

**VIETNAM OIL AND GAS CONSTRUCTION JOINT STOCK CORPORATION
DONG DO PETROLEUM JOINT STOCK COMPANY**

Address: 2nd Floor, Dolphin Plaza Building, No. 28 Tran Binh, Tu Liem Ward, Hanoi, Viet Nam
Tel: 024 6 287 3775 Fax: 024 6 257 8111



FINANCIAL STATEMENTS

QUARTER IV/2025

From October 1, 2025 to December 31, 2025

HANOI, 2026



BALANCE SHEET

By December 31, 2025

Unit of measurement: VND

| ASSET | Code number | Explanation | Final figures for the quarter | First issue of the year |
|---|-------------|-------------|-------------------------------|-------------------------|
| 1 | 2 | 3 | 4 | 5 |
| A - CURRENT ASSETS (100 = 110 + 120 + 130 + 140 + 150) | 100 | | 246 647 624 235 | 231 252 096 473 |
| I. Cash and cash equivalents | 110 | | 12 180 808 690 | 16 787 189 289 |
| 1. Money | 111 | V.01 | 10 880 808 690 | 11 287 189 289 |
| 2. Cash equivalents | 112 | | 1 300 000 000 | 5 500 000 000 |
| II. Short-term financial investments | 120 | V.02 | 41 100 000 000 | 36 080 000 000 |
| 1. Short-term investment | 121 | | 300 000 000 | 300 000 000 |
| 2. Provision for impairment of trading securities (*) | 122 | | | |
| 3. Investment held until maturity. | 123 | | 40 800 000 000 | 35 780 000 000 |
| III. Short-term receivables | 130 | | 102 431 596 095 | 95 874 760 200 |
| 1. Short-term receivables from customers | 131 | V.03 | 73 565 590 519 | 63 570 830 802 |
| 2. Prepayment to short-term suppliers | 132 | | 15 443 051 386 | 18 553 513 504 |
| 3. Short-term intercompany receivables | 133 | | | |
| 4. Payments must be collected according to the progress schedule of the co | 134 | | | |
| 5. Short-term loans receivable | 135 | | | |
| 6. Other short-term receivables | 136 | V.04 | 24 596 566 632 | 27 073 928 422 |
| 7. Provision for doubtful receivables(*) | 137 | | (11.173.612.442) | (13.323.512.528) |
| 8. Assets awaiting processing | 139 | | | |
| IV. Inventory | 140 | | 83 931 857 979 | 75 058 418 994 |
| 1. Inventory | 141 | V.07 | 83 931 857 979 | 75 058 418 994 |
| 2. Provision for inventory devaluation(*) | 149 | | | - |
| V. Other current assets | 150 | | 7 003 361 471 | 7 451 727 990 |
| 1. Short-term prepaid expenses | 151 | V.14 | 158 223 585 | 380 375 387 |
| 2. VAT is deductible. | 152 | V.14 | 6 760 093 086 | 6 986 307 803 |
| 3. Taxes and other amounts receivable from the State | 153 | | 85 044 800 | 85 044 800 |
| 4. Government bond repurchase transactions | 154 | | | |
| 5. Other current assets | 155 | V.14 | | |
| B - LONG-TERM ASSETS (200 = 210 + 220 + 230 + 240 + 250 + 260 + 269) | 200 | | 63 407 930 952 | 92 758 982 566 |
| I. Long-term receivables | 210 | | 65 250 000 | 65 250 000 |
| 1. Long-term receivables from customers | 211 | V.03 | | |
| 2. Long-term upfront payment to the seller. | 212 | | | |
| 3. Business capital in subsidiary units | 213 | | | |
| 4. Long-term intercompany receivables | 214 | V.06 | | |
| 5. Long-term loans receivable | 215 | | | |
| 6. Other long-term receivables | 216 | V.04 | 65 250 000 | 65 250 000 |
| 7. Provision for long-term doubtful receivables (*) | 219 | | | |
| II. Fixed Assets | 220 | | 12 524 561 922 | 12 285 144 772 |
| 1. Tangible fixed assets | 221 | V.09 | 12 524 561 922 | 12 285 144 772 |
| - Original price | 222 | | 25 712 493 842 | 25 208 916 667 |
| - Accumulated depreciation value(*) | 223 | | (13.187.931.920) | (12.923.771.895) |
| 2. Fixed assets under finance lease | 224 | V.11 | | |
| - Original price | 225 | | | |
| - Accumulated depreciation value(*) | 226 | | | |
| 3. Intangible fixed assets | 227 | V.10 | | |
| - Original price | 228 | | 140 846 000 | 140 846 000 |
| - Accumulated depreciation value(*) | 229 | | (140.846.000) | (140.846.000) |
| III. Investment Properties | 230 | V.12 | 29 004 916 071 | 31 777 020 285 |

| ASSET | Code number | Explanation | Final figures for the quarter | First issue of the year |
|---|-------------|-------------|-------------------------------|-------------------------|
| - Original price | 231 | | 34 885 980 825 | 37 105 980 825 |
| - Accumulated depreciation value(*) | 232 | | (5.881.064.754) | (5.328.960.540) |
| IV. Long-term work-in-progress assets | 240 | | - | - |
| 1. Long-term work-in-progress production and business costs | 241 | | | - |
| 2. Construction costs in progress | 242 | V.08 | | |
| V. Long-term financial investment | 250 | V.02 | 21 135 520 433 | 21 135 520 433 |
| 1. Investing in subsidiaries | 251 | | | |
| 2. Investing in affiliated companies and joint ventures. | 252 | | | |
| 3. Investing capital in other entities. | 253 | | 48 428 000 000 | 48 428 000 000 |
| 4. Provision for long-term financial investments (*) | 254 | | (27.292.479.567) | (27.292.479.567) |
| 5. Investment held until maturity. | 255 | | | - |
| V. Other long-term assets | 260 | | 677 682 526 | 27 496 047 076 |
| 1. Long-term upfront costs | 261 | V.14 | 677 682 526 | 1 262 742 636 |
| 2. Deferred income tax assets | 262 | V.24 | | |
| 3. Long-term equipment, supplies, and spare parts. | 263 | | | |
| 4. Other long-term assets | 268 | V.14 | | 26 233 304 440 |
| TOTAL ASSETS (270 = 100 + 200) | 270 | | 310 055 555 187 | 324 011 079 039 |

| FUNDING | Code number | Explanation | Final figures for the quarter | First issue of the year |
|--|-------------|-------------|-------------------------------|-------------------------|
| 1 | 2 | 3 | 4 | 5 |
| C - LIABILITIES (300 = 310 + 330) | 300 | | 80 502 007 722 | 101 788 998 957 |
| I. Short-term debt | 310 | | 80 502 007 722 | 101 788 998 957 |
| 1. Short-term payables to suppliers. | 311 | V.16 | 23 788 527 708 | 32 212 154 058 |
| 2. Short-term advance payment by the buyer | 312 | | 6 330 661 934 | 14 405 497 519 |
| 3. Taxes and other payments due to the State | 313 | V.17 | 12 006 341 | 26 003 766 |
| 4. Workers must be paid. | 314 | V.16 | 3 393 773 527 | 3 283 555 891 |
| 5. Short-term payable costs | 315 | V.18 | 4 925 827 255 | 4 737 327 255 |
| 6. Short-term internal payments required. | 316 | V.17 | | |
| 7. Payment must be made according to the construction contract schedule. | 317 | | | |
| 8. Unearned Revenue | 318 | V.20 | | |
| 9. Other short-term payables | 319 | V.19 | 42 051 210 957 | 47 124 460 468 |
| 10. Short-term loans and financial leases | 320 | V.15 | | |
| 11. Short-term provisions for liabilities | 321 | | | |
| 12. Reward and Welfare Fund | 322 | | | |
| 13. Price Stabilization Fund | 323 | | | |
| 14. Government bond repurchase transactions | 324 | | | |
| II. Long-term debt | 330 | | | |
| 1. Long-term payment to the seller. | 331 | V.16 | | |
| 2. Buyers pay in advance for a long term. | 332 | | | |
| 3. Long-term costs | 333 | V.18 | | |
| 4. Internal payments for working capital. | 334 | | | |
| 5. Long-term internal payment required. | 335 | | | |
| 6. Long-term revenue generation. | 336 | V.20 | | |
| 7. Other long-term payables | 337 | V.19 | | |
| 8. Long-term loans and financial leases | 338 | V.15 | | |
| 9. Convertible bonds | 339 | | | |
| 10. Preferred stock | 340 | V.22 | | |
| 11. Deferred income tax payable | 341 | | | |
| 12. Long-term provisions for liabilities | 342 | V.23 | | |
| 13. Science and Technology Development Fund | 343 | | | |
| D - EQUITY (400 = 410 + 430) | 400 | | 229 553 547 465 | 222 222 080 082 |
| I. Equity | 410 | V.25 | 229 553 547 465 | 222 222 080 082 |

