by the company's ownership percentage relative to the total contributed capital of all parties to the associate. If the associate is subject to consolidated financial statements, the basis for determining provisions is the consolidated financial statements. Adjustments to the provision for investment losses in associates at the end of the accounting period are recognized in financial expenses.

Investments in Other Entities

Investments in equity instruments of other entities refer to equity investments where the company has no control, joint control, or significant influence over the investee.

These investments are initially recognized at cost, including the purchase price or contributed capital plus direct investment costs. Dividends and profits from prior periods before acquiring the investment are deducted from the investment's carrying amount. Dividends and profits from subsequent periods are recognized as revenue. Dividends received in the form of shares are tracked only by the increased number of shares, with no value assigned.

5. RECEIVABLES

Receivables are presented at their carrying amount, net of provisions for doubtful debts.

Receivables are classified into trade receivables and other receivables as follows:

- Trade Receivables: Represent receivables arising from commercial transactions between the company and independent customers.
- Other Receivables: Represent non-commercial receivables unrelated to purchase-and-sale transactions.

Provisions for doubtful debts are made for individual doubtful accounts based on overdue aging or expected losses:

For overdue receivables:

- 30% of the value for receivables overdue from 6 months to under 1 year.
- 50% of the value for receivables overdue from 1 year to under 2 years.
- 70% of the value for receivables overdue from 2 years to under 3 years.
- 100% of the value for receivables overdue for 3 years or more.

For receivables not yet overdue but unlikely to be collected, provisions are made based on estimated losses.

Increases or decreases in provisions for doubtful debts at the end of the accounting period are recognized as administrative expenses during the period

6. INVENTORIES

Inventory is measured at the lower of cost or net realizable value. The cost of inventory includes purchase costs, processing costs, and other direct costs incurred to bring the inventory to its current location and condition. Net realizable value is the estimated selling price of inventory in the normal course of business, less estimated costs of completion and selling costs.

The cost of goods sold is calculated using the weighted average method. Inventory is accounted for under the perpetual inventory system.

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period from January 1, 2026 to September 30, 2026**Unit: VND*

Provisions for inventory write-downs (if any) are made when reliable evidence indicates a decline in net realizable value below the inventory's cost. Net realizable value is determined as the estimated selling price, less costs to complete, marketing, selling, and distribution costs incurred. Adjustments to inventory write-down provisions at the end of the accounting period are recorded in the cost of goods sold for the period.

7. FIXED ASSETS AND DEPRECIATION

Fixed assets are recorded at historical cost less accumulated depreciation.

The historical cost of fixed assets includes the purchase price and all directly attributable costs to bring the asset to its intended use. Costs incurred after initial recognition are added to the asset's carrying amount only if it is certain that these costs will increase the economic benefits derived from the asset. Costs that do not meet these criteria are recognized as expenses in the period they are incurred.

For fixed assets in use but not yet officially settled, the provisional historical cost and depreciation are recorded, with adjustments made upon the final settlement.

When fixed assets are sold or disposed of, their historical cost and accumulated depreciation are derecognized, and any resulting gains or losses are recorded as income or expenses in the period.

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives

The depreciation period of the asset is as follows:

Asset type	Depreciation period (years)
Buildings and structures	25 - 30
Machinery and equipment	05 - 10
Transport and transmission equipment	06 - 10
Office equipment and tools	04 - 06

Intangible fixed assets, such as land use rights and computer software, are depreciated on a straight-line basis over an estimated useful life of 3 years.

8. CONSTRUCTION IN PROGRESS

Construction in progress costs include assets such as equipment that are in the process of being procured and installed but not yet put into use, and construction projects that are still under construction, not yet completed, accepted, or put into use at the reporting date of the financial statements. These assets are recorded at historical cost. Historical cost includes payments made to contractors and suppliers for goods and services, borrowing costs incurred during the construction period, and other reasonable costs directly attributable to bringing the asset to its intended condition for use. Depreciation for these assets is applied in the same manner as other fixed assets and commences when the asset is ready for its intended use.

9. PREPAID EXPENSE

Prepaid expenses include short-term or long-term prepaid costs that have been incurred but relate to the business performance of multiple accounting periods.

The company's prepaid expenses include long-term prepaid expenses for tools and equipment. These expenses are amortized in the company's income statement over a period of 24 to 36 months.

10. LIABILITIES AND ACCRUED EXPENSES

Liabilities and accrued expenses are recognized for future payments related to goods and services already received. Accrued expenses are recorded based on reasonable estimates of the amounts payable.

The classification of liabilities into accounts payable, accrued expenses, and other payables is carried out as follows:

- Accounts Payable reflects amounts payable of a commercial nature arising from transactions involving the purchase of goods, services, or assets, where the seller is an independent entity.
- Accrued Expenses reflects amounts payable for goods or services received from vendors or provided to customers but not yet paid due to a lack of invoices or incomplete accounting documentation. It also includes amounts payable to employees for accrued leave, as well as production and business expenses that must be provisioned in advance.
- Other Payables reflects amounts payable that are non-commercial in nature and not related to the purchase, sale, or provision of goods or services.

