



INTIMEX - HOA CAM CONCRETE JOINT STOCK COMPANY
Stock code: HCC

FINANCIAL STATEMENTS

For the 3rd quarter of 2025

INTIMEX - HOA CAM CONCRETE JOINT STOCK COMPANY

Address: Lot B6-5, Thuan Yen Industrial Park, Ban Thach Ward, Da Nang City

Transaction address: 53 Truong Son St., Cam Le Ward, Da Nang City

Tel: 0236.3675155 - 2469206 Fax: 0236.3672516

FINANCIAL STATEMENTS**For the 3rd quarter of 2025**

Form: B01a-DN

DN - BALANCE SHEET

Item	Code	Note	30/09/2025	01/01/2025
A. CURRENT ASSETS (100=110+120+130+140+150)	100		136 223 659 733	105 685 385 772
I. Cash and cash equivalents	110	5a	30 028 613 939	10 357 911 224
1. Cash	111		5 926 166 316	10 357 911 224
2. Cash equivalents	112		24 102 447 623	
II. Short-term financial investments	120	5b	5 000 000 000	
1. Trading securities	121			
2. Provision for decline in value of trading securities	122			
3. Held-to-maturity investments	123		5 000 000 000	
III. Short-term receivables	130		90 209 445 460	85 565 197 028
1. Short-term trade receivables	131	6	118 052 027 384	116 149 383 245
2. Short-term prepayments to suppliers	132		2 576 133 867	119 000 023
3. Short-term intercompany receivables	133			
4. Receivables according to construction contracts progress	134			
5. Short-term loan receivables	135			
6. Other short-term receivables	136	7	429 329 108	287 154 373
7. Provision for doubtful (short-term) debts	137		(30,848,044,899)	(31,194,137,485)
8. Shortage of assets awaiting resolution	139	8		203 796 872
IV. Inventories	140	9	10 523 804 699	9 261 841 946
1. Inventories	141		10 523 804 699	9 261 841 946
2. Provision for decline in value of inventories	149			
V. Other current assets	150		461 795 635	500 435 574
1. Short-term prepaid expenses	151	10a	105 468 669	48 584 003
2. Deductible value-added tax	152		356 326 966	145 191 498
3. Taxes and amounts recoverable from the State	153	17		306 660 073
4. Purchase and resale and of government bonds	154			
5. Other current assets	155			
B. NON-CURRENT ASSETS (200 = 210 + 220 + 240 + 250 + 260)	200		43 270 563 445	39 483 301 227
I. Long-term receivables	210			
1. Long-term trade receivables	211			
2. Long-term prepayments to suppliers	212			
3. Working capital at dependent entities	213			
4. Long-term intercompany receivables	214			
5. Long-term loan receivables	215			
6. Other long-term receivables	216			
7. Provision for doubtful (long-term) debts	219			
II. Fixed assets	220		35 435 575 186	30 913 574 505
1. Tangible fixed assets	221	11	35 178 619 894	30 574 119 228
- Cost	222		174 197 839 374	165 119 757 943

- Accumulated depreciation	223		(139,019,219,480)	(134,545,638,715)
2. Finance lease fixed assets	224			
- Cost	225			
- Accumulated depreciation	226			
3. Intangible fixed assets	227	12	256 955 292	339 455 277
- Cost	228		945 727 273	945 727 273
- Accumulated amortization	229		(688,771,981)	(606,271,996)
III. Investment properties	230			
- Cost	231			
- Accumulated depreciation	232			
IV. Non-current assets in progress	240			351 851 852
1. Long-term work in progress	241			
2. Construction in progress	242	13		351 851 852
V. Long-term financial investments	250		1 634 240 413	1 890 713 177
1. Investments in subsidiaries	251			
2. Investments in associates and joint ventures	252	14	5 319 660 000	5 319 660 000
3. Equity investments in other entities	253			
4. Provision for long-term financial investments	254		(3,685,419,587)	(3,428,946,823)
5. Held-to-maturity investments	255			
VI. Other non-current assets	260		6 200 747 846	6 327 161 693
1. Long-term prepaid expenses	261	10b	6 185 819 335	6 312 233 182
2. Deferred income tax assets	262	15	14 928 511	14 928 511
3. Long-term equipment, supplies and spare parts	263			
4. Other non-current assets	268			
VI. Goodwill	269			
TOTAL ASSETS (270 = 100 + 200)	270		179 494 223 178	145 168 686 999
C. LIABILITIES (300 = 310 + 330)	300		82 004 806 945	59 752 097 293
I. Short-term liabilities	310		82 004 806 945	59 752 097 293
1. Short-term trade payables	311	16	52 209 824 866	51 763 397 432
2. Short-term advances from customers	312		1 440 240 086	230 339 370
3. Taxes and amounts payable to the State	313	17	2 693 496 938	686 809 034
4. Payables to employees	314		11 762 195 143	6 378 093 366
5. Short-term accrued expenses	315	18		
6. Short-term intercompany payables	316			
7. Payables according to construction contract progress	317			
8. Short-term unearned revenue	318			
9. Other short-term payables	319	19	13 351 172 081	408 996 965
10. Short-term loans and finance lease liabilities	320	20.a		
11. Provision for short-term payables	321			
12. Bonus and welfare funds	322		547 877 831	284 461 126
13. Price stabilization fund	323			
14. Purchase and resale of Government bonds	324			
II. Long-term liabilities	330			
1. Long-term trade payables	331			
2. Long-term advances from customers	332			
3. Long-term accrued expenses	333			
4. Intercompany payables on working capital	334			
5. Long-term intercompany payables	335			

