

**LONG SON PETROLEUM INDUSTRIAL ZONE INVESTMENT JOINT
STOCK COMPANY**

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Address: 3rd Floor, No. 67 Nguyen Thi Minh Khai street, Ben Thanh Ward, Ho Chi Minh City

Telephone: 028.3925 9975 Fax: 028.3925 9976

Tax Code: 3500811001

FINANCIAL STATEMENTS QUARTER 4/2025



Ho Chi Minh City, December 31, 2025

BALANCE SHEET**Quarter 4, 2025**

As of December 31, 2025

Unit: VND

Items	Codes	Notes	Amount at the end of the quarter (December 31, 2025)	Amount at the beginning of the year (January 01, 2025)
1	2	3	4	5
A - Short-term Assets (100 = 110 + 120 + 130 + 140 + 150)	100		1,411,905,741,146	478,838,535,897
I. Cash and Cash Equivalents	110		5,827,666,243	213,250,012
1. Cash	111	V.01	5,827,666,243	213,250,012
2. Cash Equivalents	112			
II. Short-term Financial Investments	120	V.02	536,917,488,455	4,540,000,000
1. Trading Securities	121			
2. Provision for impairment of trading securities (*)	122			
3. Held-to-Maturity Investments	123		536,917,488,455	4,540,000,000
III. Short-term Receivables	130		473,661,354,615	72,294,574,630
1. Account receivable from customers	131		43,988,336,397	25,394,265,254
2. Short-term Prepayments to Suppliers	132		32,474,427,542	31,824,198,408
3. Short-term Intercompany Receivables	133			
4. Receivables based on construction contract progress billing	134			
5. Short-term Loan Receivables	135		400,000,000,000	
6. Other Short-term Receivables	136	V.03	58,775,392,288	36,279,082,091
7. Allowance for doubtful short-term receivables (*)	137	V.04	(61,576,801,612)	(21,202,971,123)
8. Assets awaiting resolution	139			
IV. Inventories	140		394,958,918,987	389,141,838,294
1. Inventories	141	V.05	394,958,918,987	389,141,838,294
2. Allowance for decline in value of inventories (*)	149			
V. Other Current Assets	150		540,312,846	12,648,872,961
1. Short-term Prepaid Expenses	151		26,125,003	
2. Deductible VAT	152	V.06	514,187,843	12,648,872,961
3. Taxes and other receivables from the State	153			
4. Trading Government bonds	154			
5. Other short-term assets	155			
B -Long-term Assets (200=210+220+230+240+250+260)	200		402,020,249,679	396,605,224,227
. Long-term Receivables	210		127,218,942,920	127,218,942,920
. Long-term receivables from customers	211			

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Items	Codes	Notes	Amount at the end of the quarter (December 31, 2025)	Amount at the beginning of the year (January 01, 2025)
2. Long-term advances to suppliers	212			
3. Business capital in subsidiaries/affiliated units	213			
4. Long-term internal receivables	214			
5. Long-term loan receivables	215			
6. Other long-term receivables	216	V.07	127,218,942,920	127,218,942,920
7. Provision for long-term doubtful debts (*)	219			
II. Fixed Assets	220		2,266,376,003	3,099,059,727
1. Tangible fixed assets	221	V.08	2,266,376,003	3,099,059,727
- Historical cost	222		8,981,581,314	8,906,188,048
- Accumulated depreciation (*)	223		(6,715,205,311)	(5,807,128,321)
2. Finance lease fixed assets	224			
- Historical cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	V.09	0	0
- Historical cost	228		41,782,000	41,782,000
- Accumulated depreciation (*)	229		(41,782,000)	(41,782,000)
III. Investment properties	230		54,738,870,663	57,475,814,199
- Historical cost	231		68,423,588,321	68,423,588,321
- Accumulated depreciation (*)	232		(13,684,717,658)	(10,947,774,122)
IV. Long-term assets in progress	240		71,972,291,793	61,688,526,643
1. Long-term production and business costs in progress	241			
2. Long-term construction in progress	242	V.11	71,972,291,793	61,688,526,643
V. Long-term financial investments	250		139,923,909,487	139,923,909,487
1. Investments in subsidiaries	251			
2. Investments in joint-venture, associates	252	V.12	185,287,750,000	185,287,750,000
3. Capital contribution investments to other entities	253	V.13	67,882,391,454	67,882,391,454
4. Provision for long-term financial investments (*)	254	V.14	(113,246,231,967)	(113,246,231,967)
5. Held-to-maturity investments	255			
VI. Other long-term assets	260		5,899,858,813	7,198,971,251
1. Long-term prepaid expenses	261	V.15	5,899,858,813	7,198,971,251
2. Deferred tax assets	262			
3. Long-term Equipment, Supplies, and Spare Parts	263			
4. Other long-term assets	268			
5. Goodwill	269			
Total assets (270 = 100 + 200)	270		1,813,925,990,825	875,443,760,124
C - Liability (300=310+330)	300		53,242,709,960	49,946,308,798
I. Short-term liabilities	310		53,242,709,960	49,946,308,798
1. Short-term payables to suppliers	311		273,280,183	276,482,535
2. Short-term advances from customers	312		1,837,632,322	1,821,177,821