11. EQUITY

Owner's equity is recognized based on the actual capital contributed by the owners.

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period from January 1, 2026 to September 30, 2026**Unit: VND*

Treasury Shares: Treasury shares are shares issued by the company and later repurchased. They are recorded at actual value and presented in the financial position as a reduction in equity. The company does not recognize gains or losses from the purchase, sale, issuance, or cancellation of treasury shares.

Undistributed Post-Tax Profit: This refers to the profits generated from the company's operations after deducting adjustments for retrospective application of accounting policy changes and corrections of material prior-period errors.

Undistributed post-tax profits can be distributed to investors in proportion to their capital contributions after approval by the General Meeting of Shareholders and after setting aside reserves as per the company's charter and Vietnamese legal requirements.

12. REVENUE AND EXPENSE RECOGNITION

Revenue is recognized when the company can reliably determine the economic benefits to be received. Net revenue is measured at the fair value of consideration received or receivable, less trade discounts, sales returns, and allowances. Revenue is recognized when the following conditions are met:

Revenue from Sales of Goods

Revenue is recognized when all of the following conditions are satisfied:

- Significant risks and rewards of ownership of goods have been transferred to the buyer;
- The company no longer retains control or managerial involvement over the goods;
- Revenue can be measured reliably;
- It is probable that economic benefits will flow to the company
- Related costs can be reliably measured.

Revenue from provision of Services

Revenue is recognized when all of the following conditions are satisfied:

- Revenue can be measured reliably;
- It is probable that economic benefits will flow to the company;
- The stage of completion of the transaction at the reporting date can be reliably determined;
- Costs incurred and those necessary to complete the transaction can be reliably measured.

If the outcome of a service transaction cannot be reliably estimated, revenue is recognized only to the extent of the expenses recognized that are recoverable.

Revenue from Construction Contracts

Revenue from construction contracts includes:

- The initial revenue stated in the contract.
- Increases and decreases in contract performance, bonuses and other payments if these amounts are likely to change revenue and can be reliably determined.

Revenue is recognized in one of the following cases:

- In cases where the construction contract specifies that the contractor is paid according to a scheduled plan, and the outcome of the construction contract can be reliably estimated, revenue from the contract is recognized based on the portion of work completed as determined by the contractor at the financial reporting date;
- In cases where the construction contract specifies payment based on the value of work performed, if the contract's progress can be reliably estimated and is confirmed by the client, revenue and related costs for the contract are recognized in proportion to the portion of work completed, as confirmed by the client, and reflected on the issued invoices.

When the outcome of a construction contract cannot be reliably estimated, the following principles apply:

- Revenue is only recognized to the extent of the contract costs incurred that are likely to be recoverable;
- Contract costs are recognized as an expense in the period in which they are incurred.

Financial activities revenue

Interest income on deposits is recognized on an accrual basis, determined based on the balance of deposit accounts and the applicable interest rates for each period. Interest from investments is recognized when the Company has the right to receive such interest.

Operating Costs and Cost of Goods Sold

Costs are recognized according to the principle of prudence, collected based on actual incurred expenses, aligned with revenue, and recognized in the

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to September 30, 2026

Unit: VND

13. TAXES AND GOVERNMENT PAYABLES

Corporate income tax includes the total value of current tax payable and deferred tax.

Current corporate income tax expenses are calculated based on taxable income for the period. Taxable income differs from net profit presented in the Statement of Profit and Loss, as it excludes items of income or expenses that are taxable or deductible in other periods (including carried forward losses, if applicable). Additionally, it excludes non-taxable or non-deductible items. Corporate income tax is calculated at the effective tax rate of 20% applied to taxable income at the end of the accounting period.

The determination of the Company's corporate income tax obligations is based on current tax regulations. However, these regulations may change over time, and the final determination of corporate income tax depends on the outcomes of audits by competent tax authorities.

Other types of taxes are applied according to the prevailing tax laws of Vietnam.

14. SEGMENT REPORTING

A business segment is a distinguishable component engaged in the production or provision of individual products or services or a group of related products or services that is subject to risks and economic benefits different from those of other business segments. Accordingly, the Company's business activities include trading, consulting services, and construction.

All of the Company's activities occur within the territory of Vietnam. Therefore, there is no differentiation in the Company's business activities based on geographic location.

Segment reporting includes items directly attributable to a segment and those allocated on a reasonable basis. Unallocated items include assets, liabilities, financial revenue, financial expenses, selling expenses, general administrative expenses, other gains or losses, and corporate income tax.

15. RELATED PARTIES

Entities and individuals are considered related parties if one party has the ability to control or exert significant influence over the other in making financial and operating policy decisions. Related parties include:

- Entities that have control or are controlled, directly or indirectly, through one or more intermediaries, or are under common control with the Company, including the parent company, subsidiaries within the same group, joint ventures, jointly controlled entities, and associates.
- Individuals who, directly or indirectly, hold voting rights in the reporting entity and can exert significant influence over the entity, as well as key management personnel who have authority and responsibility for planning, directing, and controlling the Company's activities, including close family members of these individuals.
- Entities in which the individuals mentioned above hold direct or indirect voting rights or have significant influence.

