

SCI E&C JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS
For the reporting period from 01/01/2025 to 31/12/2025



SCI E&C JOINT STOCK COMPANY

3rd floor, Tower C, Golden Palace Building, Me Tri Street, Tu
Liem ward, Hanoi city, Vietnam

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CONSOLIDATED BALANCE SHEET

As at 31 December 2025

FORM B 01-DN

Unit: VND

ASSETS	Code	Note	31/12/2025 VND	01/01/2025 VND
A. CURRENT ASSETS	100		1,519,786,069,281	1,510,510,946,388
I. Cash and cash equivalents	110	5	133,151,745,414	69,154,588,844
1. Cash	111		20,151,745,414	19,154,588,844
2. Cash equivalents	112		113,000,000,000	50,000,000,000
II. Short-term investments	120		6,554,445,064	6,300,334,480
1. Trading securities	121		175,656	175,656
2. Provision for devaluation of trading securities	122		-	(3,756)
3. Held to maturity investments	123	6	6,554,269,408	6,300,162,580
III. Short-term receivable	130		693,367,426,022	744,739,574,288
1. Short-term trade receivables	131	7	592,480,150,977	687,315,946,576
2. Short-term prepayments to suppliers	132	8	91,370,826,520	56,132,674,840
3. Other short-term receivables	136	9	23,258,751,832	14,047,200,714
4. Short-term provision for doubtful debts	137		(13,742,303,307)	(13,257,167,891)
5. Shortage of assets awaiting resolution	139	10	-	500,920,049
IV. Inventories	140	12	485,340,389,667	501,436,320,267
1. Inventories	141		485,340,389,667	501,436,320,267
V. Other current assets	150		201,372,063,114	188,880,128,509
1. Short-term prepaid expenses	151	17	137,419,000	155,717,055
2. Deductible VAT	152		200,737,931,047	188,231,189,112
3. Taxes and other receivables from State budget	153	19	496,713,067	493,222,342
B. LONG-TERM ASSETS	200		89,857,471,550	95,656,305,380
I. Long-term receivables	210		1,435,930,583	1,244,838,583
0. Long-term trade receivables	211	7	-	-
1. Other long-term receivables	216	9	1,435,930,583	1,244,838,583
II. Fixed assets	220		78,971,943,065	90,376,648,843
1. Tangible fixed assets	221	14	51,781,671,583	68,450,302,980
- Historical costs	222		566,177,678,044	554,542,520,201
- Accumulated depreciation	223		(514,396,006,461)	(486,092,217,221)
2. Finance lease assets	224	15	25,741,983,038	20,042,663,819
- Historical costs	225		33,744,420,344	31,439,369,895
- Accumulated depreciation	226		(8,002,437,306)	(11,396,706,076)
3. Intangible fixed assets	227	16	1,448,288,444	1,883,682,044
- Historical costs	228		2,290,000,000	2,290,000,000
- Accumulated depreciation	229		(841,711,556)	(406,317,956)
IV. Long-term unfinished asset	240	13	7,576,000,000	-
1. Construction in progress	242		7,576,000,000	-
VI. Other long-term assets	260		1,873,597,902	4,034,817,954
1. Long-term prepaid expenses	261	17	1,873,597,902	4,034,817,954
TOTAL ASSETS (270=100+200)	270		1,609,643,540,831	1,606,167,251,768

CONSOLIDATED BALANCE SHEET (Continued)

As at 31 December 2025

FORM B 01-DN

Unit: VND

CAPITAL	Code	Note	31/12/2025 VND	01/01/2025 VND
C. LIABILITIES	300		1,111,540,197,295	1,108,936,242,886
I. Current liabilities	310		1,070,429,085,486	1,080,745,269,590
1. Short-term trade payables	311	18	150,905,911,055	177,878,672,474
2. Short-term advances from customers	312	20	405,107,227,332	257,836,548,284
3. Taxes and other payables to State budget	313	19	2,104,862,053	6,507,555,420
4. Payables to employees	314		26,576,358,617	19,307,233,374
5. Short-term accrued expenses	315	21	65,538,199,499	48,367,584,232
6. Other short-term payables	319	22	19,771,122,902	17,952,766,310
7. Short-term loans and finance lease liabilities	320	23	382,414,877,099	534,884,382,567
8. Bonus and welfare fund	322		18,010,526,929	18,010,526,929
II. Long-term liabilities	330		41,111,111,809	28,190,973,296
1. Long-term loans and finance lease liabilities	338	23	13,467,328,967	7,180,111,816
2. Long-term provisions for payables	342		27,643,782,842	21,010,861,480
D. OWNER'S EQUITY	400		498,103,343,536	497,231,008,882
I. Owner's equity	410	25	498,103,343,536	497,231,008,882
1. Contributed capital	411		304,914,090,000	304,914,090,000
- Ordinary shares with voting rights	411a		304,914,090,000	304,914,090,000
2. Share premium	412		(3,830,997,949)	(3,830,997,949)
3. Development investment funds	418		9,560,557,541	9,560,557,541
4. Undistributed profit after tax	421		187,459,693,944	186,587,359,290
- Undistributed post-tax profits accumulated by the end of the previous period	421a		186,395,359,290	186,564,047,938
- Undistributed profit after tax for the current period	421b		1,064,334,654	23,311,352
TOTAL CAPITAL (440 = 300+ 400)	440		1,609,643,540,831	1,606,167,251,768

Bui Thi Hoa
Preparer

Cao Lu Phi Hung
Chief Accountant



Phan Thanh Hai
Chairman

Ha Noi, 28 January 2026

SCI E&C JOINT STOCK COMPANY

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Consolidated financial statements
For the reporting period from 01/01/2025 to 31/12/2025

CONSOLIDATED INCOME STATEMENT

For the reporting period from 01/01/2025 to 31/12/2025

FORM B 02-DN
Unit: VND

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
			VND	VND	VND	VND
1. Revenue from sales and services rendered	01	27	156,241,237,666	235,446,167,196	846,341,217,253	1,007,950,534,867
- Trade discount					-	-
- Sales return					-	-
- Sales rebates					-	-
3. Net revenue from sales and services rendered	10		156,241,237,666	235,446,167,196	846,341,217,253	1,007,950,534,867
4. Cost of goods sold	11	28	128,710,017,067	216,787,973,350	771,141,244,491	1,008,410,706,305
5. Gross profit from sales and services rendered	20		27,531,220,599	18,658,193,846	75,199,972,762	(460,171,438)
6. Financial income	21	29	2,668,516,993	4,122,037,453	17,099,133,888	11,015,823,379
7. Financial expenses	22	30	6,305,008,120	8,635,933,392	33,505,116,224	33,427,061,145
<i>In which: Interest expenses</i>	23		4,853,949,771	8,995,708,334	25,803,696,599	29,053,844,814
8. Profit or loss in joint ventures and associates	24	0			-	-
9. Selling expenses	25				-	-
10. General and administration expenses	26	31	17,407,316,218	15,911,132,465	56,307,159,128	56,445,359,476
11. Net profit from operating activities	30		6,487,413,254	(1,766,834,558)	2,486,831,298	(79,316,768,680)
12. Other income	31	32	130,456,339	2,733,784,711	2,697,251,974	86,962,471,996
13. Other expenses	32	33	(1,518,139,754)	75,911,959	1,130,441,537	142,970,079
14. Other profit (loss)	40		1,648,596,093	2,657,872,752	1,566,810,437	86,819,501,917