Items	Codes	Notes	Amount at the end of the quarter (December 31, 2025)	Amount at the beginning of the year (January 01, 2025)
3. Taxes and amounts payable to the State	313	V.17	2,812,418,716	1,868,380,467
4. Payables to employees	314		434,997	575,017,523
5. Short-term accrued expenses	315	V.18	649,201,365	665,877,200
6. Short-term internal payables	316			
7. Payables based on construction contract progress plan	317			
8. Short-term unearned revenue	318		403,532,609	-
9. Other short-term payables	319	V.19	47,266,209,768	44,739,373,252
10. Short-term loans and finance lease liabilities	320	V.16		
11. Short-term provisions	321			
12. Bonus and welfare fund	322			
13. Price stabilization fund	323			
14. Trading Government bonds	324			
II. Long-term liabilities	330		0	0
1. Long-term payables to suppliers	331			
2. Long-term advances from customers	332			
3. Long-term accrued expenses	333			
4. Internal payables regarding business capital	334			
5. Long-term internal payables	335			
6. Long-term unearned revenue	336			
7. Other long-term payables	337			
8. Long-term loans and finance lease liabilities	338			
9. Convertible Bonds	339			
10. Preferred Stock	340			
11. Deferred tax liabilities	341			
12. Long-term Provisions	342			
13. Science and Technology Development Fund	343			
D - Owners's equity (400=410+430)	400		1,760,683,280,865	825,497,451,326
I. Owners's equity	410	V.21	1,760,683,280,865	825,497,451,326
1. Capital contributed by owners	411		1,761,455,000,000	827,222,120,000
- Common stock with voting rights	411a		1,761,455,000,000	827,222,120,000
- Preferred stock	411b			
2. Share premium	412			
3. Convertible bond options	413			
4. Other owners' capital	414			
5. Treasury shares (*)	415		(735,703,081)	(735,703,081)
5. Revaluation surplus of assets	416			
7. Foreign exchange differences	417			
3. Investment and Development Fund	418		12,264,138,227	12,264,138,227
2. Financial reserve fund	419			
10. Other equity funds	420		949,808,972	949,808,972

Items	Codes	Notes	Amount at the end of the quarter (December 31, 2025)	Amount at the beginning of the year (January 01, 2025)
11. Undistributed profit after tax	421		(13,249,963,253)	(14,202,912,792)
- Undistributed profit after tax brought forward	421a		(14,202,912,792)	(15,108,428,017)
- Undistributed profit after tax for this period	421b		952,949,539	905,515,225
12. Capital source for basic construction investment	422			
13. Non-controlling interests	429			
II. Other funds and capital	430			
1. Funds	431			
2. Funds that form of fixed assets	432			
Total resources (440=300+400)	440		1,813,925,990,825	875,443,760,124

Prepared, January 19, 2026

Preparer

(Signature, full name)



Le Thi Kim Anh

Chief Accountant

(Signature, full name)



Pham Quang Tung

General Director

(Signature, full name, seal)



Vu Hoang Long

INCOME STATEMENT

Quarter 4, 2025

ITEM	Code	Notes	Quarter 4, 2025		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
1	2	3	4	5	6	7
1. Revenue from sales of goods and provision of services	1	VI.22	5,374,044,240	2,804,055,053	11,260,765,034	10,516,648,979
2. Revenue deductions	2		-	-	-	-
3. Net revenue from sales of goods and rendering of services (10=01-02)	10	VI.23	5,374,044,240	2,804,055,053	11,260,765,034	10,516,648,979
4. Cost of goods sold	11	VI.24	2,116,876,368	704,091,921	5,741,032,191	2,816,367,682
5. Gross profit from sales of goods and rendering of services (20=10-11)	20		3,257,167,872	2,099,963,132	5,519,732,843	7,700,281,297
6. Financial income	21	VI.25	16,692,080,359	2,154,010,211	49,266,302,130	8,217,852,120
7. Financial expenses	22	VI.26		-	734,598,834	928,840,236
- In which: Interest expenses	23			-	734,598,834	-
8. Share of profit or loss in joint ventures and associates	24		-	-	-	-
9. Selling expenses	25		145,827,273	15,400,000	364,810,475	87,150,000
10. General and administrative expenses	26	VI.27	19,144,601,554	4,012,422,859	52,827,040,355	13,822,855,592
11. Operating profit (30=20+(21-22)+ 24 - (25+26))	30		658,819,404	226,150,484	859,585,309	1,079,287,589
12. Other income	31		15,400,000	-	960,800,000	498,116,100
13. Other expenses	32		48,253,299	58,003,299	284,354,106	208,153,951
14. Other profit (40=31-32)	40		(32,853,299)	(58,003,299)	676,445,894	289,962,149
15. Total accounting profit before tax (50=30+40)	50		625,966,105	168,147,185	1,536,031,203	1,369,249,738
16. Current Corporate Income Tax Expense	51	VI.30	205,512,106	80,042,025	583,081,664	463,734,513
17. Deferred Corporate Income Tax Expense	52		-	-	-	-
18. Profit after Corporate Income Tax (60=50-51-52)	60		420,453,999	88,105,160	952,949,539	905,515,225
19. Profit after tax attributable to the Parent Company	61		-	-	-	-
20. Profit after tax attributable to non-controlling shareholders	62		-	-	-	-
21. Basic Earnings per Share	70		5.09	1.07	11.54	11
22. Diluted Earnings per Share	71					5

Prepared, January 14, 2026

Preparer

(Signature, full name)

Chief Accountant

(Signature, full name)

General Director

(Signature, full name, seal)



CASH FLOWS STATEMENT
 (Using the direct method)
 Quarter 4, 2025

Unit: VND

Items	Code	Notes	Accumulated from the beginning of the year to the end of this quarter	
			This year	Previous year
1	2	3	4	5
I. Cash flows from operating activities				
1. Cash receipts from sales, services, and other revenue	01		9,579,477,418	11,953,775,477
2. Cash payments to suppliers for goods and services	02		(8,464,782,659)	(5,355,953,716)
3. Cash payments to employees	03		(9,609,504,125)	(7,335,417,029)
4. Cash payments for interest expense	04			
5. Cash payments for corporate income tax	05			
6. Other cash receipts from operating activities	06		980,986,443,312	1,593,132,120
7. Other cash payments for operating activities	07		(237,063,056,270)	(6,485,030,055)
Net cash flows from operating activities	20		735,428,577,676	(5,629,493,203)
II. Cash flows from investing activities				
1. Cash payments for purchasing, constructing fixed assets and other long-term assets	21		(3,062,459,567)	(1,764,075,893)
2. Cash receipts from liquidating, disposing fixed assets and other long-term assets	22			
3. Cash payments for loans, purchasing debt instruments of other entities	23		(3,628,114,315,068)	(14,815,000,000)
4. Cash receipts from loan recoveries, reselling debt instruments of other entities	24		2,896,849,315,068	17,775,000,000
5. Cash paid for capital contributions to other entities	25			
6. Cash receipts from recovering capital contributions to other entities	26			
7. Cash receipts from loan interest, dividends and distributed profits	27		4,513,298,122	139,146,344
Net cash flow from investing activities	30		(729,814,161,445)	1,335,070,451
III. Cash flows from financing activities				
1. Cash received from issuance of shares, capital contributions from owners	31			
2. Cash paid for capital contributions to owners, repurchase of shares issued by the enterprise	32			
3. Short-term and long-term loans received	33		23,045,000,000	
4. Cash payments for principal loans repayments	34		(23,045,000,000)	
5. Cash payments for finance lease liabilities	35			
6. Dividends, profits paid to owners	36			
7. Payments from enterprise funds	37			
Net cash flow from financing activities	40		-	-
Net cash flow during the period (50=20+30+40)	50		5,614,416,231	(4,294,422,752)
Cash and cash equivalents at the beginning of the period	60		213,250,012	4,507,672,764
Effect of exchange rate changes on conversion of foreign currency	61			
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		5,827,666,243	213,250,012