6. Long-term unearned revenue	336			
7. Other long-term payables	337			
8. Loans and finance lease liabilities	338	20.b		
9. Convertible bonds	339			
10. Preferred shares	340			
11. Deferred income tax liabilities	341			
12. Provision for long-term payables	342			
13. Technology and science development Fund	343			
D - EQUITY (400 = 410 + 430)	400		97 489 416 233	85 416 589 706
I. Owners' equity	410		97 489 416 233	85 416 589 706
1. Share capital	411	21	65 185 860 000	65 185 860 000
- Common shares with voting rights	411a		65 185 860 000	65 185 860 000
- Preferred shares	411b			
2. Share premium	412			
3. Options for convertible bond	413			
4. Other owners' capital	414			
5. Treasury shares	415	21	(390,000)	(390,000)
6. Differences upon asset revaluation	416			
7. Foreign exchange differences	417			
8. Investment and development fund	418	21	6 473 481 001	6 473 481 001
9. Assistance fund for enterprise restructuring	419			
10. Other equity funds	420			
11. Undistributed profit after tax	421	21	25 830 465 232	13 757 638 705
- Undistributed profit up to prior period-end	421a		78 000	1 200 046 800
- Undistributed profit for the current period	421b		25 830 387 232	12 557 591 905
12. Capital construction fund	422			
II. Other resources and funds	430			
1. Budget resources	432			
2. Resources financing fixed assets	433			
C. Non-controlling interest	439			
TOTAL RESOURCES (440 = 300 + 400)	440		179 494 223 178	145 168 686 999



Ngô Văn Long
General Director
Da Nang, 20 October 2025

Nguyen Thi Ngoc Anh
Chief Accountant

Nguyen Thi Ngoc Anh
Preparer

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FINANCIAL STATEMENTS
For the 3rd quarter of 2025

Form: B02a-DN

DN - QUARTERLY INCOME STATEMENT

Item	Code	Note	Quarter 3/2025	Quarter 3/2024	Accumulated from the beginning of the year to the end of Q3 2025	Accumulated from the beginning of the year to the end of Q3 2024
1. Revenue from sales and service provision	01	23	116 153 526 776	90 641 498 206	312 379 165 570	218 775 026 680
2. Revenue deductions	02					
3. Net revenue from sales and service provision (10 = 01 - 02)	10		116 153 526 776	90 641 498 206	312 379 165 570	218 775 026 680
4. Cost of goods sold	11	24	100 981 769 085	79 337 726 471	272 149 795 824	195 968 833 839
5. Gross profit from sales and service provision (20 = 10 - 11)	20		15 171 757 691	11 303 771 735	40 229 369 746	22 806 192 841
6. Financial income	21	25	140 966 943	1 961 780	148 844 942	4 679 561
7. Financial expenses	22	26	85 711 097	159 614 722	332 176 328	712 426 899
- Including: Interest expense payable	23		0	70 714 939	75 703 564	524 840 552
8. Selling expenses	24					
9. Administrative expenses	25		2 842 599 643	4 730 295 405	6 490 740 264	9 017 705 148
10. Operating profit {30 = 20 + (21 - 22) - (24 + 25)}	30		12 384 413 894	6 415 823 388	33 555 298 096	13 080 740 355
11. Other income	31		9 700 000		89 700 000	
12. Other expenses	32	27	695 134 213	236 376 983	1 016 390 280	472 325 533
13. Other profit (40 = 31 - 32)	40		(685,434,213)	(236,376,983)	(926,690,280)	(472,325,533)
14. Accounting profit before tax (50 = 30 + 40)	50	28	11 698 979 681	6 179 446 405	32 628 607 816	12 608 414 822
15. Current corporate income tax expense	51	28	2 456 376 455	1 286 247 135	6 798 220 584	2 634 681 443
16. Deferred corporate income tax expense	52					
17. Profit after tax (60 = 50 - 51 - 52)	60	28	9 242 603 226	4 893 199 270	25 830 387 232	9 973 733 379
18. Basic earnings per share (*)	70	29	1 418	708	3 963	1 442
19. Declining earnings per share	71	29	1 418	708	3 963	1 442


 Ngo Van Long
General Director

Da Nang, 20 October 2025

 Nguyen Thi Ngoc Anh
Chief Accountant

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FINANCIAL STATEMENTS
For the 3rd quarter of 2025

