

Hanoi, January 22th, 2026

REGULAR DISCLOSURE OF INFORMATION IN FINANCIAL REPORTS

To: Hanoi Stock Exchange

Implementing regulations in the Ministry of Finance's Circular No. 96/2020/TT-BTC dated November 16th, 2020, guiding information disclosure on the stock market, Consutancy Design and Urban Development Joint Stock Company has announce financial statement information for the 4 quarter of 2025 with Hanoi Stock Exchange, as follows:

1. Company: Consutancy Design and Urban Development Joint Stock Company

- Stock code: CDO
- Address: No. 194 Buoï Street, Ngoc Ha Ward, Hanoi City.
- Tel: 043.9744068
- Email: ketoan.cddc@gmail.com Website: www.cddc.vn
- Content of the published information:
- Financial report of the 4 quarter in 2025

Separate Financial Statements (the company has subsidiary); ☐

Combined financial statement (the company has subsidiary); ☒

Consolidated financial statement (the company has its own accounting department which is under separate accounting organization). ☐

- Cases that need an explanation of the cause:

+ The auditing organization provides a partial acceptance opinion on the financial statements (for reviewed/ audited financial statements):

Yes ☐ No ☐

Written explanation in case of Yes chosen:

Yes ☐ No ☐

+ Profit after tax in the reporting period differs by 5% or more before and after audit, converting from loss to profit or vice versa (for audited financial statements in 2024):

Yes ☐ No ☐

Written explanation in case of Yes chosen:

Yes ☐ No ☐

+ Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same time last year:

Yes ☒ No ☐

Written explanation in case of Yes chosen:



Yes



No



+ Profit after tax in the reporting period is at a loss, going from profit in the same period of the previous year to loss in this time or vice versa:

Yes



No



Written explanation in case of Yes chosen:

Yes



No



This information was announced on the company's website on January 22th, 2026 at the link: <https://cddc.com.vn>

Attached documents:

- Financial report.....
- Explanatory document.....

Organization's representative

Legal representative authorized person for the
Information disclosure (sign with complete name,
position, and seal)



GIÁM ĐỐC

Bùi Xuân Hiếu



**CONSULTANCY DESIGN AND URBAN
DEVELOPMENT. JSC**

No 01-02/2026/CDO/CV

*(Explanation of the causes of fluctuations in
profit after tax in the consolidated financial
statements for Q4.2025 compared to Q4.2024)*

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Hanoi, January 21th, 2026

To: - State Securities Commission

- Hanoi Stock Exchange

- Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance providing guidance on information disclosure on the securities market.
- Pursuant to the Consolidated Financial Statements for Quarter 4 of 2025 of Consultancy Design and Urban Development Joint Stock Company.

The Company provides an explanation for the decrease in profit after income tax in the fourth quarter of 2025 compared to the same period in 2024, as reflected in the consolidated financial statements, as follows:

Target	The fourth quarter of 2024	The fourth quarter of 2025	Variation
Revenue	5.505.185.551	6.511.190.143	18.27%
Cost of goods sold	5.032.179.891	5.407.693.986	7.46%
Profit after corporate income tax	2.108.187.998	1.152.976.230	-45%

Profit after tax in the fourth quarter of 2025 amounted to VND **1,152,976,230**, representing a **45%** decrease compared to the corresponding period in the fourth quarter of 2024, due to the following reasons:

- Revenue in the fourth quarter of 2025 increased by VND **1,006,004,592**, equivalent to an **18.27%** rease compared to the same period in 2024 (corresponding to a change of **47.72%** relative to profit in the fourth quarter of 2024).

- Cost of goods sold in the fourth quarter of 2025 increased by VND **375,514,094**, equivalent to a **7.46%** increase compared to the same period in 2024 (corresponding to a change of **17.81%** relative to profit in the fourth quarter of 2024).

- In the fourth quarter of 2025, significant fluctuations in foreign exchange rates between USD/VND and USD/LAK resulted in an increase in financial income of VND **2,104,183,661** (corresponding to a change of **99.81%** relative to profit in the fourth quarter of 2024). In addition, financial expenses, administrative expenses, and other expenses decreased by VND **518,481,396** compared to the same period in 2024 (corresponding to a change of **24.59%** relative to profit in the fourth quarter of 2024).

These are the main reasons for the significant fluctuation in profit after tax compared to the same period last year.

This is the explanation of Consultancy Design and Urban Development Joint Stock Company regarding the fluctuation in business performance in the Company's consolidated financial statements.

Respectfully yours!

Recipients:

- As above;
- To be filed: Administration, Accounting Departmet

**CONSULTANCY DESIGN AND URBAN
DEVELOPMENT JSC**



GIÁM ĐỐC

Bùi Xuân Hiền

Hanoi Department of Planning and Investment
CONSULTANCY DESIGN AND URBAN DEVELOPMENT JOINT STOCK COMPANY
No. 194 Buoï Street, Ngoc Ha Ward, Ha Noi

CONSOLIDATED FINANCIAL STATEMENTS
Q4 - 2025

- Consolidated Statement of Financial Position for Q4 - 2025
- Consolidated Income Statement for Q4 - 2025
- Consolidated Cash Flow Statement for Q4- 2025
- Notes to the Consolidated Financial Statements for Q4- 2025



CONSULTANCY DESIGN AND URBAN DEVELOPMENT JOINT STOCK COMPANY

No. 194 Buoi Street, Cong Vi Ward, Ba Dinh District, Ha Noi

Tax Identification Number: 0102963747

Phone number: 043.9744168 - Fax: 043.9744068

CONSOLIDATED FINANCIAL STATEMENT*As at 31 december 2025*

Item	Code	Note	31/12/2025	01/01/2025
A. CURRENT ASSETS	100		89.277.310.943	74.425.398.601
I. Cash and cash equivalents	110		3.512.622.300	1.886.361.957
1. Cash	111		3.512.622.300	1.886.361.957
2. Cash equivalents	112		0	
II. Short-term financial investments	120		0	0
1. Trading securities	121		0	0
2. Provision for impairment of trading securities (*)	122		0	0
3. Held-to-maturity investments	123		0	
III. Accounts receivable - short-term	130		74.966.473.928	61.647.474.542
1. Accounts receivable from customers	131		31.556.031.551	42.879.160.699
2. Prepayments to suppliers	132		29.876.690.906	28.183.586.910
3. Intercompany receivables	133		0	0
4. Receivables from construction contract	134		0	0
5. Receivables from short-term loans	135		0	0
6. Other short-term receivables	136		38.506.804.139	15.557.779.601
7. Provision for doubtful debts (*)	137		(24.973.052.668)	(24.973.052.668)
8. Assets under investigation for resolution	139		0	0
IV. Inventories	140		0	0
1. Inventories	141		0	0
2. Provision for inventories (*)	149		0	0
V. Other current assets	150		10.798.214.715	10.891.562.102
1. Short-term prepaid expenses	151		7.182.221	11.385.044
2. Deductible value added tax	152		10.791.032.494	10.880.177.058
3. Taxes and other receivables from the State Treasury	153		0	0
4. Trading Government bonds	154		0	0
5. Other current assets	155		0	0
B. NON-CURRENT ASSETS	200		144.885.628.161	157.495.811.217
I. Accounts receivable - long-term	210		48.834.065.191	58.636.227.007
1. Long-term accounts receivable from customers	211			0
2. Long-term prepayments to suppliers	212		48.051.515.191	57.869.697.007
3. Working capital provided to subsidiaries	213		0	0
4. Long-term intercompany receivables	214		0	0
5. Receivables from long-term loans	215		0	0
6. Other long-term receivables	216		782.550.000	766.530.000
7. Provision for doubtful long term debts (*)	219		0	0
II. Fixed assets	220		13.702.831.614	14.499.402.605
1. Tangible fixed assets	221		13.702.831.614	14.499.402.605
- Cost	222		22.154.690.695	22.151.787.115
- Accumulated depreciation (*)	223		(8.451.859.081)	(7.652.384.510)
2. Fixed assets of finance leasing	224		0	0
- Cost	225		0	0
- Accumulated depreciation (*)	226		0	0
3. Intangible fixed assets	227		0	0
- Cost	228		100.000.000	100.000.000