The related parties of the Company include: Ho Chi Minh City Power Corporation (EVNHCMC), entities under EVNHCMC, its subsidiaries, and affiliates in which EVNHCMC has an investment and controlling interest, the Company's associates, members of the Board of Directors and Board of Management of the Company, Shareholders holding a significant number of shares.

V. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN BALANCE SHEET

1. Cash and cash equivalents	30/09/2026	01/01/2026
Cash on hand	108.745.313	1.893.990.335
Cash in banks	13.381.695.835	2.267.932.541
Cash equivalents (*)	-	-
Short-term investment		
Total	13.490.441.148	4.161.922.876

(*) Are deposits with original terms of under 03 months at Joint Stock Commercial Banks.

2. Financial investment (page 22)**3. Account receivable from customers**

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
Short-term	26.649.362.406	5.372.085.394	42.207.762.686	10.069.834.594
Domestic customers	19.778.529.176	5.372.085.394	35.762.117.447	10.069.834.594
- Branch of Ho Chi Minh City Power Corporation - Saigon Power Company	0	0	3.253.564.328	0
- Branch of Ho Chi Minh City Power Corporation - Saigon Power Company	985.149.171	0	985.149.171	0
- Ho Chi Minh City Power Corporation	491.412.920	0	5.189.162.120	4.697.749.200
- Di Tan Electric Construction Trading Production Company Limited	1.380.167.423	0	1.980.312.373	0

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to September 30, 2026

Unit: VND

- No. 9 Construction Company Limited	1.314.603.549	1.314.603.549	1.314.603.549	1.314.603.549
- Tuan Loc Construction Investment Corporation	2.842.895.347	1.612.100.000	3.342.895.347	1.612.100.000
- Ho Chi Minh City Power Corporation Limited – Gia Dinh Power Company Branch Thuan An Power Company	2.552.962.251	0	0	0
- Binh Chanh Power Company- Branch of Ho Chi Minh City Power Corporation (EVNHCMC)	611.434.624	0	0	0
- Thuan An Power Company	2.087.279.077	0	6.827.103.006	0
- Thu Duc Power Company- Branch of Ho Chi Minh City Power Corporation (EVNHCMC)	0	0	5.399.450.759	0
- Ho Chi Minh City Power Distribution Grid Project Management Board – Branch of EVNHCMC	3.194.413.747	0	3.742.396.420	0
- Ho Chi Minh City Power Engineering Construction Consulting Joint Stock	4.318.211.067	0	3.727.480.374	0
- Other receivables	6.870.833.230	2.445.381.845	6.445.645.239	2.445.381.845
Total	26.649.362.406	5.372.085.394	42.207.762.686	10.069.834.594

4. Prepayment to Suppliers

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
Short-term	20.041.946.990	0	4.072.148.507	0
Domestic suppliers	20.041.946.990	0	4.072.148.507	0
+ Nam Tien Phat Investment Company Limited	1.771.736.553	0	380.506.398	0
+ Lam Khoi Electric Consulting Construction Company Limited	291.329.028	0	275.425.188	0
+ Dong Nai Centrifugal Concrete Joint Stock Company	1.678.040.280	0	0	0
+ Viet Thai Electric Cable Joint Stock Company	1.084.420.480	0	53.282.210	0
+ Di Tan Electrical Construction, Trading and Manufacturing Company Limited	5.653.777.045	0	0	0
+ Tan Tinh Trading and Manufacturing Company Limited	1.637.077.355	0	501.971.993	0
+ Tan Phu Cuong Electrical Construction and Trading Company Limited	1.152.539.297	0	0	0
+ Lam Vu Power Construction Investment Company Limited	2.408.356.782	0	0	0
+ Thu Duc Centrifugal Concrete Joint Stock Company No. 1	1.263.846.026	0	282.942.004	0
Other prepayments	3.100.824.144	0	2.578.020.714	0
Total	20.041.946.990	0	4.072.148.507	0

5. Other receivables

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
a. Short-term	8.387.706.269	(3.981.330.352)	5.066.162.770	(3.981.330.352)
- Advances	1.081.341.777	0	0	0
- Social Insurance	0	0	0	0
- Unemployment Insurance	0	0	0	0
- TST Engineering Joint Stock Company (Other receivables)	1.705.915.923	(1.705.915.923)	1.705.915.923	(1.705.915.923)
- PTN Trading Service Co., Ltd.	1.179.061.489	(1.179.061.489)	1.179.061.489	(1.179.061.489)
- Nam Long Co., Ltd.	412.970.340	(412.970.340)	412.970.340	(412.970.340)
- Ho Chi Minh City State Treasury	338.221.078	(338.221.078)	338.221.078	(338.221.078)
- DELTATECH Technical Service Joint Stock Company	313.792.920	(313.792.920)	313.792.920	(313.792.920)

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to September 30, 2026

Unit: VND

- Thai Son Nam Trading Co., Ltd.	15.877.048	(15.877.048)	15.877.048	(15.877.048)
- Other receivables	3.340.525.694	(15.491.554)	1.100.323.972	(15.491.554)
b. Long-term	33.791.844.779	0	33.274.790.667	0
- Margins, long-term deposits	2.668.991.467	0	2.151.937.355	0
- SaiGon Industry Corporation (*)	31.122.853.312	0	31.122.853.312	0
Total	42.179.551.048	(3.981.330.352)	38.340.953.437	(3.981.330.352)