| ASSET | Code number | Explanation | Final figures for the quarter | First issue of the year |
|---|-------------|-------------|-------------------------------|-------------------------|
| 1. Owner's equity contribution | 411 | | 500 000 000 000 | 500 000 000 000 |
| - Common stock with voting rights | 411a | | 500 000 000 000 | 500 000 000 000 |
| - Preferred stock | 411b | | | |
| 2. Shareholder surplus | 412 | | | |
| 3. Bond conversion option | 413 | | | |
| 4. Other owner's equity | 414 | | | |
| 5. Treasury stock (*) | 415 | | | |
| 6. Revaluation difference of assets | 416 | | | |
| 7. Exchange rate differences | 417 | | | |
| 8. Development Investment Fund | 418 | | 18 344 727 377 | 18 344 727 377 |
| 9. Fund for supporting business restructuring | 419 | | | |
| 10. Other funds belonging to equity capital | 420 | | | |
| 11. Undistributed after-tax profit | 421 | | (288.791.179.912) | (296.122.647.295) |
| - Undistributed net profit accumulated up to the end of the previous year | 421a | | (296.122.647.295) | (296.499.221.950) |
| - Undistributed net profit for this period | 421b | | 7.331.467.383 | 376.574.655 |
| 12. Capital investment sources for basic construction projects. | 422 | | | |
| II. Funding Sources and Other Funds | 430 | | | |
| 1. Funding sources | 432 | V.28 | | |
| 2. Sources of funding used to acquire fixed assets | 433 | | | |
| TOTAL CAPITAL (440 = 300 + 400 + 439) | 440 | | 310 055 555 187 | 324 011 079 039 |

| OFF-BALANCE SHEET INDICATORS | | | | |
|--|----|-------------|-------------------------------|-------------------------|
| Target | | Explanation | Final figures for the quarter | First issue of the year |
| 1. Leased assets | 01 | V.29 | | |
| 2. Materials and goods received for safekeeping or processing. | 02 | | | |
| 3. Goods received for consignment sale, consignment, or as collateral. | 03 | | | |
| 4. Bad debts have been written off. | 04 | | | |
| 5. Various types of foreign currency | 05 | | | |
| 6. Budget for operational expenses, budget estimate | 06 | | | |

Hanoi, January 20, 2026

Preparer

Chief Accountant

Director

Le Thi Nguyen

Nguyen Thanh Binh



Phan Minh Tam

DONG DO PETROLEUM JOINT STOCK COMPANY (Pet
Address: 2nd Floor, Dolphin Plaza Building, 28 Tran Binh St
Tel: 04 6 287 3775 Fax: 04 6 257 8111

FINANCIAL REPORT

Fourth quarter of 2025

Form B 02 - DN

REPORT ON BUSINESS PERFORMANCE

(Full form)

| TARGETS | Code number | Explanation | This quarter | | Cumulative figures from the beginning of the year | |
|---|-------------|-------------|----------------|----------------|---|----------------|
| | | | This year | Last year | This year | Last year |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1. Revenue from sales and services | 1 | VII.01 | 22.478.986.738 | 55.778.501.941 | 133.879.902.720 | 76.376.983.700 |
| 2. Revenue deductions | 2 | VII.02 | 0 | 0 | 0 | 0 |
| 3. Net revenue from sales and services (10=01-02) | 10 | | 22.478.986.738 | 55.778.501.941 | 133.879.902.720 | 76.376.983.700 |
| 4. Cost of goods sold | 11 | VII.03 | 20.068.285.696 | 52.256.541.561 | 122.805.080.005 | 71.341.246.246 |
| 5. Gross profit from sales and services (20 = 10 - 11) | 20 | | 2.410.701.042 | 3.521.960.380 | 11.074.822.715 | 5.035.737.454 |
| 6. Financial Operating Revenue | 21 | VIII.04 | 682.555.397 | 435.992.009 | 10.305.087.732 | 1.886.409.717 |
| 7. Financial Costs | 22 | VII.05 | 1.680.439 | (13.860.852) | 4.476.824 | (25.535.775) |
| <i>In which: Interest expense</i> | 23 | | 1.680.439 | 0 | | 1.724.336 |
| 8. Cost of goods sold | 24 | VII.08 | 829.399.347 | 1.303.732.230 | 4.874.032.613 | 1.859.682.712 |
| 9. Business management costs | 25 | VII.08 | 1.791.607.661 | 2.725.695.387 | 10.460.800.675 | 4.756.265.228 |
| 10. Net profit from business operations (30 = 20 + (21 - 22) - (24 + 25)) | 30 | | 470.568.992 | (57.614.376) | 6.040.600.335 | 331.735.006 |
| 11. Other income | 31 | VII.06 | 801.316.006 | 0 | 1.292.295.692 | 90.929.173 |
| 12. Other expenses | 32 | VII.07 | 725.092 | 28.009.543 | 1.428.644 | 46.089.524 |
| 13. Other profits (40=31-32) | 40 | | 800.590.914 | (28.009.543) | 1.290.867.048 | 44.839.649 |
| 14. Total pre-accounting profit (50 = 30 + 40) | 50 | | 1.271.159.906 | (85.623.919) | 7.331.467.383 | 376.574.655 |
| 15. Current Corporate income Tax Expense | 51 | VII.10 | - | - | - | - |
| 16. Deferred Corporate income Tax Expense | 52 | VII.11 | | | | |
| 17. Net profit after corporate income tax (60 = 50 - 51 - 52) | 60 | | 1.271.159.906 | (85.623.919) | 7.331.467.383 | 376.574.655 |
| 18. Basic earnings per share (*) | 70 | | 25 | (2) | 146 | 7 |
| 19. Declining earnings per share (*) | 71 | | | | | |

Preparer

Le Thi Nguyen

Chief Accountant

Nguyen Thanh Binh

Director



Phan Minh Tam

Hanoi, January 20, 2026

CASH FLOW STATEMENT

(Using the indirect method)

| Target | Code number | Explanation | This quarter | | Cumulative figures from the beginning of the year | |
|--|-------------|-------------|----------------------|------------------------|---|-------------------------|
| | | | This year | Last year | This year | Last year |
| 1 | 2 | 3 | 4 | 5 | 8 | 9 |
| I. Cash flow from operating activities | | | | | | |
| 1. Profit before tax | 01 | | 1.271.159.906 | (99.484.771) | 7.331.467.383 | 362.713.803 |
| 2. Adjustments for the following items: | | | | | | |
| Depreciation of fixed assets and investment properties | 02 | | 487.136.727 | 130.424.580 | 270.678.724 | 886.283.704 |
| Provisions | 03 | | (1.349.900.086) | (200.000.000) | (2.149.900.086) | (6.003.651.304) |
| (Profit), loss due to exchange rate differences resulting from the revaluation of monetary items denominated in foreign currencies | 04 | | - | | - | (426.564.025) |
| (Profit) or loss from investment activities | 05 | | (682.555.397) | (435.992.009) | (10.305.087.732) | (1.463.150.403) |
| Interest expense | 06 | | - | | 2.045.590 | - |
| Other adjustments | 17 | | 1.680.439 | | 1.680.439 | - |
| 3. Profit from business operations before changes in working capital. | 08 | | (272.478.411) | (605.052.200) | (4.849.115.682) | (6.644.368.225) |
| (Increase)/decrease in accounts receivable | 09 | | 15.713.070.079 | 1.724.887.905 | 45.417.770.746 | 5.517.670.394 |
| (Increase)/Decrease in Inventory | 10 | | 1.231.024.821 | (8.221.648.097) | (12.863.555.285) | (29.592.189.027) |
| Increase/(Decrease) in payables (excluding interest payable and corporate income tax payable) | 11 | | (10.468.471.463) | 4.622.392.531 | (29.038.888.030) | 16.751.700.624 |
| (Increase)/Decrease in upfront costs | 12 | | 90.800.895 | (656.108.022) | 1.014.337.109 | (596.129.491) |
| Increase/decrease in trading securities | 13 | | | | - | - |
| Interest paid on loan | 14 | | (1.680.439) | | (3.726.029) | (1.724.336) |
| Corporate income tax has been paid. | 15 | | - | | - | - |
| Other income from business operations | 16 | | - | | - | - |
| Other expenses for business operations | 17 | | | | - | 10.228.138 |
| Net cash flow from operating activities | 20 | | 6.292.265.482 | (3.135.527.883) | (323.177.171) | (14.554.811.923) |
| II. Cash flow from investing activities | | | | | - | - |
| 1. Expenses for purchasing and constructing fixed assets and other long-term assets. | 21 | | | 9.685.626.765 | 4.440.000.000 | 11.487.009.172 |
| 2. Proceeds from the liquidation and sale of fixed assets and other long-term assets. | 22 | | - | - | - | - |
| 3. Money spent on loans and purchasing debt in | 23 | | - | - | - | - |
| 4. Proceeds from loan repayments and resale of debt instruments from other entities. | 24 | | 80.000.000 | (5.000.000.000) | (18.320.000.000) | 4.193.589.041 |
| 5. Funds spent on investment and capital contrib | 25 | | - | | - | - |