Form: B03a-DN

QUARTERLY STATEMENT OF CASH FLOWS - Direct method

ITEM	Code	Note	Accumulated from the beginning of the year to the end of Q3 2025	Accumulated from the beginning of the year to the end of Q3 2024
I. Cash flows from operating activities				
1. Cash receipts from sales, service provision and other income	01		311,686,422,147	194,397,769,914
2. Cash paid to suppliers	02		(264,789,296,533)	(180,031,564,660)
3. Cash paid to employees	03		(24,904,893,480)	(18,302,691,141)
4. Loan interest paid	04		(75,703,564)	(439,631,150)
5. Corporate income tax paid	05		(4,955,767,790)	(1,699,454,928)
6. Other cash receipts from operating activities	06		25,548,982,576	17,684,506,314
7. Other payments for operating activities	07		(8,636,663,785)	(5,837,414,847)
Net cash from operating activities	20		33,873,079,571	5,771,519,502
II. Cash flows from investing activities				
1. Purchase and construction of fixed assets and other non-current assets	21		(9,431,221,798)	(3,263,844,549)
2. Proceeds from disposals of fixed assets and other non-current assets	22		80,000,000	
3. Cash paid for loans, acquisition of debt instruments	23		(5,000,000,000)	
4. Recovery of loans, re-sales of debt instruments	24			
5. Cash paid for capital contribution in other entities	25			
6. Recovery of capital contribution in other entities	26			
7. Loan interest, dividends and profit received	27		148,844,942	4,679,561
Net cash from investing activities	30		(14,202,376,856)	(3,259,164,988)
III. Cash flows from financing activities				
1. Proceeds from stock issuance, capital contribution	31			
2. Repayments of contributed capital, recall of issued stocks	32			
3. Proceeds from short-term and long-term borrowings	33			139,753,219,065
4. Repayment of borrowings	34			(131,883,217,621)
5. Cash paid for finance lease obligation	35			
6. Dividends, profit paid to owners	36			
Net cash from financing activities	40		-	7,870,001,444
Net cash flows for the period	50		19,670,702,715	10,382,355,958
Cash and cash equivalents at the beginning of the period	60		10,357,911,224	1,519,151,890
Impacts of exchange rate fluctuations	61			
Cash and cash equivalents at the end of the period	70		30 028 613 939	11 901 507 848



Ngo Van Long
 General Director
 Da Nang, 20 October 2025

Nguyen Thi Ngoc Anh
 Chief Accountant

Nguyen Thi Ngoc Anh
 Preparer

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

1. Nature of operations

1.1. Overview

Intimex - Hoa Cam Concrete Joint Stock Company ("the Company") was incorporated through the equitization of a state-owned enterprise, pursuant to Decision No. 4700/QĐ-UB dated 05/12/2001 by the People's Committee of Quang Nam Province. The Company is an independent accounting entity, operating under Business Registration Certificate (now known as the Enterprise Registration Certificate) No. 3303070008 dated 24/12/2001 issued by the Quang Nam Department of Planning and Investment (this Enterprise Registration Certificate has been amended 19 times, with the latest amendment dated 18/07/2025), and the enterprise code 4000362102). The Company operates in compliance with its Charter, the Enterprise Law, and other relevant regulations.

The Company was approved to list its common shares on the Hanoi Stock Exchange under the ticker symbol HCC. The shares commenced trading on 24/12/2007.

1.2. Principal scope of business: Manufacture of concrete and construction of works.

1.3. Operating activities

- Manufacture of concrete and articles of concrete, cement and plaster. Details: Manufacture of ready-mixed concrete;
- Cutting, shaping and finishing of stone. Details: Processing of construction stone;
- Quarrying of stone, sand, gravel, and clay;
- Manufacture of clay building materials;
- Manufacture of other non-metallic mineral products n.e.c.;
- Construction of residential buildings;
- Construction of roads and railways;
- Construction of other civil engineering projects. Details: Construction of civil, industrial, irrigation, and hydropower projects; installation of power lines and grids up to 35KV;
- Trading of own or rented property and land use rights. Details: Real estate business;
- Wholesale of beverages. Details: Wholesale of alcohol, beer, and non-alcoholic beverages;
- Wholesale of other machinery and equipment. Details: Wholesale of machinery, transport equipment, concrete pump equipment and parts, industrial and household electrical equipment, IT equipment, and office equipment;
- Wholesale of construction materials and other installation supplies;
- Wholesale of solid, liquid and gaseous fuels and related products. Details: Wholesale of petroleum and related products.

1.4. Normal course of business cycle

The Company's normal course of business cycle is 12 months.

1.5. Corporate structure

Associate company: Chu Lai Joint Stock Company, with a 49.09% ownership interest;

The Company has 5 dependent entities without legal status, operating under the dependent accounting method, including:

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

Da Nang Branch

- Address: 53 Truong Son Street, Hoa Tho Tay Ward, Cam Le District, Da Nang City
- Tel: (84) 0236.3670000 – 3675155
- Fax: (84) 0236.3672516

Concrete Manufacturing Plant at Chu Lai Open Economic Zone

- Address: Tam Nghia Commune, Nui Thanh District, Quang Nam Province
- Tel: (84) 0235.3853522

Branch of Intimex - Hoa Cam Concrete Joint Stock Company – Dai Giang Construction Enterprise

- Address: Phan Boi Chau Street, Tam Ky City, Quang Nam Province
- Tel: (84) 0235.3852811

Tam Ky Concrete Plant

- Address: Lot B6-5, Thuan Yen Industrial Park, Hoa Thuan Ward, Tam Ky City;
Quang Nam Province
- Tel: (84) 0235.2200999

Dung Quat Concrete Plant – Quang

- Address: 96 Nguyen Nghiem Street, Quang Ngai City, Quang Ngai Province
- Tel: (84) 0255.3822730

2. Accounting period, currency used in accounting

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

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

3. Applied accounting standards and accounting system

The Company adopts Vietnamese Corporate Accounting System as guided in Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC dated 21/3/2016 providing amendments and supplements to certain articles of Circular No. 200/2014/TT-BTC promulgated by the Ministry of Finance.