(*) Pursuant to the cooperation contract for the implementation of the project "Wind-powered Generator Unit with Two InS-W-1000 Vertical Axis Rotor Systems" No. 11/CNS-NCPT dated January 17, 2014, and Appendix No. 04 dated November 28, 2014, signed between Ho Chi Minh City Electric Power Trading Investment Corporation and Saigon Industrial Corporation, the total approved investment for the project is VND 163,753,231,889. Of this, VND 43,926,000,000 comes from the state budget funded by the Department of Science and Technology, and VND 119,827,231,889 is jointly contributed by the two parties, with each contributing 50%, equivalent to VND 52,645,000,000.

- According to the agreement in the contract, both parties will jointly establish a Project Management Unit to carry out all project-related activities. Upon completion of the project and the transfer of three wind generator units, both parties will recover their investment capital. The remaining amount (including state budget science funding) will be equally enjoyed by both parties in proportion to their capital contributions and reused for Phase 2 – the phase of technology transfer, manufacturing, and trading of wind-powered generators.

- On February 7, 2020, the Company issued Official Letter No. 0054/CV-TRADIN-QLDA to the Standing Vice Chairman of the People's Committee of Ho Chi Minh City requesting to withdraw from contributing capital to the following phases of the project due to force majeure circumstances. The Company's capital contribution would be limited to the amount already invested in the project, and it requested permission to divest from the project if there is a party willing to accept the transfer.

6. Bad Debt (page 23)

7. Inventories

	30/09/2026		01/01/2026	
	Historical Cost	Provision	Historical Cost	Provision
Raw materials, supplies	0	0	0	0
Tools and equipment	0	0	0	0
Work-in-progress manufacturing and business costs	49.789.671.995	0	32.592.304.019	0
- Work-in-progress manufacturing and business costs - Trade	2.826.661.801	0	1.592.183.938	0
- Work-in-progress manufacturing and business costs - Project Management Board	569.681.650	0	183.965.596	0
- Work-in-progress manufacturing and business costs - Consulting Board	6.033.669.862	0	6.348.208.369	0
- Work-in-progress manufacturing and business costs - Planning Board	0	0	966.585	0
- Work-in-progress manufacturing and business costs - New Construction Team	8.462.974.635	0	8.183.694.949	0
- Work-in-progress manufacturing and business costs - Construction and Installation	31.896.684.047	1.636.580.711	16.283.284.582	1.636.580.711
Goods	5.681.691.972	0	16.912.146.867	0
Total	55.471.363.967	1.636.580.711	49.504.450.886	1.636.580.711

8. Long-term work-in-progress

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
Incomplete basic construction	25.460.532.470	0	24.885.162.200	0
Wind Power Manufacturing Project	0	0	0	0
Project at 14A, 85 Street, Tan Hung Ward, Ho Chi Minh City	749.243.719	0	749.243.719	0
Luong Dinh Cua Project	24.711.288.751	0	24.135.918.481	0
Total	25.460.532.470	0	24.885.162.200	0

9. Tangible fixed assets

Indicator	Building and structures	Office equipments	Transport and transmission	Total
Cost				
As at 01/01/2026	13.287.825.649	395.012.036	26.258.363.883	39.941.201.568

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to September 30, 2026

Unit: VND

Increase/decrease in assets	0	78.000.000	0	78.000.000
Disposal, sale	0	0	0	0
As at 30/09/2026	13.287.825.649	473.012.036	26.258.363.883	40.019.201.568
Accumulated Depreciation				
As at 01/01/2026	2.771.194.915	393.617.006	21.115.475.428	24.280.287.349
Depreciation during period	478.061.037	7.895.031	844.934.085	1.330.890.153
Disposal, sale	0	0	0	0
As at 30/09/2026	3.249.255.952	401.512.037	21.960.409.513	25.611.177.502
Net book value				
As at 01/01/2026	10.516.630.734	1.395.030	5.142.888.455	15.660.914.219
As at 30/09/2026	10.038.569.697	71.499.999	4.297.954.370	14.408.024.066

The historical cost of tangible fixed assets that are fully depreciated but still in use as of 30/09/2026 is: VND 16,117,507,400

10. Intangible fixed assets

	Land use rights	Accounting software	Total
Historical cost			
As at 01/01/2026	36.783.950.000	309.653.000	37.093.603.000
Increase and decrease in assets	0	0	0
As at 30/09/2026	36.783.950.000	309.653.000	37.093.603.000
Accumulated depreciation			
As at 01/01/2026	0	309.653.000	309.653.000
Depreciation during period	0	0	0
As at 30/09/2026	0	309.653.000	309.653.000
Net book value			
As at 01/01/2026	36.783.950.000	0	36.783.950.000
As at 30/09/2026	36.783.950.000	0	36.783.950.000