Prepared, January 4th, 2026

Preparer
 (Signature, full name)



Chief Accountant
 (Signature, full name)



General Director
 (Signature, full name, seal)



NOTES TO THE FINANCIAL STATEMENTS

Quarter 4, 2025

I. CHARACTERISTICS OF THE COMPANY'S OPERATIONS

IDICO Long Son Petroleum Industrial Zone Investment Joint Stock Company was established and officially commenced operations as a Joint Stock Company under Business Registration Certificate No. 4903000409 dated August 09, 2007, initially issued by the Department of Planning and Investment of Ba Ria Vung Tau province with a charter capital of 827,222,120,000 VND.

In May 2010, the Company relocated its head office from Vung Tau City to Ho Chi Minh City. In 2011, the Company changed its name to Petroleum Construction and Trading Investment Joint Stock Company – IDICO under Business Registration Certificate No. 3500811001 issued for the 3rd amendment by the Business Registration Office under the Department of Planning and Investment of HCMC dated July 14, 2011.

On June 25, 2019, the Company officially changed its name to Long Son Petroleum Industrial Zone Investment Joint Stock Company under Business Registration Certificate No. 3500811001 issued for the 8th amendment by the Department of Planning and Investment of HCMC dated June 20, 2019.

On November 29, 2024, the Company changed its legal representative under Business Registration Certificate No. 3500811001 issued for the 10th amendment by the Department of Planning and Investment of HCMC dated November 29, 2024.

On February 24, 2025, the Company completed a private placement of shares and amended its charter capital. The Company's charter capital increased from 827,222,120,000 VND to 1,761,455,000,000 VND under Business Registration Certificate No. 3500811001 issued for the 11th amendment by the Department of Finance of Ho Chi Minh City dated March 24, 2025

The total number of employees of the Company as of Date 31 December 2025 was 23 people (as of December 31, 2024, it was 22 people)

Main Operations

The Company's main business activities include construction of civil works; Construction of industrial works; Transportation infrastructure (bridges, roads, culverts); Construction of irrigation works; Construction of underground and underwater works; Construction of water supply and drainage pipelines; Construction of building structures; Construction of industrial park and urban area infrastructure; Interior and exterior decoration of works; Real estate business; Business of infrastructure and related services in industrial parks and urban areas; Port and wharf services business. Business of equipment & machine and spare parts; Business of supplies, equipment & machine for industrial, petroleum, mining, forestry, agricultural, and construction sectors.

Business Structure

List of the Company's associates:

Name of associate	Address	Voting ratio	Main business lines
Petroleum Internal and External Equipment JSC	Floor 5, Room 502, No. 60 Le Trung Nghia Street, Ward 12, Tan Binh District, Ho Chi Minh City	20.00%	Business of interior and exterior equipment
Binh Son Petroleum Construction Joint Stock Company ("PVC Binh Son")	Building No. 33, Hai Ba Trung Street, Le Hong Phong Ward, Quang Ngai, Vietnam	46.86%	Construction and installation, investment and construction consulting services, real estate business

II. ACCOUNTING PERIOD, CURRENCY UNIT USED IN ACCOUNTING

1. Annual Accounting Period

The Company's annual accounting period on January 1st and ends on December 31st of each calendar year.

2. Currency Unit Used in Accounting

The currency used for accounting records is Vietnamese Dong (VND).

III. APPLICABLE ACCOUNTING STANDARDS AND REGIME

1. Applicable Accounting Regime

The Company's financial statements are presented in Vietnamese Dong and comply with the Corporate Accounting Regime applicable to Enterprises as stipulated in Circular No. 200/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance, guiding the application of the accounting regime for enterprises. Circular 200/2014/TT-BTC replaces the regulations on the corporate accounting regime issued under Decision No. 15/2006/QĐ-BTC dated March 20, 2006, of the Ministry of Finance and Circular 244/2009/TT-BTC dated December 31, 2009, of the Ministry of Finance on guiding, amending, and supplementing the corporate accounting regime.

2. Statement of Compliance with Standards

The Company's financial statements are presented in Vietnamese Dong and comply with the Vietnamese Accounting Standards issued by the Ministry of Finance, specifically:

- Decision No. 149/2001/QĐ - BTC date December 31, 2001, on the promulgation of four Vietnamese Accounting Standards (Phase 1);
- Decision No. 165/2002/QĐ - BTC date December 31, 2002, on the promulgation of six Accounting Vietnamese Standards (Phase 2);
- Decision No. 234/2003/QĐ - BTC date December 30, 2003, on the promulgation of six Vietnamese Accounting Standards (Phase 3);
- Decision No. 12/2005/QĐ - BTC date February 15, 2005, on the promulgation of six Vietnamese Accounting Standards (Phase 4);
- Decision No. 100/2005/QĐ - BTC date December 28, 2005, on the promulgation of six Vietnamese Accounting Standards (Phase 5);
- Circular No. 161/2007/TT-BTC date 31/12/2007 of the Ministry of Finance on guiding the implementation of 16 Accounting Standards promulgated under Decision No. 149/2001/QĐ-BTC, Decision No. 165/2002/QĐ-BTC, and Decision No. 234/2003/QĐ-BTC

For the purpose of preparing and presenting these financial statements, the Company does not apply Vietnamese Accounting Standard No. 25 - consolidated financial statements and accounting for Investments in subsidiary and Vietnamese Accounting Standard No. 07 - Accounting for investments in associate.