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CONSOLIDATED INCOME STATEMENT

For the reporting period from 01/01/2025 to 31/12/2025

FORM B 02-DN
Unit: VND

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
			VND	VND	VND	VND
15. Total profit before tax	50		8,136,009,347	891,038,194	4,053,641,735	7,502,733,237
16. Current corporate income tax expenses	51	34	2,989,307,081	6,068,989,393	2,989,307,081	7,479,421,885
17. Deferred corporate income tax expenses	52		-	-	-	-
18. Profit after corporate income tax	60		5,146,702,266	(5,177,951,199)	1,064,334,654	23,311,352
19. Profit after tax attributable to shareholders of the parent	61		5,146,702,266	(5,177,951,199)	1,064,334,654	23,311,352
20. Earnings per share	70	35	168.79	(169.82)	34.91	0.76
21. Diluted earnings per share	71	36	168.79	(169.82)	34.91	0.76



[Signature]

Bui Thi Hoa
Preparer

Cao Lu Phi Hung
Chief Accountant

Phan Thanh Hai
Chairman
Hà Nội, 28 January 2026

CONSOLIDATED CASH FLOW STATEMENT*For the reporting period from 01/01/2025 to 31/12/2025**(Under indirect method)*

FORM B 03-DN

Unit: VND

ITEM	Code	Note	For 01/01/2025 to 31/12/2025 VND	For 01/01/2024 to 31/12/2024 VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. <i>Profit before tax</i>	01		4,053,641,735	7,502,733,237
2. <i>Adjustments for</i>				
- Depreciation of fixed assets and investment properties	02		36,294,532,251	47,616,732,851
- Provisions	03		7,118,053,022	(97,110,466,911)
- Gains/losses of exchange rate differences from revaluation of accounts derived from foreign currencies	04		5,167,960,212	(793,459,066)
- Gains/losses from investment	05		(3,718,508,292)	(5,185,742,850)
- Interest expense	06		25,803,696,599	29,053,844,814
3. <i>Profit from operating activities before changes in working capital</i>	08		74,719,375,527	(18,916,357,925)
- Increase/decrease in receivables	09		38,210,540,339	65,591,257,896
- Increase/decrease in inventory	10		16,095,930,600	(32,324,898,954)
- Increase/decrease in payables (excluding interest payables, enterprise income tax payables)	11		132,620,254,319	(343,681,925,108)
- Increase/decrease in prepaid expenses	12		2,179,518,107	462,672,692
- Interest expenses paid	14		(17,322,540,247)	(23,855,827,561)
- Corporate income tax paid	15		(7,270,620,028)	(1,817,488,032)
<i>Net cash flows from operating activities</i>	20		239,232,458,617	(354,542,566,992)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase of fixed assets and other long-term assets	21		(32,465,826,473)	(29,236,749,595)
2. Proceeds from disposals of fixed assets and other long-term assets	22		1,789,317,166	2,903,108,786
3. Loans to other entities and purchase of debt instruments of other entities	23		(254,106,828)	(322,004,180)
4. Interest and dividend received	27		1,907,829,702	2,208,150,159
<i>Net cash flows from investing activities</i>	30		(29,022,786,433)	(24,447,494,830)
III CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33		646,434,192,779	1,230,095,328,593
2. Repayment of principal	34		(782,142,100,390)	(872,026,563,506)
3. Repayment of financial principal	35		(10,474,380,706)	(18,238,070,595)
<i>Net cash flows from financing activities</i>	40		(146,182,288,317)	339,830,694,492
Net cash flows within the Period (50=20+30+40)	50		64,027,383,867	(39,159,367,330)

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Consolidated financial statements

For the reporting period from 01/01/2025 to 31/12/2025

CONSOLIDATED CASH FLOW STATEMENT

For the reporting period from 01/01/2025 to 31/12/2025

(Under indirect method)

FORM B 03-DN

Unit: VND

ITEM	Code	Note	For 01/01/2025 to	For 01/01/2024 to
			31/12/2025	31/12/2024
			VND	VND
Cash and cash equivalents at beginning of the Period	60		69,154,588,844	108,532,937,558
Impact of foreign exchange fluctuation	61		(30,227,297)	(218,981,384)
Cash and cash equivalents at the end of Period (70=50+60+61)	70	5	133,151,745,414	69,154,588,844

Bùi Thị Hoa
Preparer

Cao Lu Phi Hung
Chief Accountant



Phan Thanh Hai
Chairman

Ha Noi, 28 January 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***1 . CHARACTERISTICS OF OPERATION OF THE COMPANY****Form of capital ownership**

SCI E&C Joint Stock Company (former name: Song Da 9 Investment and Construction Joint Stock Company) was established and operated under the first Business Registration Certificate No. 0500574676 dated 31 May 2010 issued by the Hanoi Authority of Planning and Investment, and the eighteenth amended certificate on 31 August 2025

The Company's head office is located at: 3rd floor, Tower C, Golden Palace Building, Me Tri Street, Tu Liem ward, Hanoi city, Vietnam.

The company's registered capital is VND 304,914,090,000. As of 31 December , 2025, the company's capital remains at VND 304,914,090,000, representing 30,491,409 shares with a par value of VND 10,000 per share.

Total employees as at 31 December 2025: 588 persons

Average employees of 2025: 560 persons

Business field

Construction and commercial business.

Business activities

Main business activities of the Company is:

- Construction of electric works (Construction of power lines; transformer stations up to 220kV; Construction of power plants);
- Construction of residential buildings; Construction of non-residential buildings; Construction of telecommunications and information works;
- Construction of water supply and drainage works;
- Construction of road works; Construction of railway works;
- Construction of other utility works;
- Specialized construction activities: Foundation construction for buildings including pile driving, humidity testing, and other water testing operations; Waterproofing buildings, anchoring pillars, dismantling non-self-manufactured steel parts, bending steel, bricklaying and stone setting, roofing and covering buildings; Scaffolding erection and site clearance works by dismantling or demolishing buildings except for scaffolding and site rental, dismantling industrial chimneys and boilers, works requiring special skills like climbing techniques and use of related equipment, for example working at heights on tall structures; Below ground works; Construction of outdoor swimming pools; Steam cleaning, sandblasting and similar activities for building exteriors; Rental services of cranes with operators;
- Construction of waterworks such as: Waterways, ports and works on rivers, tourist ports (piers), culverts .. Dams and dikes;
- Construction of mining industrial projects other than houses, such as oil refineries, coal and ore mining projects, etc.
- Construction of manufacturing and processing works other than houses such as Plants manufacturing basic chemicals, pharmaceuticals, medicinal chemicals, and other chemicals; construction materials
- Construction of other civil engineering works other than houses such as: Outdoor sports facilities;
- Demolition, site preparation: construction site clearance; Soil transportation: digging, filling, leveling and bulldozing construction sites, drainage, stone transportation, blasting. Site preparation for mining such as transportation of bulky objects and other preparatory and development activities for sites and mineral properties, except for oil and gas; Exploratory drilling, test hole drilling, Taking samples for geological and geophysical testing or similar purposes; construction site water supply and drainage system; agricultural and forestry drainage systems;
- Installation of other construction systems; Installation of electrical systems; Installation of machinery and industrial equipment; Installation of water supply, drainage, heating and air conditioning systems;
- Completion of construction works;
- Wholesale of materials and other installation equipment in construction;
- Production of construction materials from clay; Production of concrete and products from concrete, cement, and plaster