The original cost of tangible fixed assets that have been fully depreciated but are still in use as of 30/09/2026 is: VND 309,653,000

11. Prepaid expenses	30/09/2026	01/01/2026
Short-term prepaid expense	0	0
Long-term prepaid expense	76.864.881	36.355.046
Machinery and Equipments	76.864.881	36.193.938
Other prepaid expense	0	161.108
Total	76.864.881	36.355.046

12. Payables to Suppliers	30/09/2026		01/01/2026	
	Value	Recoverable amount	Value	Recoverable amount
Short-term trade payables	3.765.043.006	3.765.043.006	21.426.712.198	21.426.712.198
- Dien May Xanh Investment Joint Stock Company	174.320.000	174.320.000	-	-
- Bao Nguyen Electrical Construction Business Company Limited	700.813.049	700.813.049	700.813.049	700.813.049
- Lam Vu Electrical Construction Investment Company Limited	1.581.384.476	1.581.384.476	-	-
- Santo Joint Stock Company	51.030.602	51.030.602	383.028.388	383.028.388
- Di Tan Electrical Construction, Trading and Manufacturing Company Limited	0	0	548.814.537	548.814.537
- Hung Thinh Electrical Construction Technical Consulting Co., Ltd.	0	0	1.619.332.059	1.619.332.059
- Hoang Phat Electric Construction Company Limited	0	0	412.531.868	412.531.868
- Viet Thai Electric Cable Corporation	0	0	0	0
- Taihan Cable VINA Co., Ltd.	0	0	15.436.594.301	15.436.594.301

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to September 30, 2026

Unit: VND

Payables to other suppliers	1.257.494.879	1.257.494.879	2.325.597.996	2.325.597.996
13. Advance payments from customers			30/09/2026	01/01/2026
Short-term advance payments from customers			12.435.335.619	2.228.299.760
Domestic customers			12.435.335.619	2.228.299.760
VG2 Tan Hung Branch (HCMC) - Future Green World Limited Liability Company			0	702.404.460
An Phu Long Real Estate Joint Stock Company			280.095.750	280.095.750
Binh Thanh District Construction Investment Project Management Board			1.639.378.691	651.562.178
Ho Chi Minh City Power Corporation Limited – Thu Duc Power Company Branch			2.997.105.464	0
Cho Lon Power Company – Branch of Ho Chi Minh City Power Corporation			2.489.009.178	0
Ho Chi Minh City Power Corporation Limited – Binh Phu Power Company Branch			1.846.525.774	0
Gia Dinh Power Company – Branch of Ho Chi Minh City Power Corporation			1.206.007.276	
Other advance payments from customers			1.977.213.486	594.237.372
14. Dividends and profit payable			30/09/2026	01/01/2026
- Dividends payable to shareholders for prior years				
Dividends payable for 2008			374.636.020	379.115.020
Dividends payable for 2009 and 2010			356.994.594	357.294.594
Dividends payable for 2011			223.940.500	225.080.500
Dividends payable for 2012			242.011.920	245.383.920
Dividends payable for 2013			469.967.920	480.431.920
Dividends payable for 2014			852.792.857	860.600.357
Dividends payable for 2015			1.209.703.560	1.254.463.560
Dividends payable for 2016			1.439.340.672	1.500.803.472
Dividends payable for 2017			2.002.877.100	2.102.531.100
Dividends payable for 2018			2.339.889.300	2.454.072.300
Dividends payable for 2019			2.002.129.500	2.107.045.500
Total			11.514.283.943	11.966.822.243

As at September 30, 2026, the Company had unpaid dividends of VND 11,514,283,943. The main reason was that these shareholders had not completed securities depository procedures to receive dividends through securities companies. The Company reports the status of dividend payments at the Annual General Meeting of Shareholders.

15. Taxes and Amounts Payable to the State

	01/01/2026	Amount payable during the period	Amount actually paid during the period	30/09/2026
Taxes and Payable to the State	(432.956.976)	17.420.981.492	18.259.758.452	(1.271.733.936)