3. Applicable Form of Accounting Ledger

The company applies the voucher-based accounting system.

IV. APPLICABLE ACCOUNTING POLICIES:

1. Principle for recognizing Cash and Cash equivalents: Cash, Cash in Bank, Cash in Transit, and Short-term Investments.

Method for converting other currencies into the currency used in accounting: Transactions arising in Foreign currency during the year are converted into Vietnamese Dong at the actual exchange rate at the time of transaction.

2. Principle for recognizing inventories:

- Principle for recognizing inventories: at cost, which includes purchase costs + processing costs + other direct related costs incurred to bring the inventories to their present location and condition.
- Method for calculating inventories value;
- Method for accounting for inventories;
- Method for setting up Provision for Inventory Devaluation.

3. Principles for recognition and amortisation (depreciation) of Fixed Assets and Investment properties.

- Principles for recognition of Fixed Assets (tangible, intangible, finance lease): Based on historical cost and accumulated depreciation/amortisation.
- Method of amortisation (depreciation) for Fixed Assets (tangible, intangible, finance lease).

4. Principles for recognition and amortisation (depreciation) of Investment properties.

- Principles for recognition of Investment properties.

LONG SON PETROLEUM INDUSTRIAL ZONE INVESTMENT JOINT STOCK COMPANY

3rd Floor - Khang Thong Building, No. 67 Nguyen Thi Minh Khai street, Ben Thanh Ward, District 1, Ho Chi Minh City

Form No. B 09a - DN

(Issued under Circular No. 200/2014/TT-BTC December 22, 2014 of the Ministry of Finance)

- Method of amortisation (depreciation) for Investment properties.

5. Principles for recognition of financial investments:

- Investments in subsidiary, associate, capital contributions to jointly controlled entities.
- Short term securities investment;
- Other short-term and long-term investments;
- Method for setting up provision for short-term and long-term investment devaluation.

6. Principles for recognition and capitalization of borrowing costs:

- Principles for recognition of borrowing costs;
- Percentage capitalization used to determine borrowing costs capitalized during the period;

7. Principles for recognition and capitalization of Other expenses:

- Prepaid expenses;
- Other expenses;
- Method for allocation of prepaid expenses;
- Method and period for amortisation of Goodwill;

8. Principles for recognition of Accruals.

9. Principles and methods for recognition of provisions for liabilities.

10. Principles for recognition of Owners's equity:

- Principles for recognition of owners' invested capital, Surplus equity, Other equity.
- Principles for recognition of Asset revaluation difference.
- Principles for recognition of exchange rate differences.
- Principles for recognition of undistributed profit.

11. Principles and method for revenue recognition:

- Sales revenue.
- Revenue from rendering services.
- Financial income.
- Revenue from construction contracts.

12. Principles and method for recognition of Financial expenses.

13. Principles and method for recognition of Current Corporate Income Tax Expense, Deferred Corporate Income Tax Expense.

14. Foreign exchange risk provision transactions.

15. Other accounting policies and methods

V. Additional information for items presented in the Balance Sheet

Unit: VND

01. Cash and Cash equivalents	December 31, 2025	January 01, 2025
Cash on hand	449,258,159	146,391,359
Cash in bank	5,378,408,084	66,858,653
- Vietcombank – Saigon Branch	4,981,285	5,235,057
- Ocean Bank - Saigon Branch	4,834,069	5,461,753
- Tien Phong Commercial Joint Stock Bank – Ho Chi Minh City Branch	1,170,563	4,283,847
- Joint Stock Commercial Bank for Investment and Development of Vietnam – 3 Thang 2 Branch	110,444,051	47,088,351
- Joint Stock Commercial Bank for Investment and Development of Vietnam – Vung Tau - Con Dao Branch	2,992,881,477	4,789,645
- Joint Stock Commercial Bank for Investment and Development of Vietnam – Vung Tau - Con Dao Branch	15,648,805	-
(Capital increase receipt account)	28,272,675	-
- Military Commercial Joint Stock Bank - District 3 Branch		-
- Vietnam Prosperity Joint Stock Commercial Bank – Ho Chi Minh City Branch	7,457,088	-

LONG SON PETROLEUM INDUSTRIAL ZONE INVESTMENT JOINT STOCK COMPANY

3rd Floor - Khang Thong Building, No. 67 Nguyen Thi Minh Khai street, Ben Thanh Ward, District 1, Ho Chi Minh City

Form No. B 09a - DN

(Issued under Circular No. 200/2014/TT-BTC December 22, 2014 of the Ministry of Finance)

Phu My Hung Transaction Office		
- Vietnam Joint Stock Commercial Bank for Industry and Trade Branch 7, Ton Duc Thang Transaction Office	17,087,067	-
- Vietnam Technological and Commercial Joint Stock Bank – Head Office	2,195,631,004	-
Cash equivalents	-	-
Total	5,827,666,243	213,250,012

02. Short-term financial investments:

Deposits, financial investments with remaining maturity not exceeding 12 months from the reporting date:

	<u>December 31, 2025</u>	<u>January 01, 2025</u>
- Joint Stock Commercial Bank for Investment and Development of Vietnam - 3 Thang 2 Branch	-	1,250,000,000
- Tien Phong Commercial Joint Stock Bank – HCMC Branch	-	3,290,000,000
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Vung Tau Con Dao Branch	23,045,000,000	-
- Vietnam Technological and Commercial Joint Stock Bank – Head Office	140,000,000,000	-
- Vietnam Prosperity Joint Stock Commercial Bank HCMC Branch	172,760,000,000	-
Phu My Hung Transaction Office		
- Short-term bond holdings	201,112,488,455	-

Total	<u>536,917,488,455</u>	<u>4,540,000,000</u>
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03. Short-term receivables from customers