4. Summary of significant accounting policies

4.1 Cash and cash equivalents

Cash includes cash on hand, cash at bank and cash in transit.

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 and which are subject to an insignificant risk of changes in value at reporting date shall be recognized as cash equivalents.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

4.2 Financial investments

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.

4.3 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 amounts of outstanding receivables at the balance sheet date, which have been overdue for 6 months or which have not been overdue but the debtor is in the state of insolvency, winding up, missing or running away... Provision is made as guided by Circular No. 228/2009/TT-BTC dated 7/12/2009 of the Ministry of Finance.

4.4 Inventories

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

Cost of inventories is calculated using the weighted average method and accounted for using the perpetual method with value 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. The provision is made in accordance with Circular No. 228/2009/TT-BTC dated 7/12/2009 by the Ministry of Finance.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

4.5 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:

<u>Kinds of assets</u>	<u>Depreciation period (years)</u>
Buildings, architectures	5 - 20
Machinery, equipment	5 - 10
Motor vehicles	6 - 10
Office equipment	3 - 5

4.6 Intangible fixed assets

Cost

Intangible fixed asset being computer software is 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

Amortization of intangible fixed assets is calculated on a straight-line basis over their estimated useful lives. Amortization rate is in conformity with Circular No. 45/2013/TT-BTC dated 25/4/2013 by the Ministry of Finance.

<u>Kind of asset</u>	<u>Amortization period (years)</u>
Computer software	5

4.7 Deferred corporate income tax, deferred corporate income tax expense

Deferred income tax is determined for temporary differences at the balance sheet date between the tax base of assets and liability and their carrying amount for financial reporting purpose. Deferred income tax liabilities are recognized for all temporary differences except temporary differences arising from the initial recognition of an asset or liability in a transaction which, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

Deferred income tax liabilities are recognized for all taxable temporary differences while deferred income tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, unused tax losses and tax credits can be utilized. Book values of deferred corporate income tax assets are considered at the balance sheet

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

dates and will be reduced to the rates that ensure enough taxable income against which the benefits from a part of or all of the deferred income tax assets can be used. Unrecognized deferred income tax assets are reassessed at each balance sheet date and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred income tax is measured at the tax rates that are expected to apply for the year in which the asset is realized or the liability is settled, based on tax rates that have been enacted or substantively enacted at the balance sheet date.

Deferred income tax assets and deferred income tax liabilities are offset if taxable temporary differences and deductible temporary differences relate to the same taxable entity and are finalized with the same taxation authority.

4.8 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 of 3 years or less;
- 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.

4.9 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 or 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.

4.10 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

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

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.

4.11 Owners' equity

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

Treasury shares

Treasury shares are the amounts payable to repurchase the shares that the Company has issued and all costs directly related to this repurchase transaction.

Profit distribution

Profit after corporate income tax is appropriated to funds and distributed to shareholders in accordance with the resolution of the General Meeting of Shareholders.

The dividend 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.

4.12 Recognition of revenue and other income

- 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. Stock dividends are not recognized as financial revenue. Dividends received in the period before investment date shall be recorded as a decrease in value of investment.
- 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.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

4.13 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.

4.14 Financial expenses

Financial expenses reflect expenses or losses related to financial investment activities: loan interest and provision for loss from investment in other entities.

4.15 Administrative expenses

Administrative expenses reflect expenses actually incurred related to the overall administration of the Company.

4.16 Current corporate income tax expense, deferred 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.

4.17 Financial instruments

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, short-term deposits, 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 loans, trade payables, accrued expenses and other payables.

Subsequent measurement

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

4.18 Tax rates and charges payable to the State Budget which the Company applies

- Value-added tax (VAT):
 - ✓ Sale of ready-mixed concrete and construction activities: Subject to a VAT rate of 10%. From 01/01/2025 to 30/06/2025, the Company was eligible for an 8% VAT rate in accordance with Resolution of the national assembly No. 174/2024/QH15.
 - ✓ Other business activities: Subject to the current applicable tax rates as per regulations.
- Corporate income tax (CIT):
 - ✓ For income from the Ready-Mixed Concrete Manufacturing Plant Project (Tam Ky Concrete Plant): Exempt from CIT for the first 2 years, followed by a 50% CIT liability reduction for the next 4 years, starting from the year taxable income is first generated. 2018 was the first year of taxable income generation.

(This incentive is based on Investment Registration Certificate No. 5835304205 issued on 18/01/2017 by the Quang Nam Industrial Zones Authority).