| Target | Code number | Explanation | This quarter | | Cumulative figures from the beginning of the year | |
|---|-------------|-------------|-----------------------|-----------------------|---|-----------------------|
| | | | This year | Last year | This year | Last year |
| 1 | 2 | 3 | 4 | 5 | 8 | 9 |
| 6. Recovered investment capital contributed to other entities or projects. | 26 | | - | | - | 1.000.000.000 |
| 7. Interest income from loans, dividends, and distributed profits. | 27 | | 682.555.397 | | 9.596.796.572 | 432.183.014 |
| <i>Net cash flow from investing activities</i> | <i>30</i> | | <i>762.555.397</i> | <i>4.685.626.765</i> | <i>(4.283.203.428)</i> | <i>17.112.781.227</i> |
| III. Cash flow from financing activities | | | | | - | - |
| 1. Proceeds from issuing shares and receiving capital contributions from owners. | 31 | | | | - | - |
| 2. Payment of capital contributions to owners, repurchase of issued shares of the enterprise. | 32 | | | | - | - |
| 3. Money received from borrowing | 33 | VIII.03 | | | 68.000.000 | - |
| 4. Loan principal repayment | 34 | VIII.04 | (68.000.000) | | (68.000.000) | (380.061.890) |
| 5. Principal repayment of a financial lease | 35 | | | | - | - |
| 6. Dividends and profits paid to owners | 36 | | | - | - | - |
| <i>Net cash flow from financing activities</i> | <i>40</i> | | <i>(68.000.000)</i> | <i>-</i> | <i>-</i> | <i>(380.061.890)</i> |
| Net cash flow during the period (50=20+30+40) | 50 | | 6.986.820.879 | 1.550.098.882 | (4.606.380.599) | 2.177.907.414 |
| Cash and cash equivalents at the beginning of the period | 60 | | 5.193.987.811 | 13.937.090.407 | 16.787.189.289 | 13.309.281.875 |
| <i>Impact of changes in the NT exchange rate</i> | <i>61</i> | | | | - | - |
| Cash and cash equivalents at the end of the period | 70 | | 12.180.808.690 | 15.487.189.289 | 12.180.808.690 | 15.487.189.289 |

Hanoi, January 20, 2026

Preparer

Chief Accountant

Director



Le Thi Nguyen



Nguyen Thanh Binh




Phan Minh Tam

VIETNAM PETROLEUM CONSTRUCTION CORPORATION
DONG DO PETROLEUM JOINT STOCK COMPANY

Form No.: 02/BCTC-XLDDK

REPORT ON THE STATUS OF FULFILLMENT OF OBLIGATIONS TO THE STATE
Fourth quarter of 2025

| TT | Explanation of the payment | Unpaid balances from the previous period carried over. | Amount generated during the period | | Cumulative from the beginning of the year | | Amounts not yet paid as of December 31, 2025 |
|-----|---|--|------------------------------------|---|---|---|--|
| | | | Amount payable | Amount paid into the state budget by check or cash. | Amount payable | Amount paid into the state budget by check or cash. | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 = 3 + 6 - 7 |
| I | Taxes | 9 587 716 | 29 586 325 | 27 167 700 | 614 645 412 | 590 439 762 | 12 006 341 |
| 1 | Value-added tax on domestic goods | | | | | | |
| 2 | Value-added tax on imported goods | | | | | | |
| 3 | Excise tax | | | | | | |
| 4 | Import and export taxes | | | | | | |
| 5 | Personal income tax | 9 587 716 | 29 586 325 | 27 167 700 | 130 572 839 | 106 367 189 | 12 006 341 |
| 6 | Corporate income tax | | | | | | |
| 7 | Business license tax | | | | 7 946 875 | 7 946 875 | |
| 8 | Property tax, land lease tax | | | | | | |
| 9 | Environmental resource tax | | | | 3 226 365 | 3 226 365 | |
| 10 | Fees and charges | | | | 472 899 333 | 472 899 333 | |
| 11 | Other types of taxes | | | | | | |
| 12 | Subcontracting tax | | | | | | |
| II | Other payables | 498 677 222 | 329 468 500 | 506 675 500 | 1 500 390 158 | 1 729 146 602 | 321 470 222 |
| 1 | Trade union funds | 388 486 222 | 18 992 000 | 89 480 000 | 97 170 000 | 213 557 444 | 317 998 222 |
| 2 | Social insurance | 84 884 500 | 242 148 000 | 327 032 500 | 1 049 065 000 | 1 140 737 500 | |
| 3 | Health insurance | 13 765 500 | 43 699 500 | 57 465 000 | 187 605 000 | 204 583 500 | |
| 4 | Unemployment insurance | 6 118 000 | 19 422 000 | 25 540 000 | 82 170 000 | 89 360 000 | |
| 5 | union dues | 5 423 000 | 5 207 000 | 7 158 000 | 84 380 158 | 80 908 158 | 3 472 000 |
| III | Internal expenses payable within the Corporation (if any) | | | | | | |
| | Total | 508 264 938 | 359 054 825 | 533 843 200 | 2 115 035 220 | 2 319 586 364 | 333 476 563 |

Preparer

Le Thi Nguyen

Le Thi Nguyen

Chief Accountant

Nguyen Thanh Binh

Nguyen Thanh Binh

Director



Phan Minh Tam

VIETNAM PETROLEUM CONSTRUCTION CORPORATION
DONG DO PETROLEUM JOINT STOCK COMPANY

Form No.: 02/BCTC-XLDK

REPORT ON THE SITUATION REGARDING THE COLLECTION OF STATE BUDGET REVENUE

Fourth quarter of 2025

| TT | Explanation of the payment | Outstanding amounts from previous installments will be carried over to January 1, 2025. | Amount generated during the period | | Cumulative from the beginning of the year | | Outstanding amounts as of December 31, 2025 |
|----|-----------------------------------|---|------------------------------------|---|---|---|---|
| | | | Amount payable | Amount paid into the state budget by check or cash. | Amount payable | Amount paid into the state budget by check or cash. | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 = 3 + 6 - 7 |
| I | Taxes | 85 044 800 | | | | | 85 044 800 |
| 1 | Value-added tax on domestic goods | | | | | | |
| 2 | Value-added tax on imported goods | | | | | | |
| 3 | Excise tax | | | | | | |
| 4 | Import and export taxes | | | | | | |
| 5 | Personal income tax | | | | | | |
| 6 | Corporate income tax | 85 044 800 | | | | | 85 044 800 |
| 7 | Business license tax | | | | | | |
| 8 | Property tax, land lease tax | | | | | | |
| 9 | Environmental resource tax | | | | | | |
| 10 | Fees and charges | | | | | | |
| 11 | Other types of taxes | | | | | | |
| 12 | Subcontracting tax | | | | | | |
| | Total | 85 044 800 | | | | | 85 044 800 |

Preparer

Le Thi Nguyen

Le Thi Nguyen

Chief Accountant

Nguyen Thanh Binh

Nguyen Thanh Binh

Director



Phan Minh Tam



NOTES TO THE FINANCIAL STATEMENTS

I. Characteristics of business operations

1. Form of capital ownership: Multiple ownership
2. Business areas: Real estate, construction
3. Business lines: Consulting and investment, real estate trading, construction and installation.
4. Normal business production cycle:
5. The characteristics of a company's business operations during an accounting period affect its financial statements.
6. Business Structure
 - List of subsidiaries: none
 - List of joint ventures and affiliated companies: None
 - List of subordinate units without legal personality and dependent accounting:
7. Statement on the comparability of information in financial statements

II. Accounting period and currency used in accounting

1. Accounting period (beginning on January 1st and ending on January 1st) December 31st
2. Currency used in accounting: VND

III. Applicable accounting standards and regulations

1. Applicable accounting system: Vietnamese accounting system
2. Statement on compliance with accounting standards and accounting regulations: The company fully complies with them.