	<u>December 31, 2025</u>	<u>01.01.2025</u>
Khang Gia Investment and Development Real Estate Joint Stock Company	5,686,145,662	5,686,145,662
An Phuoc Loc Real Estate Development Investment Co., Ltd.	2,760,144,037	2,760,144,037
Remaining receivables	35,542,046,698	16,947,975,555
Total	<u>43,988,336,397</u>	<u>25,394,265,254</u>

04. Short-term advances to suppliers

	<u>December 31, 2025</u>	<u>January 01, 2025</u>
Khang Gia Investment and Development Real Investment Joint Stock Company	450,000,000	450,000,000
VINA Dai Phuoc Corporation:	30,173,099,432	30,678,197,530
Other parties	1,851,328,110	696,000,878
Total	<u>32,474,427,542</u>	<u>31,824,198,408</u>

05. Other short-term receivables

	<u>December 31, 2025</u>	<u>January 01, 2025</u>
* Dividends receivable:		
- PetroVietnam Internal and External equipment Joint Stock Company	987,000,000	987,000,000
- Petro Kinh Bac Investing and Construction Joint Stock Company	1,243,534,245	1,223,534,245
* Investments in projects not forming a basis for joint control:		

LONG SON PETROLEUM INDUSTRIAL ZONE INVESTMENT JOINT STOCK COMPANY

3rd Floor - Khang Thong Building, No. 67 Nguyen Thi Minh Khai street, Ben Thanh Ward, District 1, Ho Chi Minh City

Form No. B 09a - DN

(Issued under Circular No. 200/2014/TT-BTC December 22, 2014 of the Ministry of Finance)

- Nam Long Residential Area Project, Long An Province	6,585,883,539	6,585,883,539
- Nam An Apartment Project, Binh Hung Hoa Ward, Binh Tan District	8,000,000,000	8,000,000,000
* Receivable from accrued deposit interest:	4,013,679,508	91,214,110
* Receivable for apartment maintenance fees (collected upon apartment transfer)	144,790,652	144,790,652
* Receivable for cooperative investment interest:		
- Sieu Thanh Co., Ltd.	2,795,692,541	2,795,692,541
* Receivable from PetroVietnam Construction Joint Stock Corporation	2,589,668,320	6,589,668,320
* Receivable for temporary advances for Long Son Petrochemical Industrial Zone Project	10,580,267,813	6,787,576,000
* Receivable from Vietnam Container Joint Stock Company	17,720,547,947	-
* Other receivables:	4,114,327,723	3,073,722,684
Total	58,775,392,288	36,279,082,091

06. Provision for short-term doubtful receivables

	December 31, 2025	January 01, 2025
- Other receivables (Mr. Tran Manh Dung)	0	35,000,000
- Petrovietnam Internal and External Equipment Joint Stock Company	1,078,000,000	1,078,000,000
- Receivables for the Company's debt recovery costs	350,000,000	350,000,000
- Petro Kinh Bac Investing and Construction JSC	1,223,534,245	1,223,534,245
- Sieu Thanh Co., Ltd	10,795,692,541	2,795,692,541
- An Phuoc Loc Real Estate Development Investment Co., Ltd	2,760,144,037	2,760,144,037
- Nam Long Co., Ltd	6,585,883,539	6,585,883,539
- Khang Gia Investment and Development Real Estate JSC	25,081,179,362	6,374,716,761
- TLI Service Development Joint Stock Company	4,276,804,950	-
- Van Khoi Thanh Corporation	8,565,000,000	-
- Other parties	860,562,938	-
Total	61,576,801,612	21,202,971,123

07. Inventories

	December 31, 2025	January 01, 2025
Purchased goods in transit		
Raw materials	-	-
Tools and instruments	-	-
Costs of goods in process (i)	382,951,800,042	377,434,719,349
Costs of goods in process (ii)	-	-
Finished goods	-	-
Real estate inventories	11,707,118,945	11,707,118,945
Total cost of inventories	394,958,918,987	389,141,838,294

- (i) This unfinished business production cost is the construction cost of the Huynh Tan Phat Apartment Project. It represents the amount invested by the Company to complete the legal procedures for the land, corresponding to the Company's Phase 1 capital contribution to the Business Cooperation Contract for the exploitation of the "Huynh Tan Phat Apartment Project" and the unfinished construction costs for items such as retaining walls, test piles, mass piles, foundation beams and two

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LONG SON PETROLEUM INDUSTRIAL ZONE INVESTMENT JOINT STOCK COMPANY

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basements, the structural frame, and the completion of the 28-story apartment block of the project. This is a business cooperation contract in the form of investment in the construction of jointly controlled assets between the Company, Khang Thong Group Joint Stock Company, and PetroVietnam Industrial and Civil Construction Joint Stock Company, in which the Company is the operator. As of the current date, the Company has recognized revenue, cost of goods sold, and profit from the transfer of 128 apartments belonging to the Huynh Tan Phat project in the Income Statement, amounting to VND 146,802,999,247, VND 144,988,023,205, and VND 1,814,976,042, respectively.

- (ii) This work in progress cost is the cost of the rooftop solar power system at the Long Son Building project.

* The carrying amount of inventories used to mortgage, pledge as security for liabilities: 0 VND.

* The value of the provision recognized for Provision for Inventory Devaluation during the year is 0 VND, the value of the reversal of Provision for Inventory Devaluation during the year: 0 VND.