Item	Code	Note	31/12/2025	01/01/2025
- Accumulated depreciation (*)	229		(100.000.000)	(100.000.000)
III. Investment properties	230		0	0
- Cost	231		0	0
- Accumulated depreciation (*)	232		0	0
IV. Long-term work in progress	240		53.261.923.546	50.253.859.099
1. Long-term work in progress	241		0	0
2. Construction in progress	242		53.261.923.546	50.253.859.099
V. Long-term financial investments	250		29.055.909.538	34.055.909.538
1. Investments in subsidiaries	251		0	0
2. Investments in associates, joint venture	252		0	0
3. Equity investments in other entities	253		30.000.000.000	35.000.000.000
4. Provision for long-term financial investments (*)	254		(944.090.462)	(944.090.462)
5. Held-to-maturity investments	255		0	0
VI. Other non-current assets	260		30.898.272	50.412.968
1. Long-term prepaid expenses	261		0	0
2. Goodwill	262		30.898.272	50.412.968
3. Long-term equipment, materials and spare parts	263		0	0
4. Other long-term assets	268		0	0
TOTAL ASSETS (270 = 100 + 200)	270		234.162.939.104	231.921.209.818
C - LIABILITIES	300		21.529.533.185	24.063.075.091
I. Current liabilities	310		21.529.533.185	24.063.075.091
1. Accounts payable to suppliers	311		5.254.608.874	5.389.813.211
2. Advances from customers	312		0	0
3. Taxes and other payables to State Treasury	313		12.515.944.305	14.914.281.874
4. Payables to employees	314		0	0
5. Accrued expenses	315		0	0
6. Short-term intercompany payables	316		0	0
7. Payables from construction contract	317		0	0
8. Short-term unearned revenue	318		0	0
9. Other short-term payables	319		23.952.198	23.952.198
10. Short-term loans and payables for finance leasing	320		0	0
11. Short-term provision	321		0	0
12. Bonus and welfare funds	322		3.735.027.808	3.735.027.808
13. Stabilization funds	323		0	0
14. Trading Government bonds	324		0	0
II. Non-current liabilities	330		0	0
1. Long-term accounts payable to suppliers	331		0	0
2. Long-term advances from customers	332		0	0
3. Long-term accrued expenses	333		0	0
4. Intercompany payables for business capital	334		0	0
5. Long-term intercompany payables	335		0	0
6. Long-term unearned revenue	336		0	0
7. Other long-term payables	337		0	0
8. Long-term loans and payables for finance leasing	338		0	0
9. Convertible bonds	339		0	0
10. Preference shares	340		0	0
11. Deferred tax liabilities	341		0	0
12. Provision for long-term payables	342		0	0
13. Science and technology development funds	343		0	0
D - OWNER'S EQUITY	400		212.633.405.919	207.858.134.727
I. Capital	410		212.633.405.919	207.858.134.727

Item	Code	Note	31/12/2025	01/01/2025
1. Share capital	411		315.049.750.000	315.049.750.000
- Ordinary shares	411a		315.049.750.000	315.049.750.000
- Preference shares	411b		0	0
2. Share premium	412		0	0
3. Bond option	413		0	0
4. Other capital	414		0	0
5. Treasury stocks (*)	415		0	0
6. Asset revaluation differences	416		0	0
7. Foreign exchange differences	417		(34.572.550.776)	(38.319.474.603)
8. Investment and development funds	418		6.894.055.616	6.894.055.616
9. Financial reserve funds	419		0	0
10. Other funds of owners' equity	420		0	0
11. Retained profits	421		(82.691.610.669)	(83.627.287.633)
Retained profits brought forward	421a		(83.627.287.633)	(81.689.535.815)
Retained profits for the current period	421b		935.676.964	(1.937.751.818)
12. Construction investment funds	422		0	0
13. Non-controlling interest	429		7.953.761.748	7.861.091.347
II. Other funds	430		0	0
1. Other funds	431		0	0
2. Fixed assets arising from other funds	432		0	0
TOTAL LIABILITIES AND OWNER'S EQUITY	440		234.162.939.104	231.921.209.818



Hanoi, date 22/01/2026


Lai Minh Nguyệt
 Chief Accountant


Lê Thị Phương Thảo
 Preparer

CONSOLIDATED INCOME STATEMENT

As at 31 december 2025

Item	Code	Note	Quarter IV/2025	Quarter IV/2024	For 01/01/2025 to 31/12/2025	For 01/01/2024 to 31/12/2024
1. Revenue from sales of goods and provision of services	01		6.511.190.143	5.505.185.551	23.989.088.395	22.230.523.406
2. Revenue deductions	02		0	0	0	0
3. Net revenue from sales of goods and provision of services (10 = 01 - 02)	10		6.511.190.143	5.505.185.551	23.989.088.395	22.230.523.406
4. Cost of sales	11		5.407.693.986	5.032.179.891	20.778.129.332	20.155.040.157
5. Gross profits (20 = 10 - 11)	20		1.103.496.157	473.005.660	3.210.959.063	2.075.483.249
6. Financial income	21		170.311.211	2.274.494.872	2.075.027.601	6.084.670.524
Financial expenses	22		(679.945.816)	(151.836.493)	363.712.650	5.819.126.974
- In which: Interest expense	23		0	0	0	0
8. Selling expenses	25		0	0	0	0
9. General and administration expenses	26		800.776.954	791.149.027	3.893.424.365	4.183.761.715
10. Net operating profit (30 = 20 + (21 - 22) - 25 - 26)	30		1.152.976.230	2.108.187.998	1.028.849.649	(1.842.734.916)
11. Other income	31		0	0	0	0
12. Other expenses	32		0	0	502.284	83.624.881
13. Results of other activities (40 = 31 - 32)	40		0	0	(502.284)	(83.624.881)
14. Accounting profit before tax (50 = 30 + 40)	50		1.152.976.230	2.108.187.998	1.028.347.365	(1.926.359.797)
15. Income tax expense - current	51		0	0	0	0
16. Income tax (benefit)/expense - deferred	52		0	0	0	0
17. Net profit after tax (60 = 50 - 51 - 52)	60		1.152.976.230	2.108.187.998	1.028.347.365	(1.926.359.797)
18. Basic earnings per share	70					
19. Diluted EPS	71		36,6	66,9	32,6	(61,1)



Đỗ Xuân Hiền
Director

Lai Minh Nguyệt
Chief accountant

Lê Thị Phương Thảo
Preparer

Hanoi, date 22/01/2026

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No. 194 Buoi Street, Cong Vi Ward, Ba Dinh District, Ha Noi

Tax Identification Number: 0102963747

Phone number: 043.9744168 - Fax: 043.9744068

CONSOLIDATED CASH FLOW STATEMENT (Indirect method)


As at 31 december 2025

Item	Code	Note	For 01/01/2025 to 31/12/2025	For 01/01/2024 to 31/12/2024
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Accounting profit before tax	01		1.028.347.365	(1.926.359.797)
2. Adjustments for:			0	0
- Depreciation and amortization	02		816.085.687	649.218.921
- Provisions	03		0	0
- Exchange gains/losses arising from revaluation of monetary items denominated in foreign currencies	04		0	0
- Gains/losses on investment activities	05		0	
- Interest expenses	06		0	
- Other adjustments	07		3.746.923.826	(577.528.160)
3. Operating profit before changes in working capital	08		5.591.356.878	(1.854.669.036)
- Change in receivables	09		(3.427.693.006)	523.571.830
- Change in inventories	10		0	168.090.551
- Change in payables (exclusive of interest payables, corporation income tax payables)	11		(733.541.906)	(3.320.237.446)
- Change in prepaid expenses	12		4.202.823	23.148.901
- Change in trading securities	13		0	0
- Interest paid	14		0	0
- Income tax paid	15		(1.800.000.000)	(28.515.306)
- Other receipts from operating activities	16		0	
- Other payments for operating activities	17		0	
Net cash flows from operating activities	20		(365.675.211)	(4.488.610.506)
II. CASH FLOWS FROM INVESTING ACTIVITIES			0	
1. Payments for additions to fixed assets and other long- term assets	21		(3.008.064.447)	183.503.097
2. Receipts from disposals of fixed assets and construction in progress	22		0	0
3. Payments for term deposits	23		0	0
4. Collection of loans and repurchase of debt instruments of other entities	24		0	0
5. Payments for investments in other entities	25		0	
6. Collections on investments in other entities	26		5.000.000.000	5.000.000.000
7. Receipts of interest and dividends	27		0	
Net cash flows from investing activities	30		1.991.935.553	5.183.503.097
III. CASH FLOWS FROM FINANCING ACTIVITIES			0	0
1. Proceeds from issuance of shares and receipt of contributed capital	31		0	0
2. Repayments of contributed capital and repurchase of stock issued	32		0	0
3. Proceeds from borrowings	33		0	
4. Payments to settle loan principals	34		0	
5. Repayments of financial principals	35		0	0