IV. Accounting policies applied

1. Principles for converting financial statements prepared in foreign currency to Vietnamese Dong
Principles and methods for converting other currencies into the currency used in accounting: conversion to USD and VND using the average exchange rate.
2. Types of exchange rates applied in accounting.
3. Principles for determining the effective interest rate (interest rate) used to discount cash flows.
4. Principles for recognizing cash and cash equivalents.
5. Accounting principles for financial investments
 - a) Trading securities;
 - b) Investments held until maturity;
 - c) Loans;
 - d) Investing in subsidiaries; joint ventures, associated companies;
 - d) Investing in equity instruments of other entities;
 - e) Accounting methods for other transactions related to financial investments.
6. Principles of accounting for accounts receivable
7. Principles for recording inventory:
 - Inventory recognition principle: at cost price
 - Inventory valuation method: Average cost
 - Inventory accounting method: Perpetual inventory
 - Establish a provision for inventory devaluation: According to current regulations
8. Principles for recognizing and depreciating fixed assets, leased fixed assets, and investment properties:
 - Principles for recording tangible and intangible fixed assets: original cost is recorded at cost price.

- Depreciation method for tangible and intangible fixed assets: straight-line.
- Principle for recognizing investment properties: at original cost
- Method of depreciation for investment properties: straight-line method
- 9. Accounting principles for business cooperation contracts: According to the Accounting System
- 10. Accounting principles for deferred corporate income tax: According to tax law
- 11. Accounting principle for prepaid expenses: Allocation over periods.
- 12. Accounting principles for liabilities: According to regulations
- 13. Principles for recording loans and lease liabilities: According to regulations
- 14. Principles for recognizing and capitalizing borrowing costs: According to regulations
- 15. Principles for recognizing accrued expenses: According to regulations
- 16. Principles and methods for recording provisions for liabilities: According to regulations
- 17. Principle for recognizing unearned revenue: According to regulations
- 18. Principles for recognizing convertible bonds: According to regulations
- 19. Principles for recognizing equity: According to the Accounting System
- Principles for recognizing owner's equity, share premium, convertible bond options, and other owner's equity.
- Principles for recognizing differences from asset revaluation.
- Principles for recording exchange rate differences.
- Principles for recognizing undistributed profits.
- 20. Principles and methods of revenue recognition: According to accounting regulations
- Sales revenue;
- Revenue from providing services;
- Revenue from financial activities;
- Revenue from construction contracts.
- Other income
- 21. Accounting principles for revenue deductions: According to the Accounting System
- 22. Principles of cost of goods sold accounting.
- 23. Principles of accounting for financial expenses.
- 24. Principles of accounting for selling expenses and administrative expenses.
- 25. Principles and methods for recognizing current corporate income tax expense and deferred corporate income tax expense.
- 26. Other accounting principles and methods.

V. Additional information for items presented in the Balance Sheet

Unit: VND

| 01- Money | End of quarter | | | Beginning of the year | | |
|----------------------------|----------------|----------------|------------|-----------------------|----------------|------------|
| - Cash | | 1 567 519 020 | | | 1.970.583.522 | |
| - Bank deposits | | 9 313 289 670 | | | 9.316.605.767 | |
| - Cash equivalents | | 1 300 000 000 | | | 5.500.000.000 | |
| Add | | 12 180 808 690 | | | 16 787 189 289 | |
| 02 - Financial Investments | End of quarter | | | Beginning of the year | | |
| | Original price | Fair value | Preventive | Original price | Fair value | Preventive |

| | | | | |
|---|-----------------------|--|----------------|-------------------|
| a) Trading securities | 300 000 000 | | 300 000 000 | |
| - Total value of shares | 300 000 000 | | 300 000 000 | |
| (Including: PTL shares) | | | | |
| - Total value of bonds | | | | |
| Other investments | | | | |
| b) Investments held until maturity | 40 800 000 000 | | 35 780 000 000 | |
| b1) Short term | 40 800 000 000 | | 35 780 000 000 | |
| - Other investments | | | | |
| b2) Long term | | | | |
| - Time deposits | | | | |
| - Bonds | | | | |
| - Other investments | | | | |
| c) Investing capital in other entities | 48 428 000 000 | 27 292 479 567 | 74 661 304 440 | 27 292 479 567 |
| - Investing in subsidiaries | | | | |
| Investing in joint ventures and affiliated companies. | | | | |
| - Investing in other entities | 48 428 000 000 | 27 292 479 567 | 74 661 304 440 | 27 292 479 567 |
| + Contributing charter capital to the Electrical Construction Joint Stock | 3 000 000 000 | 3 000 000 000 | 3 000 000 000 | 3.000.000.000 |
| + Contributing capital to the "Dragon Petro Hill" project | | | | |
| + Investing in the purchase of shares in Tay HN Joint Stock Company | 3 000 000 000 | | 3 000 000 000 | |
| + Contributing charter capital to Hai Dang Company | 328 000 000 | 59 535 687 | 328 000 000 | 59 535 687 |
| + Contributing charter capital to Binh Son (Phu Dat) Company | 22 100 000 000 | 4 232 943 880 | 22 100 000 000 | 4 232 943 880 |
| + Contributing charter capital to Lam Kinh Hotel Joint Stock Company | 20 000 000 000 | 20 000 000 000 | 20 000 000 000 | 20 000 000 000 |
| + Contributing capital to a business partnership in the Dolphin Plaza project. | | | 26 233 304 440 | |
| - Summarize the performance of subsidiaries, joint ventures, and associated companies during the period; enterprise and its subsidiaries, joint ventures, and associated companies during the period. | | | | |
| 3. Accounts receivable from customer: | End of quarter | Preventive eginning of the year | | Preventive |
| a) Short-term accounts receivable from c | 73 565 590 519 | 5 825 820 582 | 60 585 723 216 | 5 825 820 582 |
| - Details of customer receivables account for 10% or more of total customer receivables. | 36 318 137 469 | | 37 868 137 469 | |
| + Phu Long Real Estate Company | 7 830 000 000 | | 7 830 000 000 | |
| + Thai Binh 2 Thermal Power Plant Project Management Board | 10 433 601 405 | | 10 433 601 405 | |
| TID Company | 14 604 536 064 | | 19 604 536 064 | |
| - Other accounts receivable from custom | 37 247 453 050 | 5 825 820 582 | 22 717 585 747 | 5 825 820 582 |
| b) Long-term accounts receivable from c | | | | |

- Details of customer receivables account for 10% or more of total customer receivables.