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***Business activities (Continued)**

- Mechanical processing; Metal treatment and coating; Production of other metal products not elsewhere classified (For business activities with conditions, enterprises only operate business activities when fully meeting requirements as prescribed by law);
- Quarrying of stone, sand, gravel, and clay; Wholesale of solid, liquid, gas fuels and related products;
- Wholesale of other machinery, equipment, and accessories: Wholesale of machinery, equipment, and accessories for mining and construction; Wholesale of electrical machinery, equipment, and materials (power generators, electric motors, wires, and other equipment used in electrical circuits such as transformers, relays, circuit breakers, fuses, etc.); Wholesale of office machinery, equipment and accessories (except computers and peripherals); Wholesale of industrial machinery, equipment and spare parts;
- Wholesale of motor vehicles and other motor vehicles; Sale of motorcycles; and motor scooters; Retail sale of passenger cars (9 seats or less);
- Repair of machinery and equipment; Maintenance and repair of cars, motorcycles and motorbikes and other motor vehicles;
- Iron ore mining (Operating only after being licensed by the competent authority of the State);
- Freight transport by road;
- Production, transmission and distribution of electricity: Production, transmission and distribution of electricity; Electricity trading;
- Motor vehicle rental: Car rental; Rental of machinery, equipment and other tangible items without operator; Rental of agricultural and forestry machinery and equipment without operator;
- Other business support service activities not elsewhere classified: Import and export of goods traded by the company (except for items prohibited by the State).

Structure of the Group**The total number of subsidiaries:**

- The number of subsidiaries has consolidated: 1 (One)
- The number of subsidiaries has not consolidated: None

The Company's subsidiaries have consolidated in Consolidated Financial Statements as at 31/12/2025 include :

<u>Name of company</u>	<u>Head office</u>	<u>Proportion of ownership</u>	<u>Voting rights held by the</u>	<u>Main business activities</u>
SCI E&C Mien Bac One Member Limited Company	Lai Chau	100%	100%	Construction

2 . ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

Annual accounting period commences from 1st January and ends as at 31st December.
The Company maintains its accounting records in VND.

3 . STANDARDS AND APPLICABLE ACCOUNTING POLICIES**Applicable accounting policies**

The Company applies Enterprise Accounting System issued under Circular No. 200/2014/QĐ-BTC dated 22 December 2014 amended and supplemented in accordance with Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Minister of Finance.

Declaration of compliance with accounting standards and accounting system

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current Accounting Standards and Accounting System.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***4 . SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies, which have been adopted by the Company in the preparation of these financial

Estimates

The preparation of financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the Accounting period. Although these accounting estimates are based on the management's best knowledge, actual results may differ from those estimates.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) up to 31 December each year. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Consistent accounting policies are applied in Financial Statements of subsidiaries and the Company. Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests represents the portion of profit or loss and net assets of subsidiaries not held by the Company. Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Financial Instruments***Initial recognition***

Financial assets: At the date of initial recognition, financial assets are recognised at cost plus transaction costs that are directly attributable to the acquisition of the financial assets. Financial assets of the Company comprise cash, cash equivalents, trade and other receivables, deposits, financial investments and derivative financial instruments.

Financial liabilities: At the date of initial recognition financial liabilities are recognised at cost plus transaction costs that are directly attributable to the issue of the financial liabilities. Financial liabilities of the Company comprise trade and other payables, accrued expenses, obligations under finance leases, borrowings and derivative financial instruments.

Subsequent measurement after initial recognition

Currently, there are no requirements for the subsequent measurement of the financial instruments after initial recognition.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***Foreign currency transactions**

The foreign currency transactions during the Accounting period are converted into Vietnam dong with the real exchange rate at the transaction date. Real exchange rates are determined as the following principles:

- When buying or selling foreign currency: are exchange rates concluded in contracts of foreign exchange sale between Company and commercial banks;
- When capital contribution or receipt of contributed capital: are exchange rate of purchase of foreign currency of the bank where Company opens the account to receive capital from investors at the date of the contribution of capital;
- When recording receivables: are exchange rates of purchase of commercial banks where Company assigned customers to make payment at the time of incurred transactions;
- When recording liabilities: are exchange rates of purchase of commercial banks where Company expects to conduct transactions at the time of incurred transactions;
- When purchases of assets or expenses paid immediately in foreign currency: are the rate of purchase of commercial banks where Company makes payments.

Real exchange rate upon re-determining accounts derived from foreign currencies at the date of the Consolidated financial statements determined on the following principles:

- For accounts classified as asset: applies exchange rates of purchase of commercial banks where Company regularly conducts transaction;
- For foreign currency deposited in bank: applies exchange rate of purchase of the bank where Company opens foreign
- For accounts classified as liabilities: applies exchange rates of selling foreign currency of commercial banks where Company regularly conducts transaction.

All sums of real exchange rates for foreign currency transactions in the Period and real exchange rate upon re-determining accounts derived from foreign currencies at the end of the Period are recorded immediately to results of business operations in accounting Period.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Financial investments***Trading securities***

Trading securities are those the Company holds for trading purpose. Trading securities are recognised from the date the Company obtains the ownership of those securities and initially measured at the fair value of payments made at the transaction date plus directly attributable transaction costs.

In subsequent periods, investments in trading securities are measured at cost less provision for impairment of such investments.

With regard to investments in trading securities, the provision shall be made on the basis of the excess of original cost of the investments recorded in the accounting book over their market value at the provision date.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits (commercial bills), bonds, preference shares which the issuer shall redeem at a certain date in the future, loans held to maturity to earn periodic interest and other held-to-maturity investments.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the income statement on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***Equity investments in other entities**

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence.

With regard to investments held long-term (other than trading securities) without significant influence on the investee: If the investment is made in listed shares or the fair value of the investment is determined reliably, the provisions shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, the provision shall be made based on the Financial Statements at the provision date of the investee.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the weighted average method. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The cost of inventory is calculated by weighted average method/first in first out method

Inventory is recorded by perpetual method

Method for valuation of work in process at the end of the Period:

- Works in progress is obtained for each construction project unfinished or related unrecognised revenue, corresponding to the workload unfinished at the end of the period.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

Tangible fixed assets are depreciated using the straight-line method over their following estimated useful lives :

- | | |
|----------------------------------|---------------|
| - Buildings | 40 years |
| - Machine, equipment | 03 - 15 years |
| - Transportation equipment | 03 - 10 years |
| - Office equipment and furniture | 03 - 05 years |
| - Others property | 03 - 05 years |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***Leasing**

Leasing assets is considered a financial lease when most of the benefits and risks of asset ownership are transferred to the lessee. All other leases are considered operating leases.