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Item	Code	Note	For 01/01/2025 to 31/12/2025	For 01/01/2024 to 31/12/2024
6. Payments of dividends to owners	36		0	0
<i>Net cash flows from financing activities</i>	<i>40</i>		<i>0</i>	<i>0</i>
Net cash flows during the period (50 = 20 + 30 + 40)	50		1.626.260.343	694.892.592
Cash and cash equivalents at the beginning of the year	60		1.886.361.957	1.191.469.365
Effect of exchange rate fluctuations on cash and cash equivalents	61		0	
Cash and cash equivalents at the end of the year (70 = 50 + 60 + 61)	70	VII.34	3.512.622.300	1.886.361.957




Lai Minh Nguyệt
 Chief accountant


Lê Thị Phương Thảo
 Preparer

NOTES TO THE FINANCIAL STATEMENTS**The fourth Quarter of 2025****I. Characteristics of Business Operations****1. Form of Capital Ownership:**

Urban Design and Development Consulting Joint Stock Company (referred to as "the Company") is an entity established and operating under Business Registration Certificate No. 0103027199, initially issued by the Hanoi Department of Planning and Investment on October 9, 2008, and amended for the 18th time on January 24, 2024. Accordingly:

Company Name: CONSULTANCY DESIGN AND URBAN DEVELOPMENT JOINT STOCK COMPANY

International Trading Name: CONSULTANCY DESIGN AND URBAN DEVELOPMENT JOINT STOCK COMPANY

Abbreviated Name: CDDC.,JSC

Charter Capital: 315.049.750.000 VND

(Three hundred fifteen billion, forty-nine million, seven hundred fifty thousand dong)

Head Office: No. 194 Bui Street, Ngoc Ha Ward, Hanoi City.

Since October 10, 2018, the Company has had 02 subsidiaries:

- **Name of the First Subsidiary: CUNG XUAN JOINT STOCK COMPANY**

International Trading Name: CUNG XUAN JOINT STOCK COMPANY

Abbreviated Name: CUNG XUAN.,JSC

Charter Capital: 129.000.000.000 VND

(One hundred twenty-nine billion Vietnamese Dong)

Head Office: Floor 12A, CDC Building, 25–27 Le Dai Hanh Street, Hai Ba Trung Ward, Hanoi City, Vietnam

- **Name of the Second Subsidiary: CONSULTANCY DESIGN AND URBAN DEVELOPMENT PUBLIC COMPANY**

International Trading Name: CONSULTANCY DESIGN AND URBAN DEVELOPMENT PUBLIC COMPANY

dollars)

Head Office: Phon My Xay Village, Pek District, Xiangkhouang Province, Laos.

- 2. Field of Operation:** The company operates in consulting, design, and services.

3. Business Activities:

- Cultivation of vegetables, beans, and ornamental flowers and plants.
- Wholesale of raw agricultural and forestry products (excluding wood, bamboo, and rattan) and live animals, except for those prohibited by the state.
- Wholesale of construction materials and other installation equipment.
- Wholesale of construction materials and other installation equipment.
- Advertising (excluding tobacco advertising).

- retail of other goods, including: retail of paintings, sculptures, and artworks; retail of kerosene, gas cylinders, charcoal for household cooking; and retail of household consumer goods.
- Iron and steel casting, boiler manufacturing, metal forging, pressing, stamping, rolling, and powder metallurgy.
- Manufacturing metal household items for kitchens, bathrooms, and dining rooms; manufacturing metal office equipment; producing safety doors, safes, armored doors; and manufacturing insulated and non-insulated metal cables.
- Installation of industrial machinery and equipment; manufacturing refractory products; and production of iron, steel, and cast iron.
- Casting of non-ferrous metals, manufacturing metal components, and producing metal tanks, reservoirs, and
- Mechanical processing, metal treatment and coating, manufacturing of cutlery, hand tools, and common metal goods.
- Manufacturing medical, dental, orthopedic, and rehabilitation equipment and instruments (excluding dentures).
- Construction of various types of buildings, including the execution of civil, industrial, transportation, irrigation, technical infrastructure, water supply and drainage, and environmental projects.
- Installation of electrical systems.
- Other specialized construction activities, including interior and exterior decoration; EPC general contracting and turnkey construction projects; quality inspection services for construction works, construction machinery, and technological equipment.
- Wholesale of cars and other motor vehicles, sale of motorcycles and scooters, maintenance and repair of cars and motorcycles, and sale of parts and accessories for motorcycles and scooters.
- Advertising (excluding tobacco advertising);
- Retail of other goods, including: retail of paintings, statues, art works, retail of kerosene, gas cylinders, charcoal for household cooking fuel, and household consumer goods;
- Casting of iron and steel, production of boilers, forging, pressing, stamping, and rolling of metals, and powder metallurgy;
- Production of metal household items for kitchens, bathrooms, dining rooms, metal office equipment, production of safes, iron-clad doors, insulated and non-insulated metal cables;
- Wholesale of electronic devices and telecommunications components.
- Wholesale of rice and food products, wholesale of rice, and retail of food, beverages, and essential supplies.
- Financial support service activities (excluding legal, financial, accounting, auditing, tax, and securities services).
- Vocational education and training, including college, university, postgraduate, preschool, primary, secondary, and high school education, as well as sports, recreational, cultural, and arts education;
- Production of products from wood, bamboo, straw, thatch, and woven materials;
- Short-term accommodation services, including hotel, restaurant, and recreational business activities;
- Real estate consulting and brokerage, land-use rights auctions, real estate advertising, and property management services.

4. Normal business operating cycle: The business operating cycle is 12 months.

II. ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING

1. The company's fiscal year begins on January 1 and ends on December 31 of each calendar year.
2. The currency used for accounting purposes is the Vietnamese Dong (VND).

III. ACCOUNTING STANDARDS AND REGULATIONS APPLIED

1. Accounting System Applied:

The company adheres to the Vietnamese Accounting System for enterprises issued under Circular No. 200/2014/TT-BTC, dated December 22, 2014, by the Ministry of Finance.

2. Form of Accounting Applied: The company uses a computerized accounting system.

3. Statement of Compliance with Accounting Standards and Regulations:

The management of the company affirms that the financial statements are prepared and presented in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations, ensuring alignment with the company's production and business activities.

IV. ACCOUNTING POLICIES APPLIED

The following are the primary accounting policies applied by the Company in recording transactions and prepar

1. Foreign Exchange Rates in Accounting:

Các nghiệp vụ kinh tế phát sinh bằng ngoại tệ được hạch toán theo tỷ giá giao dịch thực tế của ngân hàng giao dịch tại thời điểm phát sinh nghiệp vụ. Tại thời điểm cuối năm, tài sản là tiền và công nợ có gốc ngoại tệ được chuyển đổi theo tỷ giá mua vào của ngân hàng thương mại nơi công ty mở tài khoản vào ngày kết thúc niên độ kế toán. Tất cả các khoản chênh lệch tỷ giá thực tế phát sinh trong kỳ và chênh lệch đánh giá lại của các khoản mục tiền tệ được kết chuyển dần vào báo cáo kết quả hoạt động kinh doanh của năm tài chính.

2. Recognition of Cash and Cash Equivalents:

Cash:

Cash includes cash on hand and demand deposits. Transactions in foreign currencies are converted to VND at the actual exchange rate at the transaction date. Foreign exchange differences arising from business or capital construction activities are recorded as financial income or expense.