- Accounts receivable from customers

c) Accounts receivable from related parties

4. Other receivables

| | End of quarter | | Beginning of the year | |
|--|-----------------------|----------------------|-----------------------|----------------------|
| | Value | Preventive | Value | Preventive |
| a) Short term | 24 596 566 632 | 5 897 691 946 | 30 289 056 372 | 7 497 691 946 |
| - Revenue must be recovered from privatization; | | | | |
| - Dividends and distributed profits must be collected; | | | | |
| - Payments must be collected from workers; | 17 597 327 714 | | 14 041 750 924 | |
| Deposit, collateral; | 238 567 500 | | 397 710 439 | |
| - To lend; | | | | |
| - Payments made on behalf of others; | | | | |
| - Other receivables. | 6 760 671 418 | 5 897 691 946 | 15 849 595 009 | 7 497 691 946 |
| b) Long term | 65 250 000 | | | |
| - Revenue must be recovered from privatization; | | | | |
| - Dividends and distributed profits must be collected; | | | | |
| - Payments must be collected from workers; | | | | |
| Deposit, collateral; | 65 250 000 | | | |
| - To lend; | | | | |
| - Payments made on behalf of others; | | | | |
| - Other receivables. | | | | |
| Add | 24 661 816 632 | 5 897 691 946 | 30 289 056 372 | 7 497 691 946 |

5. Assets awaiting processing

End of quarter
Quantity Value

Beginning of the year
Quantity Value

- a) Money;
- b) Inventory;
- c) Fixed assets;
- d) Other assets.

6. Non-performing loans

End of quarter

Beginning of the year

Original price Recoverable value Debtor Original price Recoverable value Debtor

- The total value of accounts receivable and loans that are overdue or not yet overdue but unlikely to be recovered;

11 723 512 528

IMICO
Compan
y, Thien
Phuc
Gia,
Hasky

13 323 512 528

IMICO
Compan
y, Thien
Phuc
Gia,
Hasky

- Information regarding fines, late payment interest receivable, etc., arising from overdue debts but not recognized as revenue;

- Ability to recover overdue accounts receivable

7. Inventory:

End of quarter

Beginning of the year

Original price Preventive Original price Preventive

- The goods are in transit;

- Raw materials, supplies;

18 354 546

- Tools and equipment;

- Work-in-progress production costs;

75 395 088 049

63 829 050 753

- Finished product;

- Goods;

8 536 769 930

11 211 013 695

- Goods consigned for sale;

- Goods in bonded warehouses.

83 931 857 979

75 058 418 994

The value of stagnant, substandard, or damaged inventory that is unsaleable at the end of the period; Causes and solutions for stagnant, substandard, or damaged inventory;

- The value of inventory used as collateral or security for liabilities at the end of the period;

Reasons for making additional provisions or reversing provisions for inventory devaluation:

8. Long-term work-in-progress assets

End of quarter

Beginning of the year

Original price Recoverable value Original price Recoverable value

a) Long-term work-in-progress production
and business costs

Add

| | End of quarter | | Beginning of the year | |
|-----------------------------|----------------|-------------------|-----------------------|-------------------|
| | Original price | Recoverable value | Original price | Recoverable value |
| b) Construction in progress | | | | |
| - Shopping; | | | | |
| - Basic construction; | | | | |
| - Repair. | | | | |
| Add | | | | |

9. Increases and decreases in tangible fixed assets

Unit of measurement: VND

| Item | Home | Machinery and equipment | Transportation | Management equipment and tools | Other fixed assets | Total |
|---|----------------|-------------------------|----------------|--------------------------------|--------------------|----------------|
| 1. Original price | | | | | | |
| <i>Beginning balance</i> | 15 215 424 248 | 2 012 029 259 | 3 824 891 419 | 4 156 571 741 | | 25 208 916 667 |
| - Purchase during the period | | | 1 307 578 182 | | | 1 307 578 182 |
| - Capital construction investment completed | | | | | | |
| - Other increases | | | | | | |
| - Shift to investment real estate | | | | | | |
| - Liquidation, sale | | | 804 001 007 | | | 804 001 007 |
| - Other discounts | | | | | | |
| <i>Ending balance</i> | 15 215 424 248 | 2 012 029 259 | 4 328 468 594 | 4 156 571 741 | | 25 712 493 842 |
| 2. Accumulated depreciation value | | | | | | |
| <i>Beginning balance</i> | 4 305 440 487 | 636 868 248 | 3 824 891 419 | 4 156 571 741 | | 12 923 771 895 |
| - Depreciation during the period | 395 786 292 | 472 605 852 | 199 768 888 | | | 1 068 161 032 |
| - Shift to investment real estate | | | | | | |
| - Liquidation, sale | | | 804 001 007 | | | 804 001 007 |
| - Other discounts | | | | | | |
| <i>Ending balance</i> | 4 701 226 779 | 1 109 474 100 | 3 220 659 300 | 4 156 571 741 | | 13 187 931 920 |
| 3. Remaining value | | | | | | |
| <i>On New Year's Day</i> | 10 909 983 761 | 1 375 161 011 | | | | 12 285 144 772 |
| <i>At the end of the quarter</i> | 10 514 197 469 | 902 555 159 | 1 107 809 294 | | | 12 524 561 922 |

* The year-end remaining value of tangible fixed assets used as collateral, pledges, or security for loans:

The year-end cost of fixed assets that have been fully depreciated but are still in use:

* Original cost of fixed assets awaiting liquidation at the end of the year:

* Commitments regarding the purchase and sale of tangible fixed assets of significant value in the future.

* Other changes to tangible fixed assets.

10. Increase and decrease in intangible fixed assets

Unit of measurement: VND

| Item | Land use rights | Copyright, patent | Trademark | Computer software | Other intangible fixed assets | Total |
|---|-----------------|-------------------|-----------|-------------------|-------------------------------|-------------|
| Original cost of intangible fixed assets | | | | | | |
| <i>Beginning balance</i> | | | | 65 846 000 | 75 000 000 | 140 846 000 |
| - Purchase during the period | | | | | | |
| - Created internally within the company | | | | | | |
| - Increase due to business mergers | | | | | | |
| - Other increases | | | | | | |
| - Liquidation, sale | | | | | | |

| | | | | | | |
|---|------------------------|--------------------------|------------------|--------------------------|--------------------------------------|--------------|
| <i>Ending balance</i> | | | | 65 846 000 | 75 000 000 | 140 846 000 |
| Item | Land use rights | Copyright, patent | Trademark | Computer software | Other intangible fixed assets | Total |
| <i>Accumulated depreciation</i> | | | | | | |
| <i>Beginning balance</i> | | | | 65 846 000 | 75 000 000 | 140 846 000 |
| - Depreciation during the period | | | | | | |
| - Subsidiary factor | | | | | | |
| - Liquidation, sale | | | | | | |
| - Other discounts | | | | | | |
| <i>Ending balance</i> | | | | 65 846 000 | 75 000 000 | 140 846 000 |
| Remaining value of intangible fixed assets | | | | | | |
| <i>On New Year's Day</i> | | | | | | |
| <i>At the end of the quarter</i> | | | | | | |

11. Increase or decrease in leased fixed assets.

| Item | Machinery and equipment | Transmission transport | Management equipment and tools | Other fixed assets | Total |
|--|--------------------------------|-------------------------------|---------------------------------------|---------------------------|--------------|
| <i>Original price</i> | | | | | |
| <i>Beginning balance</i> | | | | | |
| - Financial leasing in the quarter | | | | | |
| - Acquisition of leased fixed assets | | | | | |
| - Other increases | | | | | |
| - Return leased fixed assets | | | | | |
| - Other discounts | | | | | |
| <i>Ending balance</i> | | | | | |
| <i>Accumulated depreciation</i> | | | | | |
| <i>Beginning balance</i> | | | | | |
| - Depreciation during the period | | | | | |
| - Acquisition of leased fixed assets | | | | | |
| - Other increases | | | | | |
| - Return leased fixed assets | | | | | |
| - Other discounts | | | | | |
| <i>Ending balance</i> | | | | | |
| Remaining value | | | | | |
| <i>On the first day of the quarter</i> | | | | | |
| <i>At the end of the quarter</i> | | | | | |

- Additional rent payments are recognized as expenses during the year.

- Basis for determining additional rent charges

Lease extension clauses or the right to purchase the property.