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to September 30, 2026

Unit: VND

- Value-added tax payable	(432.956.976)	16.999.989.695	17.838.766.655	(1.271.733.936)
- Thuế Value gia tăng hàng NK	0	0	0	0
- Import-export duties	0	0	0	0
- Fees, charges, and other amounts payable	0	420.991.797	420.991.797	-
Taxes and Receivable from the State	663.432.403	782.896.031	2.787.184.325	(1.340.855.891)
- Corporate income tax	673.392.173	376.250.560	2.350.006.534	(1.300.363.801)
- Personal income tax	(9.959.770)	406.645.471	437.177.791	(40.492.090)
	01/01/2026	Deductible tax	Tax deducted	30/09/2026
Deducted Value-added tax	87.320.463	15.968.944.105	15.299.243.646	757.020.922
16. Payables to Employees			30/09/2026	01/01/2026
Other payables to employees			0	0
17. Accrued Expenses			30/09/2026	01/01/2026
Short-term			3.748.666.220	4.718.416.749
Accrued expenses - Trading business			94.859.887	770.660.663
Accrued expenses - Design consulting			1.858.371.942	2.060.569.573
Accrued expenses - Planning and Development Department			0	0
Accrued expenses - New Construction Team			67.107.071	430.668.863
Accrued expenses - Project Management Department			828.082	828.082
Accrued expenses - Construction			1.727.499.238	1.455.689.568
Total			3.748.666.220	4.718.416.749
18. Unearned revenue			30/09/2026	01/01/2026
Unearned revenue			0	0
Total			0	0
19. Other payables			30/09/2026	01/01/2026
Short-term			1.090.788.298	122.143.615
Social insurance, health insurance, unemployment insurance, trade union fees			0	0
Other payables			1.090.788.298	122.143.615
Total			1.090.788.298	122.143.615
20. Loan and financial lease liabilities			30/09/2026	01/01/2026
	Value	Amount able to repay	Value	Amount able to repay
a. Short-term borrowings and financial lease liabilities	884.000.000	884.000.000	0	0
- Joint Stock Commercial Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch (*)	0	0	0	0
- Asia Commercial Joint Stock Bank – Sai Gon Branch (**)	884.000.000	884.000.000	0	0
- Military Commercial Joint Stock Bank – Gia Dinh Branch (***)				
- Personal borrowing	0	0	0	0
b. Long-term borrowings and finance lease liabilities	0	0	0	0
Cộng	884.000.000	884.000.000	0	0

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to September 30, 2026

Unit: VND

(*) Credit Facility Agreement No. 01/2025/6752458/HDTD dated 16 June 2025, entered into with the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV). The credit facility is intended to supplement working capital, issue bank guarantees, open letters of credit (L/Cs), and for other financing purposes. The total credit limit is VND 50,000,000,000, of which the maximum outstanding loan balance is VND 30,000,000,000. The loan tenor and applicable interest rate shall be specified under each individual loan agreement. Collateral: In accordance with the lending bank's regulations, if the Company no longer satisfies the lending conditions after utilising the existing collateral, it shall provide additional collateral in accordance with the Bank's credit policies applicable from time to time.

(**) Credit Facility Agreement No. SGD.DN.2741.230326 dated 25 March 2026, entered into with the Asia Commercial Joint Stock Bank (ACB). The credit facility is intended to supplement working capital, issue bank guarantees, open letters of credit (L/Cs), and for other financing purposes, with a total credit limit of VND 252,000,000,000, of which the maximum outstanding loan balance is VND 22,000,000,000. The loan tenor and applicable interest rate shall be specified under each individual loan agreement. Collateral: In accordance with the lending bank's regulations, if the Company no longer satisfies the lending conditions after utilising the existing collateral, it shall provide additional collateral in accordance with the Bank's credit policies applicable from time to time.

(***) Credit Facility Agreement No. 360446.25.221.809833.TD dated December 6, 2025. Purpose of the loan: to finance business activities relating to electrical equipment and electrical construction. Credit limit: VND 150,000,000,000, of which the maximum outstanding loan balance is VND 30,000,000,000. The credit facility is valid until December 5, 2026, and the term of each promissory note is six months. Interest rate: specified separately in each promissory note. Collateral includes deposit agreements with MB, inventories, and receivables arising from the loan-financed business plan approved by MB.

20. Owner's Equity

a. Details of the owner's capital contributions

	Capital contribution ratio	30/09/2026	01/01/2026
Ho Chi Minh City Power Corporation	29,65%	70.000.000.000	70.000.000.000
Southern Power Corporation	8,58%	20.250.000.000	20.250.000.000
Saigon Real Estate Corporation	3,24%	7.650.000.000	7.650.000.000
Saigon General Services Joint Stock Company	5,72%	13.500.000.000	13.500.000.000
Eastern Insurance Joint Stock Company	4,38%	10.350.000.000	10.350.000.000
Other shareholders	44,32%	104.631.650.000	104.631.650.000
Treasury shares	4,11%	9.700.000.000	9.700.000.000
Total	100%	236.081.650.000	236.081.650.000
* No. Of treasury shares		(970.000)	(970.000)

b. Transactions related to capital with owners and dividend/profit distribution

	30/09/2026	01/01/2026
Owner's Investment	236.081.650.000	236.081.650.000
Capital contribution at the beginning of the year		
Capital contribution increase during the year		
Capital contribution decrease during the year		
Capital contribution at the end of the year	236.081.650.000	236.081.650.000
Dividends and Profits Distributed		

c. Dividends

	30/09/2026	01/01/2026
Dividends announced after the end of the fiscal year		
Dividends announced on common shares	Not yet disclosed	Not yet disclosed
Dividends announced on preferred shares		
Accumulated preferred stock dividends not yet recognized	0	0

d. Shares

	30/09/2026	01/01/2026
Number of shares registered for issuance	23.608.165	23.608.165
Number of shares sold to the public	23.608.165	23.608.165
Common shares	23.608.165	23.608.165
Preferred shares	0	0
Number of shares repurchased	(970.000)	(970.000)
Common shares	(970.000)	(970.000)

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to September 30, 2026

Unit: VND

<i>Preferred shares</i>		
Number of shares outstanding	22.638.165	22.638.165
<i>Common shares</i>	22.638.165	22.638.165
<i>Preferred shares</i>	0	0
Par value of outstanding shares: VND per share.	10.000	10.000

e. Company's Funds	30/09/2026	01/01/2026
Development Investment Fund	1.803.514.172	1.803.514.172
Total	1.803.514.172	1.803.514.172

* Purpose of establishing and using the company's funds

The development investment fund is established from the after-tax profit and is used for expanding production and business scale or for deepening investments of the company.