Cash Equivalents:

Cash equivalents are short-term investments (not exceeding three months) that are easily convertible to cash and carry minimal risk of value fluctuation.

3. Accounting for Financial Investments:

Investments in Subsidiaries and Associates:

Investments in subsidiaries, associates, and other equity investments intended for long-term holding take the following forms:

- Investment in the form of capital contribution to other entities (as capital is raised by the investee).
- Investment in the form of acquiring equity interests in other entities (purchasing ownership interests from existing owners).

The carrying value of investments in subsidiaries is determined based on fair value.

The carrying value of investments in associates is determined using the equity method.

The recognition date for investments in subsidiaries and associates is the date on which ownership rights are officially acquired.

Investments in subsidiaries and associates are evaluated for impairment at the time of preparing the Financial Statements. Provisions for impairment are made based on the Financial Statements of the subsidiaries and associates if they incur losses (except for losses planned and determined in the business plan prior to the investment). However, none of the Company's subsidiaries or associates have incurred losses or are in the early investment stage, so the Company does not need to make impairment provisions.

Net profits distributed from subsidiaries and associates arising after the investment date are recognized in the Statement of Profit or Loss. Other distributed amounts are recorded as a reduction in the original investment cost.

Investments in Other Entities:

Investments in equity instruments of other entities are recorded at cost.

4. Accounting Principles for Receivables:

Trade Receivables: Reflect receivables and the settlement status of amounts owed to the company by customers for the sale of products, goods, investment properties, fixed assets, financial investments, and services provided.

Internal Receivables: Reflect receivables and the settlement status of amounts owed between the company and its subsidiaries or among subsidiaries under the company's control.

Other Receivables: Reflect receivables and the settlement status of amounts not included in trade receivables or internal receivables.

At the reporting date, receivables (trade, internal, or other) are classified based on their remaining term:

Short-term Receivables: If the collection or payment period does not exceed 12 months (or one business cycle).

Long-term Receivables: If the collection or payment period exceeds 12 months (or one business cycle).

At the financial statement preparation date, receivables denominated in foreign currencies are revalued using the actual exchange rate of the commercial bank designated by the company for customer payments.

Provision for Doubtful Debts:

Provisions for doubtful debts represent the estimated loss in value of receivables that may not be recoverable by the company from customers at the time of preparing the Financial Statements.

5. Principles for Inventory Recognition:

Inventory Valuation Principles and Method of Determining Ending Inventory Value:

Inventory is recognized based on historical cost. The cost of inventory includes the purchase cost, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition.

Costs excluded from the cost of inventory:

- Trade discounts and purchase price reductions for non-conforming goods.
- Costs of materials, labor, and other production/business costs incurred above normal levels.
- Storage costs, except for those necessary for further production or those incurred during the purchase process.
- Selling expenses.
- General administrative expenses.

Method for Determining Ending Inventory Value: Ending inventory value = Beginning inventory value + Value of inventory purchased during the period - Value of inventory sold during the period.

The inventory cost is calculated using the Weighted Average Cost method.

Inventory Accounting Method: The Perpetual Inventory Method is applied for inventory accounting.

6. Principles for Accounting and Depreciation of Fixed Assets (FA):

Recognition of Tangible and Intangible Fixed Assets:

- Fixed assets are initially recorded at cost. During operations, the Company accounts for fixed assets under three criteria: historical cost, accumulated depreciation, and net book value.
- The historical cost of fixed assets is defined as the total costs incurred to acquire the asset and bring it to a location and condition ready for use.

Depreciation Method for Fixed Assets:

Fixed assets are depreciated over their estimated useful lives using the straight-line depreciation method. The depreciation period follows the guidelines set in Circular No. 45/2013/TT-BTC, issued on April 25, 2013, by the Ministry of Finance. Specific depreciation periods are as follows:

Asset Type	Depreciation Period
Buildings, structures	5 - 45 years
Machinery and equipment	3 - 15 years
Transportation vehicles	6 - 10 years
Management equipment	3 - 8 years

7. Principles for Accounting Prepaid Expenses:

Prepaid expenses include tools, equipment, and other prepaid costs, which are gradually allocated to production and business expenses using the straight-line method. The allocation period does not exceed 3 years.

8. Principles for Accounting Payables

Payables are tracked in detail based on the payment term, the creditor, and the type of currency involved.

Reflect the status of payments owed by the company to suppliers for materials, goods, services, fixed assets,

Payables to suppliers, contractors, and service providers are recorded in detail for each creditor.

Include obligations between the parent company and its dependent subsidiaries that do not have independent legal status and operate under the parent company's accounting system.

Include obligations that are non-commercial and unrelated to transactions involving the purchase, sale, or provision of goods and services.

Phải trả khác gồm các khoản phải trả không có tính thương mại, không liên quan đến giao dịch mua, bán, cung cấp hàng hóa dịch vụ.

At the reporting date, payables to suppliers, internal payables, and other payables are classified based on their remaining payment terms:

-Short-term Payables: Obligations with a payment term of 12 months or less (or within one business cycle).

-Long-term Payables: Obligations with a payment term exceeding 12 months (or one business cycle).

At the financial statement preparation date, payables denominated in foreign currency are revalued using the foreign currency selling exchange rate of the commercial bank with which the company frequently conducts transactions.

9. Principles for Recognizing Loans and Finance Lease Liabilities

Loans and finance lease liabilities are tracked in detail according to their repayment terms: Liabilities with repayment periods exceeding 12 months from the financial statement date are classified as long-term loans and finance lease liabilities. Liabilities due within the next 12 months from the financial statement date are classified as short-term loans and finance lease liabilities.

Loans and liabilities denominated in foreign currencies are converted into the accounting currency using the actual exchange rate at the time of the transaction.

Principles for Capitalization of Borrowing Costs

· **Capitalization Scope:** Borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets (assets under construction or unfinished production) are included in the cost of those assets (capitalized). These costs include loan interest, amortization of discounts or premiums on bond issuance, and incidental expenses related to loan procedures.

· **Suspension of Capitalization:** Capitalization of borrowing costs is temporarily suspended during periods of interruption in the construction or production of the qualifying asset, unless the interruption is necessary.

· **Termination of Capitalization:** Capitalization ceases when the main activities necessary to prepare the qualifying asset for its intended use or sale are completed. Borrowing costs incurred thereafter are recognized as production or business expenses in the period in which they occur.

· **Reduction of Borrowing Costs:** Income generated from the temporary investment of specifically borrowed funds pending their use for acquiring qualifying assets must be deducted from the borrowing costs eligible for capitalization.

· **Limits on Borrowing Cost Capitalization:** Borrowing costs capitalized during a period must not exceed the total borrowing costs incurred during that period. Interest and amortization of discounts or premiums capitalized in each period must not exceed the actual interest incurred and the amount of discounts or premiums amortized during that period. Income generated from the temporary investment of specifically borrowed funds pending their use for acquiring qualifying assets must be deducted from the borrowing costs eligible for capitalization.

10. Principles for Recognizing Accrued Expenses

Accrued expenses include loan interest, deferred bond interest, construction costs, and other accrued costs. Construction and design consultancy costs already included in the budget but lacking complete documentation due to projects being located far away or dispersed across different regions are pre-allocated to the business production costs for the period to ensure the matching principle between revenue and expenses. The value of accrued construction costs is determined based on the estimated project value or provisional documentation verifying the volume of work completed. The value of accrued design consultancy expenses is based on contracts and the portion of work completed. When these expenses are incurred, if discrepancies arise compared to the pre-allocated amounts, accounting adjustments are made to increase or decrease the expenses corresponding to the discrepancies.

11. Principles for Recognizing Equity

The owner's investment in the company is recorded based on the actual capital contributed by shareholders.

These represent profits from the company's activities after deducting corporate income tax for the current year and adjustments from retrospective application of changes in accounting policies or corrections of material errors from prior periods.

After the approval of the Board of Directors, after-tax profits are allocated to company funds in accordance with the company's charter and current legal regulations. Remaining profits are distributed to shareholders based on their ownership percentage of shares.

Dividends declared for shareholders are recognized as liabilities in the company's Statement of Financial Position after the Board of Directors has issued a dividend distribution announcement.