12. Increases and decreases in investment properties:

Unit of measurement: VND

| Item | First issue of the year | Increase | Reduce | Final figures for the quarter |
|---|-------------------------|---------------|---------------|-------------------------------|
| a) Investment properties for rental income | | | | |
| Original price | 37 105 980 825 | | 2 220 000 000 | 34 885 980 825 |
| - Land use rights | | | | |
| - Home | 37 105 980 825 | | 2 220 000 000 | 34 885 980 825 |
| - House and land use rights | | | | |
| - Infrastructure | | | | |
| Accumulated depreciation | 5 328 960 540 | 663 104 214 | 111 000 000 | 5 881 064 754 |
| - Land use rights | | | | |
| - Home | 5 328 960 540 | 663 104 214 | 111 000 000 | 5 881 064 754 |
| - House and land use rights | | | | |
| - Infrastructure | | | | |
| Remaining value | 31 777 020 285 | - 663 104 214 | 2 109 000 000 | 29 004 916 071 |
| - Land use rights | | | | |
| - Home | 31 777 020 285 | - 663 104 214 | 2 109 000 000 | 29 004 916 071 |
| - House and land use rights | | | | |
| - Infrastructure | | | | |
| b) Investment properties held for appreciation | | | | |
| Original price | | | | |
| - Land use rights | | | | |
| - Home | | | | |
| - House and land use rights | | | | |
| - Infrastructure | | | | |
| Losses due to depreciation | | | | |
| - Land use rights | | | | |
| - Home | | | | |
| - House and land use rights | | | | |
| - Infrastructure | | | | |
| Remaining value | | | | |
| - Land use rights | | | | |
| - Home | | | | |
| - House and land use rights | | | | |
| - Infrastructure | | | | |

- The remaining value at the end of the period of investment properties used as collateral to secure loans;

- The original cost of investment properties has been fully depreciated but they are still being leased out or held in anticipation of price appreciation;

Explanation of data and other justifications.

13. Upfront costs

End of quarter

Beginning of the year

a) Short term

Prepaid expenses for operating leases of fixed assets;

- Tools and equipment issued for use;

- Borrowing costs;

- Other items

b) Long term

- Costs of setting up a business

- Insurance costs;

- Other items

Add

14. Other assets

End of quarter

Beginning of the year

a) Short term

7 003 361 471

7 451 727 990

- Short-term prepaid expenses

158 223 585

380 375 387

- VAT is deductible

6 760 093 086

6 986 307 803

- Other current assets

- Taxes and other amounts
receivable from the government

85 044 800

85 044 800

b) Long term

677 682 526

1 262 742 636

- Long-term upfront costs

677 682 526

1 262 742 636

Add

7 681 043 997

8 714 470 626

15. Loans and financial leases

End of quarter

During the quarter

Beginning of the year

Number of
people capable
of repaying the

Number of people capable
of repaying the debt

Value

Increase

Reduce

Value

a) Short-term loans

b) Long-term loans

Add

c) Financial lease liabilities

| Duration | This year | | | Last year | | |
|------------------------|--------------------------------|----------------------|---------------------|--------------------------------|----------------------|---------------------|
| | Total financial lease payments | Paying rent interest | Repay the principal | Total financial lease payments | Paying rent interest | Repay the principal |
| One year or less | | | | | | |
| Over 1 year to 5 years | | | | | | |
| Over 5 years | | | | | | |

d) Overdue loans and financial leases that remain unpaid.

- Get a loan;

- Financial lease debt;
- Reason for non-payment

Add

d) Detailed disclosure of loans and financial leases to related parties

16. Payable to the seller

| | End of quarter | | Beginning of the year | |
|--|----------------|---|-----------------------|---|
| | Value | Number of people capable of repaying the debt | Value | Number of people capable of repaying the debt |
| a) Short-term accounts payable to suppliers | 23 788 527 708 | 23 788 527 708 | 32 212 154 058 | 32 212 154 058 |
| - TID Company | | | 7 566 201 658 | 7 566 201 658 |
| - Toan Viet Company | 1 120 276 162 | 1 120 276 162 | 806 057 670 | 806 057 670 |
| - C&C Technology Joint Stock Company | 701 829 945 | 701 829 945 | 1 379 659 162 | 1 379 659 162 |
| Pacific 2 Project Management Board | 2 687 584 432 | 2 687 584 432 | 13 199 119 732 | 13 199 119 732 |
| - GCP VIETNAM CO., LTD | 1 822 008 004 | 1 822 008 004 | | |
| - Payment must be made to other parties. | 17 456 829 165 | 17 456 829 165 | 9 261 115 836 | 9 261 115 836 |
| b) Long-term accounts payable to suppliers | | | | |
| Add | 23 788 527 708 | 23 788 527 708 | 32 212 154 058 | 32 212 154 058 |
| c) Amount of overdue debt that remains unpaid | | | | |
| - Other subjects | | | | |
| d) Payments must be made to the seller who is a related party. | | | | |

17. Taxes and other payments due to the government

| | beginning of the year | Amount payable during the period | Amount actually paid during the period | End of term |
|--|-----------------------|----------------------------------|--|-------------|
| a) Must pay | | | | |
| - Value Added Tax | | | | |
| - Personal income tax | 9 587 716 | 29 586 325 | 27.167.700 | 12 006 347 |
| - Corporate income tax | | | | |
| Other taxes | | | | |
| The company must pay into the state budget. | 9 587 716 | 29 586 325 | 27 167 700 | 12 006 347 |
| a) Accounts receivable | | | | |
| - Corporate Income Tax must be collected | 85 044 800 | | | 85 044 800 |
| Total revenue to be collected by the State budget. | 85 044 800 | | | 85 044 800 |

18. Costs payable

| | End of quarter | Beginning of the year |
|---|----------------|-----------------------|
| a) Short term | 4 925 827 255 | 4 737 327 255 |
| - Allocate salary expenses in advance during leave periods; | | |
| Costs incurred during periods of business closure; | | |
| - Provisions for the estimated cost of goods sold for finished real estate products already sold; | | |
| - Other provisions; | 4 925 827 255 | 4 737 327 255 |
| b) Long term | | |
| - Interest | | |
| - Other items | | |

| | | |
|--|-----------------------|------------------------------|
| Add | 4 925 827 255 | 4 737 327 255 |
| 19. Other payables | End of quarter | Beginning of the year |
| a) Short term | | |
| - Surplus assets awaiting resolution; | | |
| - Trade union funds; | 317 998 222 | 434 385 666 |
| - Membership fees | 3 472 000 | |
| - Social insurance; | | 91 672 500 |
| - Health insurance; | | 16 978 500 |
| - Unemployment insurance; | | 7 190 000 |
| - Accepting short-term deposits and collateral. | 605 836 636 | 3 359 836 636 |
| - Received capital contribution from Northwest Hotel Company | 53 804 969 | 53 804 969 |
| - Salary of Duc Giang Project Management Board | 2 247 232 | 2 247 232 |
| - Dividends payable for 2010 and 2011 | 40 302 215 000 | 42 395 708 067 |
| - Other payables and liabilities | 765 636 898 | 762 636 898 |
| Add | 42 051 210 957 | 47 124 460 468 |

- b) Long term
- Accepting long-term deposits and collateral.
 - Other payables and liabilities
- c) Amount of overdue debt that remains unpaid

20. Unearned Revenue **beginning of the year** **End of the year**

- a) Short term
- Revenue received in advance;
 - Revenue from traditional customer programs;
 - Other unearned revenue.

Add

- b) Long term
- c) The possibility of not being able to fulfill the contract with the customer.

21.1. Ordinary Bonds

- a) Bonds issued
- Issued at face value;
 - Discounted issuance type;
 - This type of issuance has a premium.

Add

- b) Detailed explanation of bonds held by related parties

Add

| 21. Bonds issued | End of quarter | | | Beginning of the year | | |
|-------------------------|-----------------------|----------------------|-------------|------------------------------|----------------------|-------------|
| | Value | Interest rate | Term | Value | Interest rate | Term |

21.1. Ordinary Bonds

a) Bonds issued

- Issued at face value;
- Discounted issuance type;
- This type of issuance has a premium.