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

- ✓ For income from the Ready-Mixed Concrete Manufacturing Plant Project (Dung Quat Concrete Plant): Exempt from CIT for the first 4 years, followed by a 50% CIT liability reduction for the next 9 years, starting from the year taxable income is first generated. A preferential CIT rate of 10% is applicable for 15 consecutive years starting from the first year the project generates revenue. 2019 was the first year the project generated revenue and taxable income.

(This incentive is based on Investment Registration Certificate No. 7238180205 issued on 23/11/2017 by the Dung Quat Economic Zone and Quang Ngai Industrial Parks Authority).

- ✓ For income from other activities: A 20% CIT rate is applied.
- Other taxes and obligations are fulfilled in accordance with the prevailing regulations.

4.19 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.

5 a. Cash

	30/09/2025	01/01/2025
Cash on hand	121,358,523	70,686,330
Bank demand deposits	5,804,807,793	10,287,224,894
Term deposits – one month	24,102,447,623	-
Total	30,028,613,939	10,357,911,224

5 b. Short-term financial investments

	30/09/2025	01/01/2025
Term deposits – six month	5,000,000,000	-
Total	5,000,000,000	

6 Short-term trade receivables

	30/09/2025	01/01/2025
- Hoa Binh Construction Group Joint Stock Company	1,297,110,000	213,100,000
- Coteccons Construction Joint Stock Company	9,959,201,772	27,266,517,235
- Unicons Investment Construction Co., Ltd (Hoian - Marriott)	1,877,169,386	2,567,792,020
- Thanh Quan Joint Stock Company	10,671,350,500	5,253,257,000
- Xuyen Viet Joint Stock Company	1,036,340,101	4,120,756,191
- Other customers	93,210,855,625	76,727,960,799
Total	118,052,027,384	116,149,383,245

7 Other short-term receivables

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
- Advances	124,056,924		-	
- Investment guarantee deposit Binh Duong Concrete Plant	154,500,000		154,500,000	
- Other receivables	147,643,184		132,654,373	
Total	426,200,108		287,154,373	

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

8 Shortage of assets awaiting resolution

	30/09/2025		01/01/2025	
	Quantity	Value	Quantity	Value
- Account reconciliation differences		-		203,796,872
Total		-		203,796,872

9 Inventories

	30/09/2025		01/01/2025	
	Cost	Provision	Cost	Provision
Materials	10,431,383,627		8,641,744,749	
Tools, instruments	92,421,072		18,788,443	
Work in progress	-		601,308,754	
Total	10,523,804,699		9,261,841,946	

10 Prepaid expenses

a. Short-term

	30/09/2025	01/01/2025
Road management fees	84,802,000	36,184,000
Infrastructure maintenance costs at Dung Quat Plant	20,666,669	12,400,003
Total	105,468,669	48,584,003

b. Long-term

	30/09/2025	01/01/2025
Land lease expenses – Tam Ky Plant (*)	3,571,973,193	3,636,918,156
Road management fees	1,382,328	2,937,456
Land lease expenses – Dung Quat Plant-Quang Ngai (**)	2,609,693,864	2,657,142,845
Others	2,769,950	15,234,725
Total	6,185,819,335	6,312,233,182

(*) According to Land Lease Contract No. 161/HDTD dated 22/06/2017 with the Quang Nam Department of Natural Resources and Environment, the Company leases 15,000 m² of land at Lot B6-5, Thuan Yen Industrial Park, Hoa Thuan Ward, Tam Ky City, Quang Nam Province (now Lot B6-5, Thuan Yen Industrial Park, Ban Thach Ward, Da Nang City). The lease term is 49 years and 8 months (from 15/05/2017 to 18/01/2067) for the construction of a ready-mix concrete manufacturing plant. Accordingly, the Company allocates the land lease payment to expenses over the lease term.

(**) This relates to the lease of land with infrastructure within the Saigon – Dung Quat Industrial Subdivision under Contract No. 03/2018/HDTLD dated 02/01/2018. The lease period runs from 23/11/2017 to 30/12/2054. The Company allocates the land lease payment to expenses over the lease term.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

11 Tangible fixed assets

	Buildings, Architectures	Machinery, equipment	Motor vehicles	Office equipment	Total
Cost					
Year-opening balance	28,615,839,811	29,286,947,215	106,591,852,058	426,352,461	164,920,991,545
Increase in the period	145,187,055	351,851,852	9,612,375,590		10,109,414,497
Decrease in the period			832,566,668		832,566,668
Period-end balance	28,761,026,866	29,638,799,067	115,371,660,980	426,352,461	174,197,839,374
Depreciation					
Year-opening balance	17,533,610,886	26,199,203,550	90,187,705,420	426,352,461	134,346,872,317
Increase in the period	955,074,165	1,089,538,164	3,460,301,502		5,504,913,831
Decrease in the period			832,566,668		832,566,668
Period-end balance	18,528,114,240	27,249,312,525	92,815,440,254	426,352,461	139,019,219,480
Net book value					
Year-opening balance	11,082,228,925	3,087,743,665	16,404,146,638	-	30,574,119,228
Period-end balance	10,232,912,626	2,389,486,542	22,556,220,726	-	35,178,619,894