Funds are allocated in accordance with the company's charter and resolutions of the annual General Meeting of Shareholders.

12. Principles and Methods for Recognizing Revenue and Other Income

Revenue includes sales revenue and interest income.

Sales revenue is recognized when all the following conditions are met:

- . Sales revenue is recognized when all the following conditions are met:
- . The majority of the risks and rewards associated with ownership of the goods have been transferred to the buyer.
- . The company no longer retains control over or ownership of the goods.
- . Revenue can be measured reliably.
- . Costs associated with the sale can be identified and measured.

Revenue from Financial Activities:

Revenue arising from interest, dividends, profit sharing, exchange rate differences, and other financial activities is recognized when both of the following conditions are satisfied:

- There is a likelihood of receiving economic benefits from the transaction.
- Revenue can be measured reliably.

Interest income is recognized on a time-proportion basis using the effective interest rate.

Other income includes non-operating income from: Disposal or liquidation of fixed assets. Gains from revaluation of assets contributed as capital. Penalties, compensation, and other sources of income.

13. Accounting Principles for Cost of Goods Sold and Expenses

COGS reflects the cost of goods, finished products sold during the period, allowable wastage, and provisions for inventory devaluation.

14. Principles and Methods for Recognizing Financial Expenses, Selling Expenses, and Administrative Expenses:

Principles and Methods for Recognizing Financial Expenses, Selling Expenses, and Administrative Expenses:

- Costs or losses related to financial investment activities;
- Borrowing costs, including interest expenses and other direct expenses related to loans, are recognized as expenses in the period. Borrowing costs directly related to the construction or production of incomplete assets are capitalized into the value of those assets. Capitalized costs include: Interest on loans. Amortization of bond discounts or premiums. Additional costs incurred in loan procedures.

These expenses are recognized based on the actual amounts incurred during the period and are not offset against financial income.

Selling and Administrative Expenses: Selling expenses and administrative expenses are indirect costs incurred in supporting the distribution of goods, products, and services to the market and in managing the company's business operations.

All selling and administrative expenses incurred during the period are immediately recognized in the income statement for that period when these expenses do not provide economic benefits in subsequent periods.

15. Principles and Methods for Recognizing Corporate Income Tax (CIT) Expenses

Current CIT expenses represent the total tax payable for the current period.

These expenses are determined based on taxable income and the applicable corporate income tax rate for the current period.

Taxable income differs from net profit reported in the income statement because it excludes certain income or expenses subject to taxation or deductible in other periods (including any carried forward losses, if applicable).

The determination of CIT expenses is based on prevailing tax regulations. However, these regulations are subject to change, and the final determination of CIT expenses depends on the results of inspections by the competent tax authorities.

16. Other Accounting Principles and Methods

Financial statements are prepared and presented in accordance with the following fundamental accounting principles: Accrual Basis, Going Concern, Historical Cost, Matching Principle, Consistency, Prudence, Materiality, Offsetting, Comparability.

A party is considered related to the company if it has the ability to control the company or significantly influence the company's financial and operational decisions.

10/00/01
22/01/01

NOTES TO THE FINANCIAL STATEMENTS

As at 31 december 2025

V. Additional Information for Items Presented in the Balance Sheet

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NOTES TO THE FINANCIAL STATEMENTS

As at 31 december 2025

Item Name	31/12/2025		As of January 1, 2025		Content
	Original Cost	Recoverable Value	Original Cost	Recoverable Value	
05 - Non-performing Loans	0	0	0	0	
-Total value of receivables and loans that are overdue or not yet overdue but are difficult to collect (including details of the overdue period and value of overdue receivables and loans for each party if the receivable or loan for that party accounts for 10% or more of the total overdue debt)	24.896.996.650	0	24.896.996.650	0	
- Information about penalties, late interest receivables, etc., arising from overdue debts but not recognized as revenue	0	0	0	0	
-The likelihood of recovering overdue receivables	0	0	0	0	

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As at 31 december 2025

Item Name	As at 31 december 2025		As of January 1, 2025		Content
	Original Cost	Provisions	Original Cost	Provisions	
06 - Inventory	0	0	0	0	
Goods in transit	0		0		
Raw materials and supplies	0		0		
Tools and instruments	0		0		
Work-in-progress (unfinished production)	0		0		
Finished goods	0		0		
Merchandise			0		
Goods sent for sale	0		0		
Goods in bonded warehouses	0		0		
Real estate inventory	0		0		
Value of obsolete, low-quality, or unsellable inventory at the end of the period; reasons and proposed solutions for handling obsolete or low-quality inventory	0		0		
Value of inventory used as collateral or pledged to secure liabilities at the end of the period	0		0		
Reasons for additional provisions or reversals of provisions for inventory devaluation	0		0		

NOTES TO THE FINANCIAL STATEMENTS

As at 31 december 2025

Item Name	Buildings and Structures	Machinery and Equipment	Transportation and Transmission Means	Management Equipment and Tools	Perennial Plants, Working Animals for Production	Other Tangible Fixed Assets	Total	Content
07. Changes in Tangible Fixed Assets	0	0	0	0	0	0	0	
Original Cost								
Beginning balance	20.382.941.264	1.130.395.965	28.820.524	609.629.362	0	0	22.151.787.115	
-Purchases during the year	0	0	0	0	0	0	0	
-Completed construction investment projects	0	0	0	0	0	0	0	
-Other increases	0	0	0	0	0	0	0	
-Transfers to investment properties	0	0	0	0	0	0	0	
-Disposal or liquidation	0	0	0	0	0	0	0	
-Other decreases	0	0	(2.903.580)	0	0	0	(2.903.580)	
Ending balance	20.382.941.264	1.130.395.965	31.724.104	609.629.362	0	0	22.154.690.695	
Accumulated Depreciation								
Beginning balance	5.901.166.602	1.130.395.965	0	609.629.362	0	0	7.641.191.929	
Depreciation as of 12/31/2024	793.479.552	0	18.485.100	0	0	0	811.964.652	
-Other increases	0	0	0	0	0	0	0	
-Transfers to investment properties	0	0	0	0	0	0	0	
-Disposal or liquidation	0	0	0	0	0	0	0	
-Other decreases	0	0	0	0	0	0	0	
Ending balance	6.694.646.154	1.130.395.965	18.485.100	609.629.362	0	0	8.453.156.581	
Net Book Value								
At the beginning of the year	14.481.774.662	0	28.820.524	0	0	0	14.510.595.186	
At the end of Q2-2025	13.688.295.110	0	13.239.004	0	0	0	13.701.534.114	
-Net book value at year-end of tangible fixed assets used as collateral or pledged to secure loans:	0	0	0	0	0	0	0	
-Original cost at year-end of fully depreciated tangible fixed assets still in use:	0	0	0	0	0	0	0	
-Original cost at year-end of tangible fixed assets awaiting disposal:	0	0	0	0	0	0	0	
-Commitments regarding the purchase or sale of significant tangible fixed assets in the future:	0	0	0	0	0	0	0	
-Other changes in tangible fixed assets:	0	0	0	0	0	0	0	

NOTES TO THE FINANCIAL STATEMENTS

As at 31 december 2025

Item Name	Land Use Rights	Issuance Rights	Copyrights, Patents	Trademarks	Computer Software	Intangible Fixed Assets	Licenses	Total	Content
08. Changes in Intangible Fixed Assets	0	0	0	0	0	0	0	0	
Original Cost	0	0	0	0	100.000.000	0	0	100.000.000	
Beginning balance	0	0	0	0	100.000.000	0	0	100.000.000	
-Purchases during the year	0	0	0	0	0	0	0	0	
-Created internally by the company	0	0	0	0	0	0	0	0	
-Increase due to business mergers	0	0	0	0	0	0	0	0	
-Other increases	0	0	0	0	0	0	0	0	
-Disposal or sale	0	0	0	0	0	0	0	0	
-Other decreases	0	0	0	0	0	0	0	0	
Ending balance	0	0	0	0	100.000.000	0	0	100.000.000	
Accumulated Amortization	0	0	0	0	100.000.000	0	0	100.000.000	
Beginning balance	0	0	0	0	100.000.000	0	0	100.000.000	
-Amortization during the year	0	0	0	0	0	0	0	0	
-Other increases	0	0	0	0	0	0	0	0	
-Disposal or sale	0	0	0	0	0	0	0	0	
-Other decreases	0	0	0	0	0	0	0	0	
Ending balance	0	0	0	0	100.000.000	0	0	100.000.000	
Net Book Value	0	0	0	0	0	0	0	0	
At the beginning of the year	0	0	0	0	0	0	0	0	
At the end of the year	0	0	0	0	0	0	0	0	
-Net book value at year-end of intangible fixed assets used as collateral or pledged to secure loans	0	0	0	0	0	0	0	0	
-Original cost of intangible fixed assets that have been fully amortized but are still in use	0	0	0	0	0	0	0	0	
-Notes and other explanations:	0	0	0	0	0	0	0	0	