Add

b) Detailed explanation of bonds held by related parties

Add

21.2. Convertible bonds:

a. Convertible bonds at the beginning of the period:

- The issuance date, original term, and remaining term for each type of convertible bond;
- The number of each type of convertible bond;
- Face value and interest rate for each type of convertible bond;
 - Conversion ratio into shares for each type of convertible bond;
 - The discount rate is used to determine the value of the principal portion of each type of convertible bond;
 - The value of the principal debt and the stock option portion of each type of convertible bond.

b. Additional convertible bonds issued during the period:

- The issuance date and original maturity period for each type of convertible bond;
- The number of each type of convertible bond;
- Face value and interest rate for each type of convertible bond;
 - Conversion ratio into shares for each type of convertible bond;
 - The discount rate is used to determine the value of the principal portion of each type of convertible bond;
 - The value of the principal debt and the stock option portion of each type of convertible bond.

c. Convertible bonds are converted into shares during the period:

- The number of each type of bond converted into shares during the period; The number of additional shares issued during the period to convert bonds;

The principal value of the convertible bond is recorded as an increase in equity.

d. Convertible bonds that have matured cannot be converted into shares during the period:

- The number of each type of bond that matured but was not converted into shares during the period;
- The principal amount of the convertible bond is repaid to the investor.

e. Convertible bonds at the end of the term:

- The original term and remaining term for each type of convertible bond;
- The number of each type of convertible bond;
- Face value and interest rate for each type of convertible bond;
 - Conversion ratio into shares for each type of convertible bond;
 - The discount rate is used to determine the value of the principal portion of each type of convertible bond;
 - The value of the principal debt and the stock option portion of each type of convertible bond.

g) Detailed disclosure of bonds held by the related parties (by bond type)

22. Preferred stock is classified as a liability.

Beginning of the yea

End of the year

- Face value;
- The subject of release

- Redemption clause

Value of repurchases during the period;

- Other explanations.

23. Provisions for liabilities

End of the year

Beginning of the year

a) Short term

- Provision for product warranty;
- Provision for construction warranty;
- Provision for restructuring;
- Other provisions for liabilities

Add

b) Long term

24. Deferred income tax assets and deferred income tax liabilities

End of the year

Beginning of the year

a. Deferred income tax assets:

- The corporate income tax rate used to determine the value of deferred income tax assets.
- Deferred income tax assets related to deductible temporary differences.
- Deferred income tax assets related to unused tax losses.
- Deferred income tax assets related to unused tax incentives
- The amount offset against deferred income tax payable

Deferred income tax assets

b- Deferred income tax payable

- The corporate income tax rate used to determine the value of deferred income tax payable.
- Deferred income tax payable arising from taxable temporary differences.

Offsetting amount against deferred income tax assets



25. Equity

a. Table comparing changes in equity

| | Owner's investment capital | Shareholder r surplus | Convertible bond option | Other owner's equity | Difference in TS revaluation | Exchange rate difference | Undistributed net profit after tax and other funds | Development Investment Fund | Add |
|--|-------------------------------|--------------------------|-------------------------------|-------------------------|------------------------------------|--------------------------------|--|--------------------------------|-----------------|
| A | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| Beginning balance of the pr | 500 000 000 000 | | | | | | (296.499.221.950) | 18 344 727 377 | 221 845 505 427 |
| - Capital increase in the previous year | | | | | | | | | |
| - Profit in the previous year | | | | | | | 376.574.655 | | 376 574 655 |
| - Other increases | | | | | | | | | |
| - Capital reduction in the previous year | | | | | | | | | |
| - Losses in the previous year | | | | | | | | | |
| - Other discounts | | | | | | | | | |
| Beginning balance this year | 500 000 000 000 | | | | | | (296.122.647.295) | 18 344 727 377 | 222 222 080 082 |
| - Capital increase during the period | | | | | | | | | |
| - Profit for the period | | | | | | | 7.331.467.383 | | 7 331 467 383 |
| - Other increases | | | | | | | | | |
| - Capital reduction during the period | | | | | | | | | |
| - Loss during the period | | | | | | | | | |
| - Other discounts | | | | | | | | | |
| Ending balance for this qua | 500 000 000 000 | | | | | | (288.791.179.912) | 18 344 727 377 | 229 553 547 465 |

| | | |
|---|------------------------|------------------------|
| b - Details of owner's investment capital | End of quarter | Beginning of the year |
| - Capital contribution from the parent company | | |
| - Capital contributions from other parties | 500 000 000 000 | 500 000 000 000 |
| Add | 500 000 000 000 | 500 000 000 000 |
| c - Capital transactions with owners and dividend distribution, profit sharing | This year | Last year |
| - Owner's investment capital | | |
| + Initial capital contribution | 500 000 000 000 | 500 000 000 000 |
| + Capital contribution increased during the period | | |
| + Capital contributions decreased during the period | | |
| + Capital contribution at the end of the period | 500 000 000 000 | 500 000 000 000 |
| - Dividends and distributed profits | | |
| d - Stocks | End of quarter | Beginning of the year |
| - Number of shares registered for issuance | 50 000 000 | 50 000 000 |
| - Number of shares sold to the public | 50 000 000 | 50 000 000 |
| + Common stock | 50 000 000 | 50 000 000 |
| + Preferred stock | | |
| - Number of shares repurchased | | |
| + Common stock | | |
| + Preferred stock | | |
| - Number of outstanding shares | | |
| + Common stock | 50 000 000 | 50 000 000 |
| + Preferred stock | | |
| * Par value of outstanding shares: | 10,000 VND/share | |
| d - Dividends | End of quarter | Beginning of the year |
| - Dividends announced after the end of the fiscal year: | | |
| + Dividends already declared on common stock: | | |
| Dividends already declared on preferred shares: | | |
| - Accumulated dividends on preferred stock that have not been recognized: | | |
| e) Company funds: | End of quarter | Beginning of the year |
| - Development investment fund; | 18 344 727 377 | 18 344 727 377 |
| - Fund for supporting business restructuring; | | |
| - Other funds that are part of equity capital. | | |
| g) Income and expenses, profits or losses are recognized directly in equity in accordance with the provisions of specific accounting standards. | | |
| 26. Revaluation difference of assets | This quarter | Beginning of the year |
| 27. Exchange rate difference | This quarter | Beginning of the year |
| Exchange rate differences resulting from converting financial statements prepared in foreign currency to VND. | | |
| - Exchange rate differences arise due to other reasons. | | |
| 28. Funding sources | This quarter | Beginning of the year |

- Funding allocated during the year
- Career expenses
- Remaining funds at the end of the year

29. Items outside the Balance Sheet

This quarter Beginning of the year

a) Leased assets: The minimum total future lease payments of non-cancellable operating leases for assets over various terms.

- One year or less;
- Over 1 year to 5 years;
- Over 5 years;

b) Assets held in custody: Businesses must provide detailed information on the quantity, type, specifications, and quality of each type of asset at the end of the period.

- For goods and materials received for safekeeping, processing, or consignment: Businesses must provide detailed information on the quantity, type, specifications, and quality at the end of the period.

For goods received for consignment, pledging, or mortgaging: Businesses must provide detailed information on the quantity, type, specifications, and quality of each type of goods;

c) Foreign currencies of all types: Businesses must provide detailed information on the quantity of each type of foreign currency in its original currency. For monetary gold, the quantity must be presented in both domestic and international units of ounces, and the value must be stated in USD.

d) Precious metals and gemstones: Businesses must provide detailed information on the original price, quantity (in international units), and type of precious metals and gemstones.

d) Written-off bad debts: The enterprise must provide detailed explanations of the value (in original currency and VND) of written-off bad debts within 10 years from the date of writing, broken down by debtor and the reasons for writing off the bad debts from accounting records.