12 Intangible fixed assets

	Land use rights w/ a definite term	Computer software	Total
Cost			
Year-opening balance		945,727,273	945,727,273
Increase in the period	-		
Decrease in the period	-		
Period-end balance	-	945,727,273	945,727,273
Amortization			
Year-opening balance		606,271,996	606,271,996
Charge for the year		82,499,985	82,499,985
Decrease in the period			
Period-end balance		688,771,981	688,771,981
Net book value			
Year-opening balance	-	339,455,277	339,455,277
Balance as at 30/09/2025	-	256,955,292	256,955,292

13 Construction in progress

	30/09/2025	01/01/2025
Elevator installation costs at the Company's office	-	351,851,852
Total	-	351,851,852

NOTES TO THE FINANCIAL STATEMENTS (cont'd)*(These notes form part of and should be read in conjunction with the accompanying financial statements)***14. Investments in joint ventures and associates**

	Operating status	% of equity	Number of shares	30/09/2025			01/01/2025		
				Cost	Provision	Fair value	Cost	Provision	Fair value
Investments in joint ventures, associates									
- Chu Lai Joint Stock Company	Active	49.09%	493,626	5,319,660,000			5,319,660,000		
- Provision for investment loss					3,685,419,587			3,428,946,823	
- Fair value						1,634,240,413			1,890,713,177
Cộng				5,319,660,000	3,685,419,587	1,634,240,413	5,319,660,000	3,428,946,823	1,890,713,177

The value of the capital contribution to Chu Lai Joint Stock Company as at 30/09/2025 is VND 5,319,660,000, representing 49.09% of the charter capital.

The shares of the investee company are not listed on any stock exchanges, and the Company does not have reliable reference data on the market price of these shares at the time of preparing the financial statements. Therefore, the Company has no basis to determine the fair value of this investment. The provision for this investment as at 30/09/2025 is based on the financial statements of the investee company.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

15. Deferred income tax assets

	30/09/2025	01/01/2025
- Tax rate used to determine the value of deferred tax assets		-
+ Year 2015	22%	22%
+ From 2016 to 2025	20%	20%
- Deferred tax assets related to cost allocation	14,928,511	14,928,511
Deferred income tax assets	14,928,511	14,928,511

16. Short-term trade payables

	30/09/2025	01/01/2025
Payables to suppliers	52,152,425,026	51,763,397,432
- Duy Thinh Co., Ltd	10,589,008,756	14,533,565,950
- Tanh Trung Co., Ltd	4,445,989,000	3,646,702,500
- Thinh Phu Cuong Co., Ltd	12,013,807,032	11,395,613,768
- Phu Minh Tri Trade and Services Co., Ltd	6,676,243,042	8,356,335,871
- Other suppliers	18,484,777,036	13,831,179,343
Payables to related-party suppliers	-	-
- Chu Lai JSC (associate)	-	-
Total	52,209,824,866	51,763,397,432

17. Taxes and amounts payable to the State budget

	Year-opening balance Receivable	Year-opening balance Payable	Amount to be paid in the period	Actual amount paid in the period	Period-end balance Receivable	Period-end balance Payable
VAT		72,533,825	3,312,625,184	3,197,232,679		187,926,330
CIT		613,856,289	6,798,220,584	4,955,767,790		2,456,309,083
PIT	306,660,073		894,329,310	538,932,552		48,736,685
Land & housing tax, land rent		-	446,116,783	446,116,783		-
Natural resources tax		418,920	5,462,600	5,356,680		524,840
Other taxes		-	11,000,000	11,000,000		-
Total	306,660,073	686,809,034	11,467,754,461	9,154,406,484		2,693,496,938

The Company's tax returns would be subject to inspection by the tax authorities. The tax amounts reported in these financial statements could be changed upon final determination by the tax authorities.

18. Short-term accrued expenses

	30/09/2025	01/01/2025
Accrued loan interest	-	-
Total	-	-

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

19. Other short-term payables

	30/09/2025	01/01/2025
-Trade union fees	122,297,520	75,390,520
-Remuneration payable to the Board of Directors and Board of Supervisors	306,000,000	-
- Vietnam Securities Depository	12,808,796,800	-
-Overpaid PID	74,409,209	319,440,243
-Other payables	39,668,552	14,166,202
Total	13,351,172,081	408,996,965

(*)According to Notice No. 258/TB-HCC dated 19/08/2025, the company has announced that the final registration date for the dividend distribution list for the year 2024 is 23/09/2025. The payment date for the cash dividend for the year 2024 is 22/10/2025.

20. Loans and finance lease liabilities

a. Short-term loans and finance lease liabilities

	Opening balance	Increase in the period	Decrease in the period	Closing balance
Short-term loans		34,070,299,312	34,070,299,312	-
- VCB – Da Nang Branch (i)		31,419,111,312	31,419,111,312	-
- BIDV – Da Nang Branch (ii)		2,651,188,000	2,651,188,000	-
- VietinBank – Ngu Hanh Son Branch (iii)				-
Current portion of long-term loans	-	-	-	-
Long-term loans	-	-	-	-
Total		34,070,299,312	34,070,299,312	-

* All the loans mentioned are settled within a period of less than 3 months.