Assets held under finance leases are recognised as assets of the Company at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the balance sheet as a finance lease obligation. Lease payments are apportioned between finance charges and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are charged to profit or loss, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the Company's general policy on borrowing costs.

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives, as follows:

- | | |
|----------------------------|---------------|
| - Machine, equipment | 04 - 08 years |
| - Transportation equipment | 08 years |

Intangible assets and amortisation**Patents and trademarks**

Patents and trademarks are measured initially at purchase cost and are amortised on the straight-line basis over their estimated useful lives.

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost. Cost includes professional fees, and for qualifying assets, borrowing costs dealt with in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

Prepaid expenses

Prepaid expenses are expenses which have already been paid but relate to results of operations of multiple accounting periods, including land rentals, establishment costs and other types of long-term prepayments.

Other types of long-term prepaid expenses comprise costs of small tools, supplies and spare parts issued for consumption, advertising expenditures and training costs incurred during the pre-operating stage which are expected to provide future economic benefits to the Company. These expenditures have been capitalised as long-term prepayments, and are allocated to the income statement using the straight-line method in accordance with the current prevailing accounting regulations.

Payables

The payables shall be kept records in details according to period payables, entities payables, types of currency payable and other factors according to requirements for management of the Company.

Loans and finance lease liabilities

The value of finance lease liabilities is the total payable amount calculated on the present value of minimum lease payments or the fair value of leased assets.

Loans and finance lease liabilities shall be kept records in details according to entities loans, loan agreement and loans and finance lease liabilities term. In case of loans or liabilities in foreign currency shall be kept records in detail the currency.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***Borrowing costs**

Borrowing costs are recognized into operating costs in the Period, except for which directly attributable to the construction or production of unfinished asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in VAS No. 16 "Borrowing costs". Beside, regarding loans serving the construction of fixed assets, investment properties, and the interests shall be capitalized even if the construction duration is under 12 months.

Accrued expenses

Payables to goods or services received from the seller or provided for the seller during a reporting Period, but payments of such goods or services have not been made and other payables such as annual leave salary, expenses in seasonal cessation of production period, interest expenses... which are recorded to operating expenses of the reporting Period.

The recording of accrued expenses to operating expenses during a period shall be carried out in conformity with revenues and expenses incurring during the Period. Accrued expenses payable are settled with actual expenses incurred. The difference between accrue and actual expenses are reverted.

Provision for payables

Provision for payables only record when meet all following conditions:

- Enterprises have current debt obligation (legal obligation or jointly liable obligation) due to result from a fact happened;
- Decrease in economic benefits may happen leading to the requirement for payment of debt obligation;
- Giving a confident estimation on value of such debt obligation.

Value recorded of a provision payable is the most reasonably estimated the amount which will be paid for current debt obligation at the end of the year.

Only expenses related to the provision for payable set up initially shall be offset by that provision for payable.

Provisions for payables are recorded in business and production costs of the accounting year. In case provision set for the previous year but not used up exceeds the one set for the current year, the difference is recorded as decrease in production and operation expenditures. The bigger difference of the payables provision on insuring the construction is recorded into other revenue in the year.

Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Other capital shall record operating capital set up additionally from the result of business activities or given as gifts, presents, financing and asset revaluation (if these items are allowed to record a decrease or increase in investment capital).

Undistributed profit after tax is used to record business results (profit, loss) after corporate income tax and situation of income distribution or loss handling of company. The distribution of profits are made when the undistributed profit after tax of company shall not exceed the undistributed profit after tax on Consolidated Financial Statements after eliminating the impact of profits recorded from cheap purchase. In case payment of dividends, profits for the owners exceeding the undistributed profit after tax shall be essentially decrease of contributed capital. Undistributed profit after tax can be distributed to investors based on capital contribution rate after approval by General Meeting of Shareholders and after making appropriation to funds in accordance with the Company's Charter and Vietnamese regulatory requirements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements*

The Company's retained earnings is distributed to other funds according to recommendation of the Board of Management and approval of shareholders at annual General Meeting of Shareholders:

- Development and investment funds: The fund is reserved for The purpose of business expansion or in depth investment.
- Bonus and welfare fund and bonus for the Board of Directors: The fund is reserved for the purpose of bonus, material incentives, common benefit and increasing welfare for employees and presented as a liability on the Consolidated financial statements.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after declaration from the Board of Management and announcement closing date receipt dividends of Securities Depository Center of Vietnam.

Revenue***Sales***

Revenue from the sale of goods is recognised when all five (5) following conditions are satisfied:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Services rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The percentage of completion of the transaction at the balance sheet date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The stage of completion of a transaction may be determined by surveys of work completed method.

Revenue from construction contract

- In case the construction contract defines that the contractor shall be entitled to payment basing on value of volume achieved, when achieved results of construction contract are estimated reliably and confirmed by customers, then revenues and expenditures related to the contract recorded in proportion to the completed work confirmed by the customer in period are recorded in the bills set up.

Financial income

Revenue arising from the used by the others of entity assets yielding interest, royalties and dividends shall be recognised when:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The amount of the income can be measured reliably;

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***Revenue deductions**

Revenue deductions from sales and service provisions arising in the Period include: Trade discounts, sales allowances and sales return.

Trade discounts, sales allowances and sales returns incurred in the same Period of consumption of products, goods and services are adjusted a decrease in revenue in the incurring Period. In case products, goods and services are sold from the previous Period, until the next Period are incurred deductible items, Company records a decrease in revenue under the principles: If incurred prior to the issuance of Financial Statements then record a decrease in revenue on the Consolidated financial statements of the reporting Period (the previous Period); and if incurred after the release of Consolidated financial statements then record a decrease in revenue of incurring Period (the next Period).

Cost of goods sold

Cost of goods sold is recognized in accordance with revenue arising and ensure compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, abnormal expenses, and losses of inventories after deducting the responsibility of collective and individuals concerned,... are recognized fully and promptly into cost of goods sold in the year.

Financial expenses

Items recorded into financial expenses consist of:

- Expenses or losses relating to financial investment activities;
- Expenses of capital borrowing;
- Losses from short-term security transfer, expenses of security selling transaction;
- Provision for business security decrease, provision for losses from investment in other units, losses incurred when selling foreign currency, losses from exchange rate...

The above items are recorded by the total amount arising within the Period without compensation to financial revenue.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***Earnings per share**

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for Board of Directors) by the weighted average number of ordinary shares outstanding during the .

Segment information

A segment is a distinguishable component of the Company that is engaged in providing an individual or group of related products or services (business segment), or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other components.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Company in order to help users of financial statements better understand and make more informed judgements about the Company as a whole.

Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and affiliated companies;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises due to the above-mentioned individuals directly or indirectly hold an important part of the voting rights or have significant influence on the Company.

In considering the relationship of related parties, one should also consider the nature, not only the legal form of the relationship.