08. Taxes and other receivables from the State.

	December 31, 2025	January 01, 2025
Value added tax deductibles (Huynh Tan Phat Apartment Project and Chi Linh - Cua Lap 65-hectare New Urban Area Project, Vung Tau City)	514,187,843	12,648,872,961
Personal income tax	-	-
Total	514,187,843	12,648,872,961

09. Long-term other receivables

	December 31, 2025	January 01, 2025
Tuong Binh Hiep Commercial Residential Area Project, Thu Dau Mot Town, Binh Duong	42,825,000,000	42,825,000,000
Receivable from capital and share transfer of Petrovietnam - Nghe An Construction Joint Stock Corporation	69,393,942,920	69,393,942,920
Receivable from Petro Kinh Bac Investing and Construction Joint Stock Company regarding investment cooperation for Kinh Bac Petroleum Hotel Project	15,000,000,000	15,000,000,000
Receivable from BR-VT Industrial Zone Management Board deposit to ensure the implementation of Long Son Petrochemical Industrial Zone Project	-	-
Total	127,218,942,920	127,218,942,920

10. Tangible fixed assets (details see Appendix No. 01 attached)

11. Intangible fixed assets

<i>Item</i>	<i>Land use rights</i>	<i>Accounting software</i>	<i>Total</i>
Cost			
Beginning balance (January 01, 2025)	-	41,782,000	41,782,000
- Purchased during the period	-	-	-
- Internally generated	-	-	-
- Increase due to business combination	-	-	-
- Other increase	-	-	-
- Liquidation, disposal	-	-	-
- Other decrease	-	-	-
Ending balance (December 31, 2025)	-	41,782,000	41,782,000
Accumulated depreciation			



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Beginning balance (January 01, 2025)	-	41,782,000	41,782,000
- Depreciation during the period	-	-	-
- Other increase	-	-	-
- Liquidation, disposal	-	-	-
- Other decrease	-	-	-
Ending balance (December 31, 2025)	-	41,782,000	41,782,000
Carrying amount	-		
- As of the beginning date of the period (January 01, 2025)	-	-	-
- As of the ending date of the period (December 31, 2025)	-	-	-

12. Investment properties

Cost	Beginning of year balance	Increase during the year	Decrease during the year	Ending balance of year
Land use rights	-	-	-	-
Building & architectonic model	68,423,588,321	-	-	68,423,588,321
Building and land use rights	-	-	-	-
Infrastructure	-	-	-	-
Accumulated depreciation	-	-	-	-
Land use rights	-	-	-	-
Building & architectonic model	10,947,744,122	2,736,943,536	-	13,684,717,658
Building and land use rights	-	-	-	-
Infrastructure	-	-	-	-
Carrying amount of investment properties				
Land use rights	-	-	-	-
Building & architectonic model	57,475,814,199	2,736,943,536	-	54,738,870,663
Building and land use rights	-	-	-	-
Infrastructure	-	-	-	-

13. Long-term construction in progress

	December 31, 2025	January 01, 2025
65-hectare Chi Linh – Cua Lap New Urban Area Project, Vung Tau City	12,270,210,405	12,270,210,405
Long Son Petroleum Industrial Zone Project, Vung Tau City	59,702,081,388	49,418,316,238
Total	71,972,291,793	61,688,526,643

14. Investments in associates and joint ventures

	December 31, 2025	January 01, 2025
Petroleum Internal and External Equipment Joint Stock Company	14,000,000,000	14,000,000,000
Binh Son Petroleum Construction Joint Stock Company	171,287,750,000	171,287,750,000
Total	185,287,750,000	185,287,750,000

15. Other long-term investments

	December 31, 2025	January 01, 2025
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Saigon Petroleum Investment and Construction Joint Stock Company	28,500,000,000	28,500,000,000
Petro Kinh Bac Investing and Construction Joint Stock Company	11,000,000,000	11,000,000,000
Lam Kinh Hotel Joint Stock Company	28,382,391,454	28,382,391,454
Total	67,882,391,454	67,882,391,454

16. Provision for impairment of long-term financial investments

	December 31, 2025	January 01, 2025
Saigon Petroleum Investment and Construction Joint Stock Company	27,075,000,000	27,075,000,000
Petroleum Internal and External Equipment Joint Stock Company	14,000,000,000	14,000,000,000
Binh Son Petroleum Construction Joint Stock Company	32,788,840,513	32,788,840,513
Petro Kinh Bac Investing and Construction Joint Stock Company	11,000,000,000	11,000,000,000
Lam Kinh Hotel Joint Stock Company	28,382,391,454	28,382,391,454
Total	113,246,231,967	113,246,231,967

17. Long-term prepaid expenses

	December 31, 2025	January 01, 2025
Office rental expenses at 3rd floor - Khang Thong Building, 67 Nguyen Thi Minh Khai Street – Ben Thanh Ward – District 1 – Ho Chi Minh City	5,619,256,737	7,024,070,925
Other deferred expenses	280,602,076	174,900,326
Total	5,899,858,813	7,198,971,251

18. Short-term loans and liabilities

Loan amount from Gelex Infrastructure JSC for deposit to secure the implementation of Long Son Petroleum Industrial Park project

Total

**December 31,
2025**

**January 01,
2025**

-

-

19. Taxes and amounts payables to the State budget

	December 31, 2025	January 01, 2025
Value Added Tax	-	-
Corporate Income Tax	2,390,917,748	1,787,836,084
Personal income tax	202,254,633	72,008,736
Fee & charge & other payables	8,535,647	8,535,647
Total	2,823,883,069	1,868,380,467

Value Added Tax

The Company applies the Value Added Tax law using the deduction method for tax calculation.

Corporate Income Tax

The Company applies a Corporate Income Tax rate of 20% (Twenty percent) during the year.

Other taxes

The Company applies other types of taxes such as license tax, Personal income tax, etc., in accordance with current regulations.

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Current tax

Current tax payable is determined based on the taxable income of the current year. Taxable income differs from the net profit presented in the statement of operating activities results because taxable income excludes income or expenses that are taxable or deductible in other years (including losses carried forward, If any) and also excludes non-taxable or non-deductible items.