e) Other information about items outside the Balance Sheet

30. Other information will be explained and clarified by the business itself.

VII. Additional information for items presented in the Statement of Income

Unit: VND

| | This quarter of this year | This time last year | Cumulative figures from the beginning of this year | Cumulative from the beginning of last year |
|--|------------------------------|-----------------------|--|--|
| 1. Total revenue from sales and services | | | | |
| a) Revenue | | | | |
| - Sales revenue; | 2 930 216 750 | 38 784 998 837 | 95 956 283 961 | 45 240 062 244 |
| - Revenue from providing services; | 811 394 704 | 612 921 840 | 2 456 898 764 | 2 979 476 901 |
| - Revenue from real estate sales | 8 260 074 510 | 9 018 488 770 | 17 274 694 474 | 9 018 488 770 |
| - Revenue from construction contracts; | 10 477 300 774 | 7 362 092 494 | 18 192 025 521 | 19 143 880 228 |
| Revenue from construction contracts is recognized during the period; | 10 477 300 774 | 7 362 092 494 | 11 432 550 611 | 19 143 880 228 |
| + The total cumulative revenue from construction contracts is recognized up to the date of preparing the financial statements. | 391 025 748 258 | 379 562 671 460 | 391 025 748 258 | 379 562 671 460 |
| Add | 22 478 986 738 | 55 778 501 941 | 133 879 902 720 | 76 381 908 143 |
| b) Revenue from related parties | | | | |
| 2. Revenue deductions | | | | |
| In there: | | | | |
| - Trade discounts; | | | | |
| - Reduced prices on goods sold; | | | | |
| - Goods that were returned. | | | | |
| 3. Cost of goods sold | | | | |
| Cost of goods sold; | 2 278 456 629 | 38 240 025 818 | 88 503 931 867 | 42 427 009 234 |
| Cost of goods sold; construction contract | 10 247 572 004 | 7 263 591 131 | 18 395 223 294 | 20 679 079 330 |
| In which: The provisioned cost of goods sold for finished real estate products includes: | | | | |
| + Items for accrued expenses; | | | | |
| + The value provisioned into the cost of each item; | | | | |
| + Estimated time and cost. | | | | |
| - The cost of services provided; | 480 734 187 | 361 081 182 | 1 385 447 993 | 1 876 016 531 |
| - The remaining value, sale and liquidation costs of investment properties; | | | | |
| - Costs of conducting real estate investment business; | 7 061 522 876 | 6 391 843 430 | 14 520 476 851 | 6 391 843 430 |
| - The value of inventory lost during the period; | | | | |
| - The value of each type of inventory that was lost beyond the standard amount during the period; | | | | |
| - Other expenses exceeding normal levels are directly included in the cost of goods sold; | | | | |
| - Provision for inventory devaluation; | | | | |
| - Deductions from the cost of goods sold. | | | | |
| Add | 20 068 285 696 | 52 256 541 561 | 122 805 080 005 | 71 373 948 525 |

| | This quarter of this year | This time last year | Cumulative figures from the beginning of this year | Cumulative from the beginning of last year |
|---|------------------------------|---------------------|--|--|
| 4. Financial operating revenue | | | | |
| - Interest on deposits and loans | 682 544 509 | 435 992 009 | 9 705 089 668 | 1 886 409 717 |
| - Profits from selling investments; | | | | |
| - Dividends, distributed profits; | | | | |
| - Exchange rate gains; | | | | |
| - Interest on deferred payment sales, payment discounts; | | | | |
| - Other financial operating revenue. | | | | |
| Add | 682 544 509 | 435 992 009 | 9 705 089 668 | 1 886 409 717 |
| | | | | |
| | This quarter of this year | This time last year | Cumulative figures from the beginning of this year | Cumulative from the beginning of last year |
| 5. Financial costs | | | | |
| - Interest on loans; | 1 680 439 | 0 | 4 476 824 | (11.674.923) |
| - Payment discounts, interest on deferred sales; | | | | |
| - Losses resulting from the liquidation of financial investments; | | | | |
| - Exchange rate difference loss; | | | | |
| - Provision for impairment of trading securities and investment losses; | | | | |
| - Deductions from financial expenses. | | | | |
| Add | 1 680 439 | | 4 476 824 | - 11 674 923 |
| | | | | |
| | This quarter of this year | This time last year | Cumulative figures from the beginning of this year | Cumulative from the beginning of last year |
| 6. Other income | | | | |
| - Liquidation and sale of fixed assets; | | | | 90 929 173 |
| - Profit from asset revaluation; | | | | |
| - Fines collected; | | | | |
| - Taxes are reduced; | | | | |
| - Other expenses. | 801 316 006 | | 1 292 295 692 | |
| Add | 801 316 006 | | 1 292 295 692 | 90 929 173 |
| | | | | |
| | This quarter of this year | This time last year | Cumulative figures from the beginning of this year | Cumulative from the beginning of last year |
| 7. Other expenses | | | | |
| - The remaining value of fixed assets and the costs of liquidating or selling those fixed assets; | | | | |
| - Losses due to asset revaluation; | | | | |
| - Penalties; | | | | |
| - Other expenses. | 725 092 | 28 009 543 | 1 428 644 | 46 089 524 |
| Add | 725 092 | 28 009 543 | 1 428 644 | 46 089 524 |
| | | | | |
| | This quarter of this year | This time last year | Cumulative figures from the beginning of this year | Cumulative from the beginning of last year |
| 8. Selling expenses and administrative expenses | | | | |
| a) Business management expenses incurred during the period | 1 791 607 661 | 2 725 695 387 | 10 460 800 675 | 4 756 265 228 |
| b) Selling expenses incurred during the period | 829 399 347 | 1 303 732 230 | 4 874 032 613 | 1 859 682 712 |
| c) Reductions in selling expenses and administrative expenses | | | | |

- Reversal of provisions for product and goods warranties;
- Reversal of provisions for restructuring and other provisions;
- Other write-offs.

| | This quarter of this year | This time last year | Cumulative figures from the beginning of this year | Cumulative from the beginning of last year |
|--|------------------------------|---------------------|--|--|
|--|------------------------------|---------------------|--|--|

9. Production and business costs by element

- Costs of raw materials and supplies;
- Labor costs;
- Depreciation costs of fixed assets;
- Costs of outsourced services;
- Other expenses paid in cash.

Add

| | This quarter of this year | This time last year | Cumulative figures from the beginning of this year | Cumulative from the beginning of last year |
|--|------------------------------|---------------------|--|--|
|--|------------------------------|---------------------|--|--|

10. Current corporate income tax expense

Corporate income tax expense calculated on taxable income for the current year.

- Adjusting corporate income tax expenses from previous years into the current year's income tax expense.
- Total current corporate income tax expense

| | This quarter of this year | This time last year | Cumulative figures from the beginning of this year | Cumulative from the beginning of last year |
|--|------------------------------|---------------------|--|--|
|--|------------------------------|---------------------|--|--|

11. Deferred corporate income tax expense

- Deferred corporate income tax expense arising from taxable temporary differences;
- Deferred corporate income tax expense arising from the reversal of deferred income tax assets;
- Deferred corporate income tax income arising from deductible temporary differences;
- Deferred corporate income tax income arising from taxable losses and unused tax incentives; Deferred corporate income tax income arises from the reversal of deferred income tax liabilities;
- Total deferred corporate income tax expense.

| | This quarter of this year | This time last year | Cumulative figures from the beginning of this year | Cumulative from the beginning of last year |
|--|------------------------------|---------------------|--|--|
|--|------------------------------|---------------------|--|--|

VIII. Additional information for items

presented in the Statement of Cash Flows

1. Non-cash transactions affect the cash flow statement in the future.

- Acquiring assets by assuming directly related liabilities or through financial leasing;
- Acquiring a business through the issuance of shares;
- Convert debt into equity;
- Other non-cash transactions

2. Funds held by the business but not used:

3. Amount of borrowed funds actually collected during the period:

- Money received from borrowing under a standard loan agreement;

- Proceeds from the issuance of ordinary bonds;
Proceeds from the issuance of convertible bonds;

- Proceeds from the issuance of preferred shares are classified as liabilities;

- Proceeds from repurchase agreements of government bonds and securities REPOs;

- Money received from borrowing in other forms.

4. Amount of principal actually repaid during the period:

- Repayment of principal loan amount according to a standard loan agreement;

- Payment of principal on ordinary bonds;

- Payment of principal on convertible bonds;

- Payments for the principal of preferred stock are classified as liabilities;

- Payments for repurchase agreements of government bonds and securities REPOs;

- Loan repayments in other forms

IX. Other information

1. Contingent liabilities, commitments, and other financial information:

2. Events occurring after the end of the accounting year:

3. Information about stakeholders

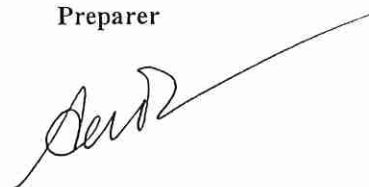
4. Present assets, revenue, and business results by segment.

5. Comparative information (changes in information in the financial statements of previous

6. Information on ongoing operations:

7. Other information.

Preparer



Le Thi Nguyen

Chief Accountant

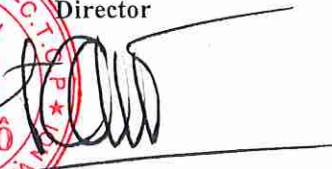


Nguyen Thanh Binh



Hanoi, January 20, 2026

Director



Phan Minh Tam