5 . CASH AND CASH EQUIVALENTS

	31/12/2025	01/01/2025
	VND	VND
Cash on hand	1,319,351,132	802,231,577
Non term deposit	18,832,394,282	17,074,807,267
Cash in transit	-	1,277,550,000
Cash equivalents	113,000,000,000	50,000,000,000
	133,151,745,414	69,154,588,844

6 . FINANCIAL INVESTMENTS**Held to maturity investments**

	31/12/2025		01/01/2025	
	Original cost	Book value	Original cost	Book value
	VND	VND	VND	VND
Short-term	6,554,269,408	6,554,269,408	6,300,162,580	6,300,162,580
Term deposits	6,554,269,408	6,554,269,408	6,300,162,580	6,300,162,580
	6,554,269,408	6,554,269,408	6,300,162,580	6,300,162,580

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***7 . SHORT-TERM TRADE RECEIVABLES**

	31/12/2025		01/01/2025	
	Giá trị	Dự phòng	Giá trị	Dự phòng
	VND	VND	VND	VND
Sci Joint Stock Company	509,368,854,487	-	568,114,457,879	-
Branch of Vietnam	36,958,814,420	-	36,958,814,420	-
Petroleum Technical				
Services Joint Stock				
Corporation - Long Phu				
Thermal Power Project				
Board				
SCI Lai Châu Joint Stock	12,901,514,400	-	42,241,439,234	-
Company				
Others	33,250,967,670	(12,873,626,681)	40,001,235,043	(12,873,626,681)
	592,480,150,977	(12,873,626,681)	687,315,946,576	(12,873,626,681)
Trade receivables from				
related parties	523,648,376,657		610,355,897,113	

*(Details as in Notes 40.)***8 . SHORT-TERM PREPAYMENTS TO SUPPLIERS**

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Windey Energy Technology	33,727,542,800	-	-	-
Group Co.,LTD				
Hung Ha Investment and	10,649,044,226	-	15,853,148,417	-
Development Joint Stock				
Company				
TS Invest Joint Stock	8,221,126,469	-	8,687,978,826	-
Company				
Investment and	-	-	6,075,291,114	-
Development Green Energy				
Company Limited				
Ecoba Vietnam Joint Stock	5,726,516,118	-	5,726,516,118	-
Company				
Others	33,046,596,907	(430,058,500)	19,789,740,365	-
	91,370,826,520	(430,058,500)	56,132,674,840	-

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9 . OTHER RECEIVABLES

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Other short-term receivables				
Receivables from interest of deposit, loan	315,498,417	-	294,136,993	-
Receivables from employees	1,459,479,534	-	1,713,676,088	-
Advances	2,930,321,706	-	2,898,017,579	-
Deposits	693,900,000	-	425,300,000	-
Deductible VAT on financial lease fixed assets	1,451,678,493	-	2,138,714,078	-
Receivables for advance materials to subcontractors	787,775,967	(55,076,916)	2,136,213,075	-
Sci Joint Stock Company	11,455,176,503	-	1,718,305,855	-
Others	4,164,921,212	(383,541,210)	2,722,837,046	(383,541,210)
	23,258,751,832	(438,618,126)	14,047,200,714	(383,541,210)
	11,455,176,503		1,738,305,855	

Other receivables from related parties

(Details as in Notes 40.)

b) Other long-term receivables

Deposits

1,435,930,583	-	1,244,838,583	-
1,435,930,583	-	1,244,838,583	-

10 . ASSETS AWAITING FOR RESOLUTION

Inventories

31/12/2025	01/01/2025
Original cost	Original cost
VND	VND
-	500,920,049
-	500,920,049

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11 . BAD DEBTS

	31/12/2025		01/01/2025	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Thanh Nam Construction and Development Joint Stock Company	6,248,083,094	-	6,248,083,094	-
68 Trading Construction and Service JSC	3,425,189,422	-	3,425,189,422	-
Chitcareune Construction Co., Ltd	1,810,101,671	-	1,810,101,671	-
Others	1,904,220,620	-	1,773,793,704	-
	13,387,594,807	-	13,257,167,891	-

12 . INVENTORIES

	31/12/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Goods in transit	2,426,921,759	-	320,462,956	-
Raw material	45,473,040,695	-	49,209,244,069	-
Work in process	437,440,427,213	-	451,906,613,242	-
	485,340,389,667	-	501,436,320,267	-

13 . LONG-TERM UNFINISHED ASSET

	31/12/2025	01/01/2025
	VND	VND
Construction in progress	-	-
Purchase of fixed assets	7,576,000,000	-
	7,576,000,000	-

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14 . TANGIBLE FIXED ASSETS

	Buildings	Machinery, equipment	Transportation equipment	Management equipment	Others	Total
	VND	VND	VND	VND	VND	VND
Original cost						
As at 01/01/2024	11,221,128,927	451,694,641,443	89,273,497,931	2,217,251,900	136,000,000	554,542,520,201
Purchase	-	7,228,646,359	2,020,737,372	164,814,816	401,000,000	9,815,198,547
Increase due to acquisition of finance lease assets	-	9,136,917,304	3,632,660,173	-	-	12,769,577,477
Liquidating, disposed	-	(9,548,954,545)	(1,400,663,636)	-	-	(10,949,618,181)
As at 31/12/2024	11,221,128,927	458,511,250,561	93,526,231,840	2,382,066,716	537,000,000	566,177,678,044
Accumulated depreciation						
As at 01/01/2025	8,761,862,808	386,102,719,055	89,140,254,793	1,951,380,565	136,000,000	486,092,217,221
Depreciation	280,528,224	27,585,776,906	759,372,286	191,576,285	64,207,888	28,881,461,589
Increase due to acquisition of finance lease assets	-	7,228,159,196	3,143,786,636	-	-	10,371,945,832
Liquidating, disposed	-	(9,548,954,545)	(1,400,663,636)	-	-	(10,949,618,181)
As at 31/12/2025	9,042,391,032	411,367,700,612	91,642,750,079	2,142,956,850	200,207,888	514,396,006,461
Net carrying amount						
As at 01/01/2025	2,459,266,119	65,591,922,388	133,243,138	265,871,335	-	68,450,302,980
As at 31/12/2025	2,178,737,895	47,143,549,949	1,883,481,761	239,109,866	336,792,112	51,781,671,583

In which:

- Ending net book value of tangible fixed assets pledged as loan securities: VND 33,493,592,327
- Original cost of tangible fixed assets at end fully depreciated but still in use: VND 382,693,904,840

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***15 . FINANCE LEASE FIXED ASSETS**

	Machinery, equipment VND	Transportation equipment VND	Total VND
Original cost			
As at 01/01/2024	25,363,006,259	6,076,363,636	31,439,369,895
Finance lease	15,018,926,843	-	15,018,926,843
Acquisition of finance lease fixed assets	(9,122,967,304)	(3,590,909,090)	(12,713,876,394)
As at 31/12/2024	31,258,965,798	2,485,454,546	33,744,420,344
Accumulated depreciation			
As at 01/01/2025	8,014,912,286	3,381,793,790	11,396,706,076
Depreciation	6,257,540,978	720,136,084	6,977,677,062
Acquisition of finance lease fixed assets	(7,228,159,196)	(3,143,786,636)	(10,371,945,832)
As at 31/12/2025	7,044,294,068	958,143,238	8,002,437,306
Net carrying amount			
As at 01/01/2025	17,348,093,973	2,694,569,846	20,042,663,819
As at 31/12/2025	24,214,671,730	1,527,311,308	25,741,983,038