VI. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INCOME STATEMENT

1. Revenue from sales of goods and provision of services	Q3 2026	Q3 2025
Commercial revenue	23.969.083.477	38.990.293.668
Consulting revenue	3.494.611.966	3.582.168.094
Construction service revenue	30.278.873.719	9.295.407.891
Total	57.742.569.162	51.867.869.653
2. Revenue deductions	Q3 2026	Q3 2025
Total	0	0
3. Net revenue from sales of goods and provision of services	Q3 2026	Q3 2025
Commercial revenue	23.969.083.477	38.990.293.668
Consulting revenue	3.494.611.966	3.582.168.094
Construction service revenue	30.278.873.719	9.295.407.891
Total	57.742.569.162	51.867.869.653
4. Cost of sales	Q3 2026	Q3 2025
Cost of commercial sales	22.507.212.642	38.027.965.674
Cost of consulting services	2.159.165.915	2.632.219.567
Cost of construction services	29.573.883.534	9.238.530.380
Total	54.240.262.091	49.898.715.621
5. Financial Revenue	Q3 2026	Q3 2025
Interest from deposits and loans	347.021.016	350.029.782
Dividends and profits received	0	0
Realized foreign exchange gains	0	0
Profit from share transfer	0	0
Total	347.021.016	350.029.782
6. Finance Expenses	Q3 2026	Q3 2025
Interest expense on borrowings	0	0
Expenses related to securities transfer and depository services	0	0
Realized foreign exchange losses	0	0
Other finance expenses	0	0
Total	0	0
7. General and administrative expense	Q3 2026	Q3 2025
Employee management expenses	1.122.231.249	840.978.778
Board of Directors and Board of Supervisors remuneration	184.950.000	180.000.000
Office supplies expenses	0	0
Depreciation of fixed assets	165.853.680	161.446.224
Taxes, fees, and charges	0	0
Provision for doubtful receivables	4.697.749.200	(100.000.000)
Outsourced service costs	0	0

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to September 30, 2026

Unit: VND

Other monetary expenses	314.067.113	249.858.761
Total	6.484.851.242	1.332.283.763
8. Other Revenue	Q3 2026	Q3 2025
Other revenue	111.786.134	110.100.000
Total	111.786.134	110.100.000
9. Other expenses	Q3 2026	Q3 2025
Disposal and liquidation of assets	0	0
Contractual penalties and fines	(4.697.749.200)	0
Other expenses	672.499.929	0
Total	(4.025.249.271)	0
10. Current Corporate Income Tax Expenses	Q3 2026	Q3 2025
Total accounting profit before tax	1.501.512.250	1.097.000.051
Adjustments to increase or decrease accounting profit to determine taxable income	12.270.506.167	0
<i>Increase adjustments</i>	0	0
Tax arrears, late tax payment	0	0
Remuneration for the Board of Directors and Board of Supervisor not involved in direct management	0	0
<i>Decrease adjustments</i>	0	0
Total taxable income	1.501.512.250	1.097.000.051
Corporate income tax rate	20%	20%
Current corporate income tax expenses	(1.150.183.706)	219.400.010
Exempted corporate income tax expenses	0	0
Current corporate income tax expenses	-1.150.183.706	219.400.010
11. Basic Earnings Per Share (EPS)	Q3 2026	Q3 2025
Profit or loss attributable to shareholders owning common shares (VND)	2.651.695.956	877.600.041
Allocation to reward and welfare fund (VND)	0	0
Weighted average number of shares outstanding during the period (shares)	22.638.165	22.638.165
Basic earnings per share (VND/share)	117	39

12. Diluted earnings per share

The company does not have any potential common shares that would have a dilutive effect, so the diluted earnings per share is calculated as the basic earnings per share.

VII. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE CASH FLOWS STATEMENT

1. Amount actually paid back in principal during the period

	Q3 2026	Q3 2025
- The amount of principal paid back during the period.	12.270.506.167	0

VIII. OTHER INFORMATION

1 Information on going concern: The Company will continue to operate in the future.

PREPARER



TRAN PHAN XUAN THIEN

CHIEF ACCOUNTANT



NGUYEN CHANH TRUC

GENERAL DIRECTOR



NGUYEN ANH VU

2. Financial investment

	As at 30/09/2026		As at 01/01/2026	
	Cost VND	Book value VND	Cost VND	Book value VND
Held-to-maturity investments	32.016.370.656	32.016.370.656	64.884.926.048	64.884.926.048
Short-term	32.016.370.656	32.016.370.656	64.822.926.048	64.822.926.048
Term deposit (1)	32.016.370.656	32.016.370.656	64.822.926.048	64.822.926.048
- Joint Stock Commercial Bank For Investment and Development of Vietnam - Ba Chieu Branch	8.053.934.960	8.053.934.960	8.061.487.943	8.061.487.943
- Military Commercial Joint Stock Company - Binh Thanh Branch	1.235.753.982	1.235.753.982	1.209.824.122	1.209.824.122
- Asia Commercial Joint Stock Bank- SaiGon branch	22.726.681.714	22.726.681.714	55.551.613.983	55.551.613.983
Long-term	0	0	62.000.000	62.000.000
- Term deposits at Asia Commercial Joint Stock Bank- SaiGon branch	0	0	62.000.000	62.000.000

(1) refers to bank time deposits with terms ranging from 6 months to 12 months, with interest rates determined for each period by the Joint Stock Commercial Bank.