	<u>December 31, 2025</u>	<u>January 01, 2025</u>
20. Accrual expenses	649,201,365	665,877,200
Provision for expenses		
Total	649,201,365	665,877,200

	<u>December 31, 2025</u>	<u>January 01, 2025</u>
21. Other payables and remittances		
Trade Union fees		
Social insurance	50,327,800	31,996,770
Health insurance	1,613,659	1,874,541
Unemployment insurance	8,203,298	1,756,207
Dividends payable to other shareholders	-	207,613
Deposits received from leasing and selling project apartments	9,728,375,437	9,752,214,287
Payables for maintenance fees of apartments in Huynh Tan Phat condominium project	7,042,368,280	6,614,068,280
Payables to the Huynh Tan Phat Condominium project joint venture:		
- Value of capital contribution (land value) by PVC – IDICO to the remaining project Payable to Khang Thong Group Joint Stock Company	28,106,300,000	28,106,300,000
- Value of 5% capital contribution (land value) by the Khang Thong Group Joint Stock Company	8,760,500,000	8,760,500,000
- Value of 10% capital contribution (land value) by Petroleum Industrial and Civil Construction Joint Stock Company Oil and Gas Industrial and Civil Construction	6,448,600,000	6,448,600,000
Payables to the Huynh Tan Phat Condominium project joint venture:		
- Value of capital contribution (land value) by PVC – IDICO to the remaining project Payable to Khang Thong Group Joint Stock Company	12,897,200,000	12,897,200,000
Other payables and remittances	2,329,021,294	230,955,554
Total	47,266,209,768	44,739,373,252

	<u>December 31, 2025</u>	<u>January 01, 2025</u>
22. Non-current loans and liabilities		
Non-current loans and liabilities	-	-
Total	-	-

23. Owners's equity

a. Reconciliation of changes in Owners's equity

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<i>Item</i>	<i>Owners' equity capital</i>	<i>Investment and development fund</i>	<i>Other equity funds</i>	<i>Undistributed profit after tax</i>
Balance as of January 01, 2024	827,222,120,000	12,264,138,227	949,808,972	(15,108,428,017)
Increase during the year	-	-	-	905,515,225
Profit during the year				905,515,225
retrospective restatement				
Other increase				
Decrease during the year	-	-	-	-
Loss during the year				
Payment of dividends				
retrospective restatement				
Other decrease				
Balance as of December 31, 2024	827,222,120,000	12,264,138,227	949,808,972	(14,202,912,792)
Balance as of January 01, 2025	827,222,120,000	12,264,138,227	949,808,972	(14,202,912,792)
Increase during the year	934,232,880,000	-	-	952,949,539
Profit during the year				952,949,539
Profit distribution				
Other increase	934,232,880,000			
Decrease during the year	-	-	-	
Loss during the year				
Profit distribution				
Payment of dividends				
Other decrease				
Balance as of December 31, 2025	1,761,455,000,000	12,264,138,227	949,808,972	(13,249,963,253)

b. Details of Owners's equity

	December 31, 2025	January 01, 2025
Gelex Infrastructure Joint Stock Company	1,144,945,930,000	210,713,050,000
IDICO Corporation - JSC	70,641,030,000	70,641,030,000
Other individual shareholders	545,868,040,000	545,868,040,000
Total	1,761,455,000,000	827,222,120,000

VI. Additional information for items presented in the Income Statement

	From January 01, 2025 to December 31, 2025	From January 01, 2024 to December 31, 2024
24. Revenue from sales of goods and services rendered		
Revenue from real estate sales	3,774,919,520	-
Revenue from construction material sales	-	-
Revenue from operating lease of assets	7,222,215,549	10,154,599,800

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STOCK COMPANY

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Revenue from solar power sales	263,629,965	362,049,179
	<u>11,260,765,034</u>	<u>10,516,648,979</u>

25. Net revenue from sales of goods and services

	From January 01, 2025 to December 31, 2025	From January 01, 2024 to December 31, 2024
Revenue from real estate sales	3,774,919,520	-
Revenue from construction material sales	-	-
Revenue from operating lease of assets	7,222,215,549	10,154,599,800
Revenue from solar power sales	263,629,965	362,049,179
Total	<u>11,260,765,034</u>	<u>10,516,648,979</u>

26. Costs of goods sold

	From January 01, 2025 to December 31, 2025	From January 01, 2024 to December 31, 2024
Cost of real estate sales	2,745,824,245	-
Cost of construction material sales	-	-
Cost of operating lease of assets	2,929,021,156	2,736,943,534
Cost of solar power sales	66,186,790	79,424,148
Total	<u>5,741,032,191</u>	<u>2,816,367,682</u>

27. Financial income

	From January 01, 2025 to December 31, 2025	From January 01, 2024 to December 31, 2024
Interest on capital advances for the partnership of Huynh Tan Phat apartment project	6,356,816,401	7,970,664,888
Interest income from deposits	42,909,485,729	247,187,232
Income from business cooperation activities	-	-
Total	<u>49,266,302,130</u>	<u>8,217,852,120</u>

28. Financial expenses

	From January 01, 2025 to December 31, 2025	From January 01, 2024 to December 31, 2024
Interest expense on loans	734,598,834	-
Interest on late payments	-	-
Reversal of provision for devaluation of long-term financial investments	-	-

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Other financial expenses (provisioning for devaluation of long-term financial investments)		<u>928,840,236</u>
Total	734,598,834	928,840,236

29. General and administrative expenses

	From January 01, 2025 to December 31, 2025	From January 01, 2024 to December 31, 2024
Personnel expenses	5,401,333,639	5,598,931,508
Management material cost	111,490,164	66,997,685
Office supplies cost	280,155,194	67,856,602
Fixed asset amortisation (depreciation) cost	828,652,842	883,886,101
Taxes, fees, and charges	43,557,770	48,855,329
Provision for bad receivables expense	40,373,830,489	483,571,099
Outside purchasing services cost	3,251,273,998	3,408,437,894
Other cash cost	<u>2,536,746,259</u>	<u>3,264,319,374</u>
Total	52,827,040,355	13,822,855,592

30. Other income

	From January 01, 2025 to December 31, 2025	From January 01, 2024 to December 31, 2024
Other income	<u>960,800,000</u>	<u>498,116,100</u>
Total	<u>960,800,000</u>	<u>498,116,100</u>

31. Other expenses

	From January 01, 2025 to December 31, 2025	From January 01, 2024 to December 31, 2024
Other expenses	<u>284,354,106</u>	<u>208,153,951</u>
Total	<u>284,354,106</u>	<u>208,153,951</u>

32. Current Corporate Income Tax Expense

	From January 01, 2025 to December 31, 2025	From January 01, 2024 to December 31, 2024
Profit/(Loss) before tax	1,536,031,203	1,369,249,738
Adjustment for taxable income	1,379,377,115	949,422,828
Less: Non-taxable income	-	-
1 Add: Non-deductible expenses	<u>1,379,377,115</u>	<u>949,422,828</u>