16 . INTANGIBLE FIXED ASSETS

	Computer software VND	Total VND
Original cost		
As at 01/01/2024	2,290,000,000	2,290,000,000
Purchase	-	-
As at 31/12/2024	2,290,000,000	2,290,000,000
Accumulated depreciation		
As at 01/01/2025	406,317,956	406,317,956
Depreciation	435,393,600	435,393,600
As at 31/12/2025	841,711,556	841,711,556
Net carrying amount		
As at 01/01/2025	1,883,682,044	1,883,682,044
As at 31/12/2025	1,448,288,444	1,448,288,444

Original cost of the intangible fixed assets at year end fully depreciated but still in use: VND 110,000,000

17 . PREPAID EXPENSES

	31/12/2025 VND	01/01/2025 VND
a) Short-term prepaid expenses		
Other short-term prepaid expenses	137,419,000	155,717,055
	137,419,000	155,717,055
b) Long-term prepaid expenses		
Renovation, supply and installation of office furniture	1,873,597,902	4,034,817,954
	1,873,597,902	4,034,817,954

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN**

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18 . SHORT-TERM TRADE PAYABLES

	31/12/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
D.N.T Construction Trading Service Company Limited	7,933,421,707	7,933,421,707	7,933,421,707	7,933,421,707
Hung Ha Investment and Development Joint Stock Company	9,403,961,868	9,403,961,868	6,739,322,436	6,739,322,436
Voith Hydro S.L (VHTO)	-	-	13,694,540,917	13,694,540,917
Voith Hydro Private Limited	39,372,434,047	39,372,434,047	60,809,999,610	60,809,999,610
Other loan payables	94,196,093,433	94,196,093,433	88,701,387,804	88,701,387,804
	150,905,911,055	150,905,911,055	177,878,672,474	177,878,672,474

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FORM B 09-DN**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements

19 . TAX AND PAYABLES FROM STATE BUDGET

	Receivable at the opening Period	Payable at the opening Period	Payable arise in the Period	Amount paid in the Period	Receivable at the closing Period	Payable at the closing Period
	VND	VND	VND	VND	VND	VND
Value added tax	2,214,900	-	3,422,160,891	3,422,160,891	2,214,900	-
Export, import duties	-	-	18,355,648	18,355,648	-	-
Business income tax	491,007,442	6,068,989,393	2,989,307,081	7,270,620,028	(1,296,669,004)	-
Personal income tax	-	405,637,342	2,502,418,718	2,627,289,863	-	280,766,197
Property tax and land rental	-	-	48,826,575	48,826,575	-	-
Fees and other obligations	-	32,928,685	716,693,551	716,693,551	-	32,928,685
	493,222,342	6,507,555,420	9,697,762,464	14,103,946,556	(1,294,454,104)	313,694,882

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***20 . SHORT-TERM ADVANCES FROM CUSTOMERS**

	31/12/2025	01/01/2025
	VND	VND
Branch of Vietnam Petroleum Technical Services Joint Stock Corporation - Long Phu Thermal Power Project Board	13,588,401,409	13,588,401,409
Song Bung 2 Hydro Power Project Management board - Branch of Power Generation Corporation 2	78,309,319,000	-
Power Project Management Board 3 - Branch of Vietnam Electricity Group	43,627,234,447	-
SCI Joint Stock Company	234,990,372,578	231,612,474,622
Viglacera Yen My Industrial Zone Development Joint Stock Company	20,617,019,172	-
Others	13,974,880,726	12,635,672,253
	405,107,227,332	257,836,548,284
Trade receivables from related parties	238,131,110,191	231,612,474,622
<i>(Details as in Notes 40.)</i>		

21 . SHORT-TERM ACCRUED EXPENSES

	31/12/2025	01/01/2025
	VND	VND
Accrued interest expenses	14,008,353,115	5,527,196,763
Accrued expenses for works	51,529,846,384	42,840,387,469
	65,538,199,499	48,367,584,232
Short-term accrued expenses from related parties	13,745,041,096	5,074,493,151
<i>(Details as in Notes 40.)</i>		

22 . OTHER SHORT-TERM PAYABLES

	31/12/2025	01/01/2025
	VND	VND
Trade union fee	3,915,035,098	3,407,747,698
Payable for temporarily imported materials during the period	701,080,800	91,320,000
Dividend, profit payables	494,134,700	494,134,700
Payable to Huong Linh 8 Wind Power Joint Stock Company for compensation collection from Enercon	4,005,716,360	4,005,716,360
Others	10,655,155,944	9,953,847,552
	19,771,122,902	17,952,766,310
Other Short-term payables from related parties	4,005,716,360	4,005,716,360
<i>(Details as in Notes 40.)</i>		

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23 . LOANS AND FINANCE LEASE LIABILITIES

	01/01/2025		In the Period		31/12/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term loans and finance lease liabilities						
Short-term loans	528,322,164,147	528,322,164,147	625,491,767,979	781,942,100,390	371,871,831,736	371,871,831,736
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Dong Branch (1)	173,000,000,000	173,000,000,000	10,000,000,000	-	183,000,000,000	183,000,000,000
- SCI Quang Tri Joint Stock Company (2)	-	-	6,500,000,000	6,500,000,000	-	-
- Short-term personal loans	-	-	1,576,000,000	1,176,000,000	400,000,000	400,000,000
Long-term loans due to date	-	-	1,576,000,000	1,176,000,000	400,000,000	400,000,000
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Dong Branch (3)	-	-	-	-	-	-
Finance lease liabilities due to date	6,562,218,420	6,562,218,420	10,143,045,363	6,562,218,420	10,143,045,363	10,143,045,363
- BIDV - SUMI TRUST Leasing Company Limited - Hanoi Branch (4)	732,942,852	732,942,852	710,357,153	732,942,852	710,357,153	710,357,153
- Industrial and Commercial Bank of Vietnam Leasing Company Limited (5)	4,196,115,818	4,196,115,818	4,359,352,512	4,196,115,818	4,359,352,512	4,359,352,512
- Bank for Foreign Trade of Vietnam Financial Leasing Company Limited	1,175,966,950	1,175,966,950	-	1,175,966,950	-	-
- Saigon Thuong Tin Bank Financial Leasing Company Limited - Ha Noi Branch (6)	457,192,800	457,192,800	457,192,800	457,192,800	457,192,800	457,192,800
- Chailase International Leasing Company Limited - HaNoi Branch (7)	-	-	4,616,142,898	-	4,616,142,898	4,616,142,898
Short-term loans from related parties	1,069,768,765,134	1,069,768,765,134	1,274,421,626,684	1,579,360,637,620	764,829,754,198	764,829,754,198
Short-term loans from related parties	173,000,000,000	173,000,000,000	-	-	183,000,000,000	183,000,000,000

(Details as in Notes 40.)