NOTES TO THE FINANCIAL STATEMENTS

As at 31 december 2025

Item Name	Buildings and Structures	Machinery and Equipment	Transportation and Transmission	Management Equipment and Tools	Other Tangible Fixed Assets	Intangible Fixed Assets	Total	Content
09. Changes in Finance Lease Fixed Assets	0	0	0	0	0	0	0	0
Original Cost	0	0	0	0	0	0	0	0
Beginning balance	0	0	0	0	0	0	0	0
- Finance leases during the year	0	0	0	0	0	0	0	0
- Purchase of finance lease assets	0	0	0	0	0	0	0	0
- Other increases	0	0	0	0	0	0	0	0
- Return of finance lease assets	0	0	0	0	0	0	0	0
- Other decreases	0	0	0	0	0	0	0	0
Ending balance	0	0	0	0	0	0	0	0
Accumulated Depreciation	0	0	0	0	0	0	0	0
Beginning balance	0	0	0	0	0	0	0	0
- Depreciation during the year	0	0	0	0	0	0	0	0
- Purchase of finance lease assets	0	0	0	0	0	0	0	0
- Other increases	0	0	0	0	0	0	0	0
- Return of finance lease assets	0	0	0	0	0	0	0	0
- Other decreases	0	0	0	0	0	0	0	0
Ending balance	0	0	0	0	0	0	0	0
Net Book Value	0	0	0	0	0	0	0	0
- At the beginning of the year	0	0	0	0	0	0	0	0
- At the end of the year	0	0	0	0	0	0	0	0
* Additional lease payments recognized as expenses during the year:	0	0	0	0	0	0	0	0
* Basis for determining additional lease payments:	0	0	0	0	0	0	0	0
* Lease extension terms or rights to purchase the asset:	0	0	0	0	0	0	0	0

NOTES TO THE FINANCIAL STATEMENTS

As at 31 december 2025

Item Name	Beginning balance	Decrease during the year	Increase during the year	Ending balance	Content
10. Changes in Investment Properties	0	0	0	0	
a) Investment Properties for Lease	0	0	0	0	
Original Cost	0	0	0	0	
- Land use rights	0	0	0	0	
- Buildings	0	0	0	0	
- Buildings and land use rights	0	0	0	0	
- Infrastructure	0	0	0	0	
Accumulated Depreciation	0	0	0	0	
- Land use rights	0	0	0	0	
- Buildings	0	0	0	0	
- Buildings and land use rights	0	0	0	0	
- Infrastructure	0	0	0	0	
Net Book Value	0	0	0	0	
- Land use rights	0	0	0	0	
- Buildings	0	0	0	0	
- Buildings and land use rights	0	0	0	0	
- Infrastructure	0	0	0	0	
b) Investment Properties Held for Capital Appreciation	0	0	0	0	
Original Cost	0	0	0	0	
- Land use rights	0	0	0	0	
- Buildings	0	0	0	0	
- Buildings and land use rights	0	0	0	0	
- Infrastructure	0	0	0	0	
Impairment Losses	0	0	0	0	
- Land use rights	0	0	0	0	
- Buildings	0	0	0	0	
- Buildings and land use rights	0	0	0	0	
- Infrastructure	0	0	0	0	
Net Book Value	0	0	0	0	
- Land use rights	0	0	0	0	
- Buildings	0	0	0	0	
- Buildings and land use rights	0	0	0	0	
- Infrastructure	0	0	0	0	
- Net book value at the end of the period of investment properties used as collateral or	0	0	0	0	
' - Original cost of investment properties that have been fully depreciated but are still leased or held for capital appreciation	0	0	0	0	
' - Notes and other explanations	0	0	0	0	

NOTES TO THE FINANCIAL STATEMENTS

As at 31 december 2025

Item Name	As at 31 december 2025		Đầu năm		Content
	Original Cost	Recoverable Value	Original Cost	Recoverable Value	
11. Long-term Work-in-Progress Assets	53.261.923.546	0	50.253.859.099	0	
a) Long-term Work-in-Progress Production and Business Costs (Details for each type, stating the reasons why they were not completed within a normal production and business cycle)	0	0	0	0	
.....	0	0	0	0	
b) Incomplete Construction Works (Details for projects accounting for 10% or more of total construction work-in-progress)	53.261.923.546	0	50.253.859.099	0	
- Purchases	0	0	0	0	
- Construction works	53.261.923.546	0	50.253.859.099	0	
- Repairs	0	0	0	0	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at 31 december 2025

Indicator Name	As at 31 december 2025			Beginning of the Year			Content
	Original Cost	Fair Value/Book Value	Allowance or Provision	Original Cost	Fair Value/Book Value	Allowance or Provision	
12. Financial Investments	30.000.000.000	0	0	35.000.000.000	0	0	
a) Trading Securities	0	0	0	0	0	0	
- Total value of shares (detailed by each type of share accounting for 10% or more of the total share value)	0	0	0	0	0	0	
- Total value of bonds (detailed by each type of bond accounting for 10% or more of the total bond value)	0	0	0	0	0	0	
- Other investments	0	0	0	0	0	0	
- Reasons for changes in each investment/type of shares, bonds	0	0	0	0	0	0	
In terms of quantity	0	0	0	0	0	0	
In terms of value	0	0	0	0	0	0	
b) Held-to-Maturity Investments	0	0	0	0	0	0	
b1) Short-term	0	0	0	0	0	0	
- Fixed-term deposits	0	0	0	0	0	0	
- Bonds	0	0	0	0	0	0	
- Other investments	0	0	0	0	0	0	
b2) Long-term	0	0	0	0	0	0	
- Fixed-term deposits	0	0	0	0	0	0	
- Bonds	0	0	0	0	0	0	
- Other investments	0	0	0	0	0	0	
c) Equity Investments in Other Entities** (detailed by each investment by holding ratio and voting)	30.000.000.000	0	0	35.000.000.000	0	0	
- Investments in subsidiaries		0	0		0	0	
- Investments in joint ventures, associates		0	0		0	0	
- Investments in other entities	30.000.000.000	0	0	35.000.000.000		0	
- Summary of activities of subsidiaries, joint ventures, and associates during the period	0	0	0	0	0	0	
- Significant transactions between the company and its subsidiaries, joint ventures, and associates during the period	0	0	0	0	0	0	
- Explanation if fair value cannot be determined	0	0	0	0	0	0	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at 31 december 2025

Indicator Name	As at 31 december 2025		01/01/2025	
	Value	Repayable Amount	Value	Repayable Amount
13. Accounts Payable to Suppliers	7.561.930.649	7.561.930.649	5.389.813.211	5.217.563.211
a) Short-term Accounts Payable to Suppliers	7.561.930.649	7.561.930.649	5.389.813.211	5.217.563.211
-Sơn Dương Construction and Trading Co., Ltd	0	0		
-Hai Bà Trưng Trading Services Joint Stock Co.	4.820.373.990	4.820.373.990	4.820.373.990	4.820.373.990
-Other Payables	2.741.556.659	2.741.556.659	397.189.221	397.189.221
b) Long-term Accounts Payable to Suppliers	0	0	0	0
c) Overdue Payables Unpaid	0	0	0	0
-Details for items accounting for 10% or more of total overdue payables	0	0	0	0
- Other Items	0	0	0	0
d) Accounts Payable to Related Parties (details for each item)	0	0	0	0
14. Other Payables	23.952.198	23.952.198	34.344.997	34.344.997
a) Short-term Other Payables	23.952.198	23.952.198	34.344.997	34.344.997
-Trade Union Fund	23.952.198	23.952.198	23.952.198	23.952.198
-Social Insurance	0	0	10.392.799	10.392.799
-Health Insurance	0	0		
- Unemployment Insurance	0	0	0	0