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Taxable income	2,915,408,318	2,318,672,566
Loss carryforward from previous years	-	-
	2,915,408,318	2,318,672,566
Assessable income		
Corporate Income Tax Rate	20%	20%
Current Corporate Income Tax Expense	583,081,664	463,734,513
Adjustment of Corporate Income Tax (CIT) for previous years	-	-
Total Current Corporate Income Tax Expense	583,081,664	463,734,513

VII. Other information

33. Transactions and balances with related parties

a/List of related parties and related party transactions :

<u>Related party</u>	<u>Relationship</u>
Gelex Infrastructure Joint Stock Company	Major Shareholder/Parent company
PetroVietnam Interior and Exterior Equipment Joint Stock Company	Associate
Binh Son PetroVietnam Construction Joint Stock Company	Associate

From January 01, 2025 to December 31, 2025, the Company had the following transactions with related parties:

Short-term borrowing and repayment of the short-term loan from Gelex Infrastructure Joint Stock Company to make a security deposit for the implementation of the Long Son Petroleum Industrial Zone Project, pursuant to the loan contract signed between the two parties, with a 6-month loan term, an agreed interest rate, and no collateral assets.

Transactions incurred during the period	From January 01, 2025 to December 31, 2025	From January 01, 2024 to December 31, 2024
Short-term loan from Gelex Infrastructure Joint Stock Company	23,045,000,000	-
Repayment of short-term loan principal	(23,045,000,000)	-
Short-term loan interest incurred according to the capital borrowing contract	734,598,834	-
Payment of short-term loan interest	(734,598,834)	-

Dividends paid

	From January 01, 2025 to December 31, 2025	From January 01, 2024 to December 31, 2024
Common Shareholders	23,838,850	14,629,750

The income of The Board of Directors, Board of Directors and Board of Supervisors of the Company are as follows:

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	From January 01, 2025 to December 31, 2025	From January 01, 2024 to December 31, 2024
Salary	4,126,478,155	2,203,147,887
Other amounts	-	-
Total	4,126,478,155	2,203,147,887

b) Transactions with key management personnel (according to the appendix attached on page 15)
Balances with related parties:

Trade receivables

	December 31, 2025	January 01, 2025
Petroleum Internal and External Equipment JSC (Office car rental)	91,000,000	91,000,000
Total	91,000,000	91,000,000

Other receivables

	December 31, 2025	January 01, 2025
Petroleum Interior and Exterior Equipment Joint Stock Company- Dividend receivable	987,000,000	987,000,000
	987,000,000	987,000,000

Payables

	December 31, 2025	January 01, 2025
Short-term loan from Gelex Infrastructure Joint Stock Company	-	-
Total	0	0

Prepared, January 19, 2026

Preparer

Chief Accountant

General Director



Le Thi Kim Anh



Pham Quang Tung



Vu Hoang Long

b) Transactions with key management personnel:

		From January 01, 2025 to December 31, 2025	From January 1, 2024 to December 31, 2024
Related party	Position	VND	VND
Salaries, remuneration and other benefits of the Board of Directors		1,677,766,021	972,853,934
Mr. Luong Thanh Tung,	Chairman of the Board of Directors (Appointed on June 18, 2025)	307,410,714	
	Chairman of the Board of Directors (Dismissed on June 18, 2025)	277,836,363	643,530,681
Mr. Le Ba Tho			
Mr. Le Cong Trung	Vice Chairman of the Board of Directors	726,852,273	57,323,237
Mr. Nguyen Hong Hai	Member of the Board of Directors	120,555,557	90,666,672
Mr. Bui Le Cao Ke	Non-executive member of the Board of Directors	126,555,557	90,666,672
Mr. Vu Hoang Long	Member of the Board of Directors (Appointed on June 18, 2025)	71,428,570	-
Mr. Nguyen Tien Dung	Non-executive member of the Board of Directors (Dismissed on June 18, 2025)	47,126,987	90,666,672
Remuneration and other benefits of Member of the Board of Supervisors		143,666,679	139,666,680
Mr. Le Anh Duc	Head (Appointed on July 03, 2023)	87,666,672	85,666,672
Mr. Le Huy	Member (Appointed on July 03, 2023)	36,000,003	34,000,004
Ms. Pham Thi Huyen Anh	Member	20,000,004	20,000,004
Salaries and other benefits of the Board of General Directors		2,305,045,455	1,090,627,273
Mr. Vu Hoang Long	General Director (Appointed on November 29, 2024)	2,305,045,455	314,327,272
Mr. Le Cong Trung	General Director (Dismissed on November 29, 2024)	-	776,300,001
TOTAL		4,126,478,155	2,203,147,887

Appendix: 01

NOTES ON INCREASE AND DECREASE IN TANGIBLE FIXED ASSETS

Unit: VND

Items	Building & architectonic model	Equipment & machine	Transportation & transmit instrument	Instruments & tools for management	Other tangible fixed assets	Total
Historical Cost of tangible fixed assets						
Beginning balance (January 01, 2025)		1,588,482,957	7,109,755,455	207,949,636		8,906,188,048
- Purchases during the period				75,393,266		75,393,266
- Completed capital construction investment						
- Other increases (adjustment)						
- Transferred to investment properties						
- Liquidation, disposal.						
- Other decreases (adjustment)						
Ending balance (December 31, 2025)		1,588,482,957	7,109,755,455	283,342,902		8,981,581,314
Accumulated depreciation						
Beginning balance (January 01, 2025)		397,120,740	5,207,293,504	202,714,077		5,807,128,321
- Depreciation during the period		79,424,148	805,612,272	23,040,570		908,076,990
- Other increases						
- Transferred to investment properties						
- Liquidation, disposal.						
- Other decreases.						
Ending balance (December 31, 2025)		476,544,888	6,012,905,776	225,754,647		6,715,205,311
Carrying amount of tangible fixed assets						
- As of beginning of period (January 01, 2025)		1,191,362,217	1,902,461,951	5,235,559		3,099,059,727
- As of end of period (December 31, 2025)		1,111,938,069	1,096,849,679	57,588,255		2,266,376,003