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23 . LOANS AND FINANCE LEASE LIABILITIES

	01/01/2025		In the Period		31/12/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
b) Long-term loans and finance lease liabilities						
Long-term borrowings	-	-	4,735,000,000	200,000,000	4,535,000,000	4,535,000,000
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Dong Branch (3)	-	-	4,735,000,000	200,000,000	4,535,000,000	4,535,000,000
Long-term finance lease liabilities	13,742,330,236	13,742,330,236	16,207,424,800	10,474,380,706	19,475,374,330	19,475,374,330
- BIDV - SUMI TRUST Leasing Company Limited - Hanoi Branch (4)	1,443,300,005	1,443,300,005	-	732,942,852	710,357,153	710,357,153
- Industrial and Commercial Bank of Vietnam Leasing Company Limited (5)	10,018,180,330	10,018,180,330	2,621,024,800	4,985,205,338	7,653,999,792	7,653,999,792
- Bank for Foreign Trade of Vietnam Financial Leasing Company Limited	1,175,966,950	1,175,966,950	-	1,175,966,950	-	-
- Saigon Thuong Tin Bank Financial Leasing Company Limited - Ha Noi Branch (6)	1,104,882,951	1,104,882,951	-	457,192,800	647,690,151	647,690,151
- Chailease International Leasing Company Limited - HaNoi Branch (7)	-	-	13,586,400,000	3,123,072,766	10,463,327,234	10,463,327,234
	13,742,330,236	13,742,330,236	25,677,424,800	10,674,380,706	28,545,374,330	28,545,374,330
Amounts come due within 12 months	(6,562,218,420)	(6,562,218,420)	(11,719,045,363)	(7,738,218,420)	(10,543,045,363)	(10,543,045,363)
Amounts come due after 12 months	7,180,111,816	7,180,111,816	13,958,379,437	2,936,162,286	18,002,328,967	18,002,328,967

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Short-term borrowings

The interest rates for loans are determined in each specific credit agreement according to the interest rate regime of each period

The interest rates for loans are determined in each specific credit agreement according to the market rate and the term of the loan.						
No.	Bank / Contract	Limit / Amount	Loan purpose	Term	Principal balance as at 31/12/2025	Form of loan guarantee
1	Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Dong Branch				188,871,831,736	The loan is secured by assets
	Credit contract No. 01/2025/283367/HDTD dated 18/08/2025	900,000,000,000	Supplement working capital	Credit term until 31 July 2026	188,871,831,736	
2	SCI Quang Tri Joint Stock Company				183,000,000,000	
	Contract No. 01/HDV/SCI QUANG TRI-SCI E&C dated 03/05/2024	40,000,000,000	Supplement working capital	12 months from the first disbursement date and extendable for an additional 12 months	40,000,000,000	
	Contract No. 02/HDV/SCI QUANG TRI-SCI E&C dated 03/05/2024	115,000,000,000	Supplement working capital	12 months from the first disbursement date and extendable for an additional 12 months	115,000,000,000	
	Contract No. 03/HDV/SCI QUANG TRI-SCI E&C dated 03/07/2024	18,000,000,000	Supplement working capital	12 months from the first disbursement date and extendable for an additional 12 months	18,000,000,000	
	Contract No. 04/HDV/SCI QUANG TRI-SCI E&C dated 17/12/2025	10,000,000,000		12 months from the first disbursement date	10,000,000,000	
Long-term borrowings						
No.	Bank / Contract	Limit / Amount	Loan purpose	Term	Principal balance as at 31/12/2025	Form of loan guarantee

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Finance lease liabilities						
No.	Bank / Contract	Limit / Amount	Loan purpose	Term	Principal balance as at 31/12/2025	Form of loan guarantee
4	BIDV - SUMI TRUST Leasing Company Limited - Hanoi Branch				710,357,153	
	Finance lease contract No. 21723000720/HDCTC dated 13/12/2023	1,347,250,000	Serving construction	36 months from the first disbursement date	461,914,289	
	Finance lease contract No. 21723000642/HDCTTC dated 21/11/2023	930,000,000	Serving construction	36 months from the first disbursement date	248,442,864	
5	Industrial and Commercial Bank of Vietnam Leasing Company Limited				7,653,999,792	
	Finance lease contract No. 02.056/2024/TSC-CTTC dated 04/06/2024	3,250,000,000	Serving construction	36 months from the first disbursement date	1,299,986,000	
	Finance lease contract No. 02.057/2024/TSC-CTTC dated 04/06/2024	984,000,000	Serving construction	36 months from the first disbursement date	418,188,000	
	Finance lease contract No. 02.058/2024/TSC-CTTC dated 04/06/2024	766,000,000	Serving construction	36 months from the first disbursement date	325,534,000	
	Finance lease contract No. 02.066/2024/TSC-CTTC dated 17/06/2024	984,000,000	Serving construction	36 months from the first disbursement date	418,188,000	
	Finance lease contract No. 02.104/2024/TSC-CTTC dated 10/10/2024	6,850,000,000	Serving construction	36 months from the first disbursement date	2,794,580,000	
	Finance lease contract No. 02.092/2023/TSC-CTTC dated 25/07/2023	3,728,814,900	Serving construction	36 months from the first disbursement date	565,588,512	
	Finance lease contract No.02.125/TSC-CTTC dated 30/09/2025	2,621,024,800	Serving construction	36 months from the first disbursement date	1,831,935,280	

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Finance lease liabilities (Continued)

No.	Bank / Contract	Limit / Amount	Loan purpose	Term	Principal balance as at 31/12/2025	Form of loan guarantee
6	Saigon Thuong Tin Bank Financial Leasing Company Limited - Ha Noi Branch					
	Finance lease contract No. SBL020202405004 dated 06/05/2024	1,828,771,668	Serving construction	36 months from the first disbursement date	647,690,151 647,690,151	
7	Chailease International Leasing Company Limited - HaNoi Branch					
	Finance lease contract No.B251136313 dated 20/11/2025	2,040,000,000	Serving construction	36 months from the first disbursement date	10,463,327,234 1,573,066,667	
	Finance lease contract No.B251132213 dated 20/11/2025	3,733,200,000	Serving construction	36 months from the first disbursement date	2,698,633,900	
	Finance lease contract No.B251136213 dated 08/12/2025	2,040,000,000	Serving construction	36 months from the first disbursement date	1,573,066,667	
	Finance lease contract No.B251216113 dated 16/12/2025	2,040,000,000	Serving construction	36 months from the first disbursement date	1,632,000,000	
	Finance lease contract No.B251120713 dated 16/12/2025	3,733,200,000	Serving construction	36 months from the first disbursement date	2,986,560,000	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***24 . LONG-TERM PROVISIONS FOR PAYABLES**

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
Long-term provisions for payables		
Provision for construction warranty	27,643,782,842	21,010,861,480
	<u>27,643,782,842</u>	<u>21,010,861,480</u>