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at 31 december 2025

Indicator Name	Beginning of Year			QIV - 2025		End of Year			Content
	Value	Non-Repayable Amount	Interest	increase	decrease	Value	Non-Repayable Amount	Interest	
15. Loans and Finance Lease Liabilities	0	0	0	0	0	0	0	0	
a) Short-term Loans	0	0	0	0	0	0	0	0	
....	0	0	0	0	0	0	0	0	
b) Long-term Loans	0	0	0	0	0	0	0	0	
....	0	0	0	0	0	0	0	0	
d) Overdue Loans and Finance Lease Liabilities Unpaid	0	0	0	0	0	0	0	0	
- Loans	0	0	0	0	0	0	0	0	
-Finance Lease Liabilities	0	0	0	0	0	0	0	0	
-Reason for Non-Payment	0	0	0	0	0	0	0	0	
d) Detailed Explanation of Loans and Finance Lease Liabilities with Related Parties	0	0	0	0	0	0	0	0	
....	0	0	0	0	0	0	0	0	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at 31 december 2025

Indicator Name	This Year			Last Year			Content
	Finance Lease Payments	Interest Payments	Principal Repayments	Finance Lease Payments	Interest Payments	Principal Repayments	
c) Finance Lease Liabilities	0	0	0	0	0	0	
-Up to 1 year	0	0	0	0	0	0	
-Over 1 year to 5 years	0	0	0	0	0	0	
- Over 5 years	0	0	0	0	0	0	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at 31 december 2025

Indicator Name	Beginning Balance	Payable During the Year	Paid During the Year	As of 30/06/2025	Content
17. Taxes and Payables to the Government	14.914.281.874	2.066.341.351	4.466.341.351	12.514.281.874	
a) Payable (detailed by type of tax)	14.914.281.874	2.066.341.351	4.466.341.351	12.514.281.874	
-Value-Added Tax (VAT)	5.000.449.279	2.066.341.351	2.666.341.351	4.400.449.279	
-Special Consumption Tax	0	0	0	0	
-Import and Export Duties	0	0	0	0	
-Corporate Income Tax	9.913.832.595	0	1.800.000.000	8.113.832.595	
-Personal Income Tax	0	0	0	0	
-Resource Tax	0	0	0	0	
-Land and Lease Tax	0	0	0	0	
-Other Taxes	0	0	0	0	
-Fees, Charges, and Other Payables	0	0	0	0	
b) Receivables (detailed by type of tax)	0	0	0	0	
Value-Added Tax (VAT)	0	0	0	0	
-Special Consumption Tax	0	0	0	0	
-Import and Export Duties	0	0	0	0	
-Corporate Income Tax	0	0	0	0	
-Personal Income Tax	0	0	0	0	
-Resource Tax	0	0	0	0	
-Land and Lease Tax	0	0	0	0	
-Other Taxes	0	0	0	0	
-Fees, Charges, and Other Payables	0	0	0	0	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at 31 december 2025

Item	Owner's Contributed Capital	Share Premium	Convertible Bond Option	Development Investment Fund	Asset Revaluation Surplus	foreign exchange differences	Undistributed Post- Tax Profit	(Non- controlling Interests)	Total	Content
18.Owner's Equity		0	0	0	0	0	0	0		
Beginning Balance of Last Year	315.049.750.000	0	0	6.894.055.616	0	(37.741.946.445)	(81.689.535.815)	7.849.699.326	210.362.022.682	
a. Reconciliation of Changes in Equity	0	0	0	0	0	0	0	0	0	
-Increase in capital during last year	0	0	0	0	0	0	0	0	0	
-Profit for last year	0	0	0	0	0	0	(1.937.751.818)	11.392.021	(1.926.359.797)	
-Other increases	0	0	0	0	0	0	0	0	0	
-Decrease in capital during last year	0	0	0	0	0	0	0	0	0	
-Loss for last year	0	0	0	0	0	(577.528.158)	0	0	(577.528.158)	
-Other decreases	0	0	0	0	0	0	0	0	0	
Beginning Balance of This Year	315.049.750.000	0	0	6.894.055.616	0	(38.319.474.603)	83.627.287.633	7.861.091.347	207.858.134.727	
-Increase in capital during this year	0	0	0	0	0	0	0	0	0	
-Profit for this year	0	0	0	0	0	0	(222.253.338)	3.950.616	1.028.347.364	
-Other increases	0	0	0	0	0	0	0	0	0	
-Decrease in capital during this year	0	0	0	0	0	0	0	0	0	
-Loss for this year	0	0	0	0	0	3.746.923.827	0	0	3.746.923.827	
-Other decreases	0	0	0	0	0	0	0	0	0	
Ending Balance of This Year	315.049.750.000	0	0	6.894.055.616	0	(34.572.550.776)	82.691.610.669	7.953.761.749	212.633.405.919	
Number of rows: 17										

NOTES TO THE FINANCIAL STATEMENTS

As at 31 december 2025

CONTENT	This Year	Last Year	Notes
19. Unearned revenue	0	0	
a) Short-term	0	0	
- Revenue received in advance	0	0	
- Revenue from traditional customer programs	0	0	
- Other unearned revenue items	0	0	
b) Long-term	0	0	
- Revenue received in advance;	0	0	
- Revenue from traditional customer programs;	0	0	
- Other unearned revenue items.	0	0	
c) Inability to perform contracts with customers (details of each item, reason for non-performance).	0	0	
20. Preferred shares classified as liabilities	0	0	
- Par value;	0	0	
- Issuance targets (management, staff, employees, other parties);	0	0	
- Buyback terms (time, buyback price, other basic terms in the issuance contract);	0	0	
- Repurchased value during the period;	0	0	
- Other notes	0	0	
21. Provisions for liabilities	0	0	
a) Short-term	0	0	
- Product warranty provision;	0	0	
-Construction warranty provision;	0	0	
- Restructuring provision;	0	0	
- Other provisions for liabilities (Fixed asset repair costs, environmental remediation costs, etc.)	0	0	
b) Long-term	0	0	
- Product warranty provision;	0	0	
- Construction warranty provision;	0	0	
- Restructuring provision;	0	0	
- Other provisions for liabilities (Fixed asset repair costs, environmental remediation costs, etc.)	0	0	
22. Deferred income tax assets and deferred income tax liabilities	0	0	
a - Deferred income tax assets	0	0	
- Corporate income tax rate used to determine the value of deferred tax assets	0	0	
- Deferred tax assets related to unused taxable losses	0	0	
- Deferred tax assets related to unused tax incentives	0	0	
- Deferred tax assets related to deductible temporary differences	0	0	
- Offset against deferred tax liabilities	0	0	
b - Deferred income tax liabilities	0	0	
- Corporate income tax rate used to determine the value of deferred tax liabilities	0	0	
- Deferred income tax liabilities arising from taxable temporary differences	0	0	
- Offset against deferred tax assets	0	0	