21. Owners' equity

a. Statement of changes in owners' equity

	Share capital	Repurchased shares	Investment and development fund	Undistributed profit after tax
As at 01/01/2024	65,185,860,000	(390,000)	6,473,481,001	9,131,940,013
Increase in the period				12,557,591,905
Decrease in the period				7,931,893,213
As at 31/12/2024	65,185,860,000	(390,000)	6,473,481,001	13,757,638,705
As at 01/01/2025	65,185,860,000	(390,000)	6,473,481,001	13,757,638,705
Increase in the period				25,830,387,232
Decrease in the period				13,757,560,705
As at 30/09/2025	65,185,860,000	(390,000)	6,473,481,001	25,830,465,232

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

b. Breakdown of share capital

	30/09/2025	01/01/2025
Intimex Group Joint Stock Company	33,559,790,000	33,559,790,000
Capital contribution from other shareholders	31,625,680,000	31,625,680,000
Par value of treasury shares	390,000	390,000
	<u>65,185,860,000</u>	<u>65,185,860,000</u>

c. Shares

	30/09/2025 Shares	01/01/2025 Shares
Authorized share capital	6,518,586	6,518,586
- Ordinary shares	6,518,586	6,518,586
- Preferred shares	-	-
Treasury shares	39	39
- Ordinary shares	39	39
- Preferred shares	-	-
Shares currently in circulation	6,518,547	6,518,586
- Ordinary shares	6,518,547	6,518,586
- Preferred shares	-	-

d. Undistributed profit after tax

	30/09/2025	30/09/2024
Profit brought forward	13,757,638,705	9,131,940,013
Profit after corporate income tax for the current period	25,830,387,232	9,973,733,379
Deductions from profit after tax	13,757,560,705	7,931,893,213
<i>Distribution of prior year's profit</i>	<i>13,757,560,705</i>	<i>7,931,893,213</i>
- Appropriation to investment and development fund		
- Appropriation to bonus and welfare funds, Management bonus fund	720,466,705	109,636,813
- Dividend payment	13,037,094,000	7,822,256,400
Additions to profit after tax		
- Profit brought forward		
<i>Distribution of current year's profit</i>	<i>-</i>	<i>-</i>
Undistributed profit after tax	<u>25,830,465,232</u>	<u>11,173,780,179</u>

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

22. Doubtful debts written off

	30/09/2025	01/01/2025
Hanoi Telecom JSC	37,380,000	37,380,000
Quang Nam - Da Nang Construction JSC	2,067,817,837	2,067,817,837
Construction Enterprise No. 6 - DCID Construction Co., Ltd	259,462,000	259,462,000
623 Construction Mechanical JSC (Thuan Phuoc Bridge)	51,892,000	51,892,000
Civil Engineering JSC 68	47,240,000	47,240,000
524 Construction Company	110,127,500	110,127,500
623 Construction Mechanical JSC (Overpass)	201,241,870	201,241,870
Thanh Thu Co., Ltd	412,383,500	412,383,500
Ky Ha Development and Investment Co., Ltd	59,374,000	59,374,000
Dong Tam Ha Noi Construction JSC	30,948,700	30,948,700
Cat Hai JSC	1,157,048,500	1,157,048,500
Tin Thuan Construction & Design Consulting Co., Ltd.	277,845,000	277,845,000
Vinashine Mechanical and Electrical Construction Company	30,980,000	30,980,000
Phu Tien Construction JSC	147,867,800	147,867,800
Quang Nam Construction Investment JSC	317,515,000	317,515,000
Thang Long Investment Group JSC	134,946,000	134,946,000
Song Hong Danang JSC	59,588,000	59,588,000
Dong Do Construction Investment & Trading Co., Ltd	20,750,000	20,750,000
NDV Co., Ltd	102,930,000	102,930,000
Construction & Interior Decoration JSC	185,310,500	185,310,500
Dai Giang Construction Company (Ly Cong Nhan)	203,796,872	-
Total	5,916,593,744	5,712,648,207

23. Revenue

	Q3 2025	Q3 2024
+ Concrete sales at Chu Lai Concrete Plant	15,579,311,687	11,403,264,642
+ Concrete sales at Da Nang Branch	33,549,324,137	23,147,184,387
+ Concrete and other sales at the Company	49,572,856,675	40,587,867,759
+ Concrete sales at Tam Ky Plant	14,202,257,993	14,771,191,324
+ Concrete sales at Quang Ngai Plant	3,249,776,284	731,990,094
Less: Revenue deductions		
Total	116,153,526,776	90,641,498,206

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

24. Cost of goods sold

	Q3 2025	Q3 2024
+ Cost of concrete sales at Chu Lai Concrete Plant	13,402,710,664	10,009,298,519
+ Cost of concrete sales at Da Nang Branch	28,062,069,383	19,421,476,228
+ Cost of concrete and other sales at the Company	43,489,140,197	36,009,299,149
+ Cost of concrete sales at Tam Ky Concrete Plant	13,020,740,199	12,918,073,264
+ Cost of concrete sales at Quang Ngai Concrete Plant	3,007,108,642	979,579,311
Total	100,981,769,085	79,337,726,471