	As at 30/09/2026			As at 01/01/2026		
	Original cost VND	Provision VND	Fair value VND	Original cost VND	Provision VND	Fair value VND
Investment in Other Entities	2.392.603.100	(1.206.000.000)	1.186.603.100	2.392.603.100	(1.206.000.000)	1.186.603.100
Investment in Subsidiaries	100.000.000	(6.000.000)	94.000.000	100.000.000	(6.000.000)	94.000.000
- TRADIN ONE Co., LTD	100.000.000	(6.000.000)	94.000.000	100.000.000	(6.000.000)	94.000.000
Investment in Joint Ventures and Associates	0	0	0	0	0	0
Investment in Other Entities	2.292.603.100	(1.200.000.000)	1.092.603.100	2.292.603.100	(1.200.000.000)	1.092.603.100
- Vietnam Electricity Investment and Construction Joint Stock Company	1.200.000.000	(1.200.000.000)	0	1.200.000.000	(1.200.000.000)	0
- Vietnamese - Russian Advanced Technology Limited Liability Company	500.000.000	0	500.000.000	500.000.000	0	500.000.000
- Ho Chi Minh City Power Engineering Construction Consulting Joint Stock Company	592.603.100	0	592.603.100	592.603.100	0	592.603.100

HO CHI MINH CITY ELECTRIC POWER TRADING INVESTMENT CORPORATION

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 1, 2026 to September 30, 2026

6. Bad Debts	30/09/2026		01/01/2026		
	Original cost	Provision	Original cost	Provision	Recoverable Amount
Short-term receivables that are overdue or not yet due but are unlikely to be recoverable	9.313.415.746	(9.313.415.746)	14.051.164.946	(14.051.164.946)	0
Hoang Long Construction Joint Stock Company	495.079.008	(495.079.008)	495.079.008	(495.079.008)	0
Toan Trung Construction Joint Stock Company	134.264.750	(134.264.750)	134.264.750	(134.264.750)	0
Viet Nam TST Engineering Joint Stock Company (trade receivables)	160.773.338	(160.773.338)	160.773.338	(160.773.338)	0
Viet Nam TST Engineering Joint Stock Company (other receivables)	1.705.915.923	(1.705.915.923)	1.705.915.923	(1.705.915.923)	0
Binh Tan Real Estate Joint Stock Company	350.000.000	(350.000.000)	350.000.000	(350.000.000)	0
SPT Telephone Center - Saigon Postel Corporation	508.016.116	(508.016.116)	528.016.116	(528.016.116)	0
No. 9 Construction Company LLC	1.314.603.549	(1.314.603.549)	1.314.603.549	(1.314.603.549)	0
Nam Long Company Limited	412.970.340	(412.970.340)	412.970.340	(412.970.340)	0
PTN Services and Trading Company Limited	1.179.061.489	(1.179.061.489)	1.179.061.489	(1.179.061.489)	0
DELTATECH Technical Services Joint Stock Company	313.792.920	(313.792.920)	313.792.920	(313.792.920)	0
Bao Long Land Corporation	276.210.310	(276.210.310)	276.210.310	(276.210.310)	0
Dat Xanh Group Joint Stock Company	36.000.000	(36.000.000)	36.000.000	(36.000.000)	0
Thai Son Nam Company Limited	15.877.048	(15.877.048)	15.877.048	(15.877.048)	0
District 6 Construction Investment Management Board	40.620.172	(40.620.172)	40.620.172	(40.620.172)	0
Vien Dong Power Joint Stock Company	93.091.090	(93.091.090)	93.091.090	(93.091.090)	0
Urban Upgrade Project Management Board	60.000.000	(60.000.000)	60.000.000	(60.000.000)	0
District Binh Tan Construction Investment Management Board	12.758.000	(12.758.000)	12.758.000	(12.758.000)	0
Ho Chi Minh City State Treasury	338.221.078	(338.221.078)	338.221.078	(338.221.078)	0
Retail Customer (Tran Viet Airline Ticket Agency)	15.491.554	(15.491.554)	15.491.554	(15.491.554)	0
NNB Technology Company Limited	238.569.061	(238.569.061)	258.569.061	(258.569.061)	0
Ho Chi Minh City Power Corporation	0	0	4.697.749.200	(4.697.749.200)	0
Tuan Loc Construction Investment Corporation	1.612.100.000	(1.612.100.000)	1.612.100.000	(1.612.100.000)	0