Indicator	Ending Balance	Beginning Balance	Content
23. Owner's Equity	321.943.805.616	321.943.805.616	
b- Detailed Investment of the Owner	0	0	
- Contribution from Parent Company (if a subsidiary)	0	0	
-Contribution from Other Entities	0	0	
c- Transactions with Owners and Dividend Distribution	315.049.750.000	315.049.750.000	
-Owner's Investment	315.049.750.000	315.049.750.000	
+Contribution at the Beginning of the Year	315.049.750.000	315.049.750.000	
+Increase in Contribution during the Year	0	0	
+Decrease in Contribution during the Year	0	0	
+Contribution at the End of the Year	315.049.750.000	315.049.750.000	
-Dividends and Profits Distributed	0	0	
d. Shares	31.504.975	31.504.975	
-Number of Shares Registered for Issuance	31.504.975	31.504.975	
-Number of Shares Sold to the Public	31.504.975	31.504.975	
-Ordinary Shares	31.504.975	31.504.975	
-Preferred Shares (classified as Owner's Equity)	0	0	
- Number of Shares Repurchased (Treasury Shares)	0	0	
+Ordinary Shares	0	0	
+Preferred Shares (classified as Owner's Equity)	0	0	
-Number of Shares Outstanding	31.504.975	31.504.975	
+Ordinary Shares	31.504.975	31.504.975	
+Preferred Shares (classified as Owner's Equity)	0	0	
*Number of Shares Outstanding	10.000	10.000	
d- Dividends	0	0	
-Dividends Announced after the End of the Fiscal Year	0	0	
+Dividends Announced on Ordinary	0	0	
+ Dividends Announced on Preferred Shares	0	0	
-Accrued Dividends on Preferred Shares Not Yet Recognized	0	0	
e- Company's Funds	6.894.055.616	6.894.055.616	
-Development Investment Fund:	6.894.055.616	6.894.055.616	
-Enterprise Restructuring Support Fund	0	0	
-Other Funds from Owner's Equity	0	0	
g- Income and Expenses, Gains or Losses Recognized Directly in Owner's Equity According to Accounting Standards	0	0	
-....	0	0	
-....	0	0	
24.Asset Revaluation Differences	0	0	
Reason for Change Between Beginning and Ending Balance (Which assets were revalued, and under what decision?).	0	0	
25.Exchange Rate Differences	37.577.312.659	0	
-Exchange Rate Differences from Foreign Currency Translation of Financial Statements into VND	32.514.463.842	0	
-Exchange Rate Differences Arising from Other Causes (Specify Reason)	5.062.848.817	0	
26.Funding	0	0	
-Funding Sources Allocated in the Year	0	0	
-Business Expenditure	0	0	
-Remaining Funding at the End of the Year	0	0	

Indicator	Ending Balance	Beginning Balance	Content
27. Items Outside the Balance Sheet	0	0	
a) Lease Assets: Total Minimum Lease Payments in Future for Non-cancellable Operating Lease Contracts	0	0	
-1 Year or Less	0	0	
-More than 1 Year but Less than 5 Years;	0	0	
-More than 5 Years;	0	0	
c) Foreign Currencies: The company must disclose the quantity of each type of foreign currency in original units. Monetary gold must be presented in weight units in both domestic and international ounces, with the value in USD theo USD	0	0	
d) Monetary Gold: The company must disclose the cost, quantity (in international units), and types of monetary gold	0	0	
d) Bad Debts Written Off: The company must disclose the value (in original currency and VND) of bad debts written off within 10 years from the date of write-off, categorized by debtor and cause	0	0	
e) Other Information on Items Outside the Balance Sheet	0	0	
28. Other Information Disclosed by the Company	0	0	

17.2% 3.4%

c) In cases where rental revenue is recognized as the total amount received in advance, the company must disclose the difference between recognizing revenue using the method of gradual allocation over the rental period; the impact on future profits and cash flows due to recognizing the entire amount received in advance.	0	0
2.Revenue Deductions (Code 02)	0	0
-Trade discounts	0	0
-Sales discounts	0	0
-Sales returns	0	0
3.Cost of Goods Sold (Code 11)	20.778.129.332	20.155.040.157
-Cost of goods sold	20.778.129.332	20.155.040.157
-Cost of finished goods sold	0	0
Among which: Cost of goods, finished real estate sold, and its provision for losses, including	0	0
+Provision expenses	0	0
+Provisions allocated to individual items	0	0
+Estimated period when costs will be incurred.	0	0
-Cost of services rendered	0	0
+Remaining value, costs of disposal, liquidation of investment properties	0	0
-Real estate business costs for investment properties	0	0
-Loss of inventory value during the period	0	0
-Value of inventory loss beyond expected shrinkage	0	0
-Provision for inventory loss	0	0
-Other deductions from the cost of goods sold	0	0
4.Financial Income (Code 21)	2.217.632.222	3.802.044.442
-Interest on deposits and loans	19.614	25.240
-Profit from investment sales	0	0
-Dividends and profits received	0	0
-Exchange rate gains	2.217.612.608	3.802.019.202
-Profit from installment sales, payment discounts	0	0
-Other financial income	0	0
5.Financial Expenses (Code 22)	2.157.545.464	5.742.730.704
-Interest on loans	0	0
-Payment discounts, installment sales interest	0	0
-Losses from liquidation of financial investments	0	0
-Exchange rate losses	921.983.360	5.742.730.704
-Provision for impairment of trading securities and investment losses	0	0
-Other financial expenses	0	0
-Deductions from financial expenses.	1.235.562.104	0
6.Other Income	0	0
-Disposal or sale of fixed assets	0	0
-Gains from revaluation of assets	0	0
-Fines received	0	0
-Tax reductions	0	0
-Other income	0	0
7.Other Expenses	0	0
-Remaining value of fixed assets and costs of disposal or sale of fixed assets	0	0
-Losses from asset revaluation	0	0
-Fines	0	0
-Other expenses	0	0

8.Selling Expenses and Administrative Expenses	3.893.424.365	4.183.761.715	
a) Administrative expenses incurred during the period	3.893.424.365	4.183.761.715	
-Detailed items that account for 10% or more of total administrative expenses	0	0	
-Other administrative expenses	0	0	
b) Selling expenses incurred during the period	0	0	
-Detailed items that account for 10% or more of total selling expenses	0	0	
-Other selling expenses	0	0	
c) Deductions from selling and administrative expenses	0	0	
-Reversal of product and inventory warranty provisions	0	0	
Reversal of restructuring provisions and other provisions	0	0	
-Other deductions	0	0	
9.Production and Business Costs by Element	0	0	
-Raw materials and supplies	0	0	
-Labor costs	0	0	
-Depreciation of fixed assets	0	0	
-Outsourced service costs	0	0	
-Other cash expenses	0	0	
10.Current Corporate Income Tax Expense (Code 51)	0	0	
-Corporate income tax expense on taxable income for the current year	0	0	
-Adjustments to corporate income tax expenses from previous years included in current year tax expense	0	0	
-Total corporate income tax expense for the current year	0	0	
11.Deferred Corporate Income Tax Expense (Code 52)	0	0	
-Deferred corporate income tax expense arising from temporary taxable differences	0	0	
-Deferred corporate income tax expense arising from the reversal of deferred tax assets	0	0	
-Deferred corporate income tax income from temporary deductible differences	0	0	
-Deferred corporate income tax income from unused tax losses and tax credits	0	0	
-Deferred corporate income tax income from the reversal of deferred tax liabilities	0	0	
-Total deferred corporate income tax expense	0	0	
VII.Additional Information for Items Presented in the Cash Flow Statement	0		
1.Non-cash Transactions Affecting Cash Flow and Cash Held but Not Used	0	0	
-Acquiring assets by incurring directly related debts or through financial leasing	0	0	
-Acquiring businesses by issuing shares	0	0	
-Converting debt into equity	0	0	
-Other non-cash transactions	0	0	

2.Cash Held but Not Used Present the value and reasons for large amounts of cash and cash equivalents held by the company but not used due to legal restrictions or other obligations the company must adhere to	0	0
3.Cash Received from Borrowings During the Period:	0	0
-Cash received from borrowings under regular loan agreements	0	0
-oCash received from issuing regular bonds	0	0
-Cash received from issuing convertible bonds	0	0
-Cash received from issuing preferred stock classified as debt	0	0
	0	0
-Cash received from other forms of borrowing	0	0
4.Principal Loan Repayments Made During the Period:	0	0
-Repayment of principal on regular loans	0	0
-Repayment of principal on regular bonds	0	0
-Repayment of principal on convertible bonds	0	0
-Repayment of principal on preferred stock classified as debt	0	0
-Payments for government bond repurchase transactions and other securities repurchase transactions	0	0
-Repayment of loans in other forms	0	0



Bui Xuân Hiếu
Director

Hanoi, date 22/01/2026

Handwritten signature of Lại Minh Nguyệt

Lại Minh Nguyệt
Chief accountant

Handwritten signature of Lê Thị Phương Thảo

Lê Thị Phương Thảo
preparer