25. Financial income

	Q3 2025	Q3 2024
- Interest income from bank deposits and loans	140,966,943	1,961,780
Total	140,966,943	1,961,780

26. Financial expenses

	Q3 2025	Q3 2024
- Loan interest	-	70,714,939
- Provision for stock investment	85,711,097	88,899,783
Total	85,711,097	159,614,722

27. Other expenses

	Q3 2025	Q3 2024
Remuneration for non-executive Board of Directors and Board of Supervisors	73,500,000	73,500,000
Others	621,634,213	162,876,983
Total	695,134,213	236,376,983

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

28. Current corporate income tax expense and profit after tax for the period

	Q3 2025	Q3 2024
Accounting profit before tax	11,698,979,681	6,179,446,405
Adjustments for taxable income	710,546,502	251,789,272
- Incremental adjustments to taxable income	710,546,502	251,789,272
+ <i>Administrative fines (traffic fines)</i>	11,600,000	162,876,983
+ <i>Remuneration for the Board of Directors and Board of Supervisors</i>	73,500,000	73,500,000
+ <i>Unqualified expenses</i>	625,446,502	15,412,289
+ <i>Dividend income from investment in Chu Lai JSC</i>	-	-
- Decremental adjustments to taxable income	-	-
+ <i>Adjustment for land tax expenses</i>	-	-
+ <i>Dividend income from investment in Chu Lai JSC</i>	-	-
Total taxable income	12,409,526,183	6,431,235,677
- Tam Ky Concrete Plant	788,268,628	1,064,865,213
- Quang Ngai Concrete Plant	170,191,881	(315,736,502)
- Concrete production, construction, and other activities	11,451,065,674	5,682,106,966
Corporate income tax	2,464,886,050	1,286,247,135
- Tam Ky Concrete Plant (20%)	157,653,726	212,973,043
- Quang Ngai Concrete Plant (10%)	8,509,594	(63,147,300)
- Concrete production, construction, and other activities (20%)	2,298,722,730	1,136,421,393
Corporate income tax reductions	8,509,594	
- Tax reductions for Tam Ky Concrete Plant (ends in 2024)		
- Tax reductions for Quang Ngai Concrete Plant	8,509,594	-
Current corporate income tax expense	2,456,376,455	1,286,247,135
Including:		
<i>CIT expense for the current period</i>	2,456,376,455	1,286,247,135
<i>Adjustment of prior period's current CIT expense recorded in this period</i>		
Deferred corporate income tax expense		
- <i>Deferred CIT income arising from deductible temporary differences</i>		
- <i>Deferred CIT expense arising from deductible temporary differences</i>		
Profit after corporate income tax	9,242,603,226	4,893,199,270

29. Basic and diluted earnings per share

	Q3 2025	Q3 2024
Accounting profit after tax	9,242,603,226	4,893,199,270
Adjustments increasing or decreasing profit after tax		(280,737,516)
- <i>Increasing</i>		
- <i>Decreasing (appropriation to bonus and welfare funds)</i>		280,737,516
Profit or loss attributable to common shareholders	9,242,603,226	4,612,461,754
Weighted average common shares outstanding	6,518,547	6,518,547
Basic and diluted earnings per share (*)	1 418	708

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

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

(*) The basic and diluted earnings per share for Q3 2025 are calculated prior to appropriation to the bonus and welfare funds, as the Company's Charter of and the General Meeting of Shareholders do not require such appropriations. Therefore, this figure may be subject to change depending on future.

	Report for Q3 2024 VND	Adjustment for Q3 2024 VND	Adjusted report for Q3 2024 VND
Accounting profit after tax	4,893,199,270	4,893,199,270	4,893,199,270
Adjustments increasing or decreasing profit after tax	-	(280,737,516)	(280,737,516)
- Increasing			
- Decreasing (appropriation to bonus and welfare funds)*	-	280,737,516	280,737,516
Profit or loss attributable to common shareholders	4,893,199,270	4,612,461,754	4,612,461,754
Weighted average common shares outstanding	6,518,547	6,518,547	6,518,547
Basic and diluted earnings per share	751	708	708

(*) The bonus and welfare funds were adjusted downward by VND 280,737,516 when recalculating the "Basic earnings per share" for Q3 2024. This adjustment was determined based on the ratio of the Q3 2024 profit after tax relative to the 2024 profit after tax, and the bonus and welfare funds appropriated from the 2024 profit after tax (VND 720,466,705), in accordance with the resolution of the 2025 General Meeting of Shareholders.

30. Events after the balance sheet date

There have been no significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the financial statements.

31. Corresponding figures

Corresponding figures in the Balance Sheet were taken from the financial statements for the year ended 31/12/2024, which were audited by AAC. Corresponding figures in the Income Statement and the Statement of Cash Flows were taken from the financial statements for the 3rd Quarter of 2024, which were prepared by the Company.



Ngô Văn Long

General Director

Da Nang, 20 October 2025

Nguyen Thi Ngoc Anh

Chief Accountant

Nguyen Thi Ngoc Anh

Preparer