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25 . OWNER'S EQUITY

a) Increase and decrease in owner's equity

	Contributed legal capital	Share capital surplus	Investment and development funds	Undistributed earnings	Total
	VND	VND	VND	VND	VND
For 01/01/2024 to 31/12/2024					
As at 01/01/2024	254,098,470,000	(3,830,997,949)	9,560,557,541	237,684,709,408	497,512,739,000
Previous year increase in capital	50,815,620,000	-	-	(50,815,620,000)	-
Profit/loss of the previous year	-	-	-	23,311,352	23,311,352
Remuneration for the non-executive Board of Directors	-	-	-	(192,000,000)	(192,000,000)
Other decrease	-	-	-	(113,041,470)	(113,041,470)
As at 31/12/2024	304,914,090,000	(3,830,997,949)	9,560,557,541	186,587,359,290	497,344,050,352
For 01/01/2025 to 31/12/2025					
As at 01/01/2025	304,914,090,000	(3,830,997,949)	9,560,557,541	186,587,359,290	497,231,008,882
Profit/loss of the current year	-	-	-	1,064,334,654	1,064,334,654
Remuneration for the non-executive Board of Directors	-	-	-	(192,000,000)	(192,000,000)
As at 31/12/2025	304,914,090,000	(3,830,997,949)	9,560,557,541	187,459,693,944	498,103,343,536

According to Resolution of the General Shareholder's Meeting No. 01/2025/NQ-SCIEC-DHDCD dated 28 March 2025, the Company announced its profit distribution plan as follows:

	Amount
	VND
Profit after tax	23,311,352
Remuneration of the non-executive Board of Directors, Board of Supervisors	192,000,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***b) Details of owner's invested capital**

	Rate	31/12/2025	Rate	01/01/2025
	(%)	VND	(%)	VND
SCI Joint Stock Company	51.00%	155,507,890,000	51.00%	155,507,890,000
Others	49.00%	149,406,200,000	49.00%	149,406,200,000
	100%	304,914,090,000	100%	304,914,090,000

c) Capital transactions with owners and distribution of dividends and profits

	For 01/01/2025 to 31/12/2025	For 01/01/2024 to 31/12/2024
	VND	VND
Owner's invested capital	304,914,090,000	254,098,470,000
- At the beginning of Period	304,914,090,000	254,098,470,000
- Increase in the Period	-	-
- At the ending of Period	304,914,090,000	254,098,470,000

d) Stock

	31/12/2025	01/01/2025
Quantity of Authorized issuing stocks	30,491,409	30,491,409
Quantity of issued stocks	30,491,409	30,491,409
- Listed common shares	30,491,409	30,491,409
Quantity of circulation stocks	30,491,409	30,491,409
- Common stocks	30,491,409	30,491,409
Par value per stock (VND)	10,000	10,000

e) Company's funds

	31/12/2025	01/01/2025
	VND	VND
Investment and development fund	9,560,557,541	9,560,557,541
	9,560,557,541	9,560,557,541

26 . OFF-STATEMENT OF FINANCIAL POSITION ACCOUNTS**Foreign currencies**

	31/12/2025	01/01/2025
USD	74,058.54	4,930.60
EUR	3,470.76	3,729.06
Lao Kip (LAK)	7,574,310,824.7	5,534,423

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***27 . REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES**

	For 01/01/2025 to 31/12/2025	For 01/01/2024 to 31/12/2024
	VND	VND
Revenue from of goods sold and services rendered	39,468,137,614	35,617,619,003
Revenue from construction contracts	806,873,079,639	972,332,915,864
	846,341,217,253	1,007,950,534,867
Revenue from relevant parties (Details as in Notes 40.)	773,241,695,090	905,445,978,698

28 . COSTS OF GOODS SOLD

	For 01/01/2025 to 31/12/2025	For 01/01/2024 to 31/12/2024
	VND	VND
Cost of goods sold and services rendered	36,306,479,976	31,818,564,783
Cost of construction contracts	734,834,764,515	976,592,141,522
	771,141,244,491	1,008,410,706,305

29 . FINANCE INCOME

	For 01/01/2025 to 31/12/2025	For 01/01/2024 to 31/12/2024
	VND	VND
Interest expenses	1,929,179,426	2,282,634,064
Payment discount, interest from installment sales	3,043,481	-
# Dividends, profits earned	11,700	-
Foreign exchange gain during the period	15,166,899,281	7,939,730,249
Foreign exchange gain due to revaluation of the closing balance	-	793,459,066
	17,099,133,888	11,015,823,379

30 . FINANCIAL EXPENSES

	For 01/01/2025 to 31/12/2025	For 01/01/2024 to 31/12/2024
	VND	VND
Interest expenses	25,803,696,599	29,053,844,814
Foreign exchange loss during the period	2,533,133,138	4,372,882,544
Foreign exchange loss due to revaluation of closing balance at the end of the period	5,167,960,212	-
Provisions/reversal of provision for devaluation of trading securities and investments	(3,756)	3,756
Others	330,031	330,031
	33,505,116,224	33,427,061,145

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***31 . GENERAL AND ADMINISTRATION EXPENSES**

	For 01/01/2025 to 31/12/2025	For 01/01/2024 to 31/12/2024
	VND	VND
Raw materials	1,644,239,588	3,471,948,919
Labor	30,928,720,893	29,258,604,928
Fixed asset depreciation	3,629,267,192	1,681,504,024
Tax, Charge, Fee	2,841,630,897	3,248,120,203
Provision expenses	485,135,416	-
Expenses from external services	6,648,600,230	9,022,318,706
Other expenses by cash	10,129,564,912	9,762,862,696
	56,307,159,128	56,445,359,476

32 . OTHER INCOME

	For 01/01/2025 to 31/12/2025	For 01/01/2024 to 31/12/2024
	VND	VND
Gain from liquidating, disposing fixed assets	1,789,317,166	2,903,108,786
Deductible taxes	43,500,000	-
Reversal of project warranty costs	-	64,604,210,356
Others	864,434,808	19,455,152,854
	2,697,251,974	86,962,471,996

33 . OTHER EXPENSES

	For 01/01/2025 to 31/12/2025	For 01/01/2024 to 31/12/2024
	VND	VND
Fines	845,897,638	142,970,079
Others	284,543,899	-
	1,130,441,537	142,970,079

34 . CURRENT BUSINESS INCOME TAX EXPENSES

	For 01/01/2025 to 31/12/2025	For 01/01/2024 to 31/12/2024
	VND	VND
Total accounting profit before tax	4,053,641,735	7,502,733,237
Adjustments to increase	6,756,467,000	29,415,796,277
- Unreasonable expenses	1,322,441,537	142,970,079
- Foreign exchange loss	30,227,297	218,981,384
- Interest expenses are carried over to the next period	5,403,798,166	29,053,844,814
Decrease	(1,881,546,521)	-
- Dividend	(11,700)	-
- Adjusting other income and taxable profits according to the 2023 and 2024 tax audit report	(1,881,534,821)	-
- Effects of consolidation adjustment	27,273,639	478,579,912
Taxable income	8,955,835,853	37,397,109,426
	2,989,307,081	7,479,421,885
Current corporate income tax expenses		
Tax payable at the beginning of Period	6,068,989,393	294,014,070
Tax paid in the Period	(7,267,129,303)	(1,817,488,032)
Adjustment of corporate income tax expenses for previous periods	-	113,041,470
Closing Period income tax payable of main business activities	1,791,167,171	6,068,989,393

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***35 . BASIC EARNINGS PER SHARE**

Earning per share distributed to common shareholders of the company is calculated as follows :

	For 01/01/2025 to 31/12/2025	For 01/01/2024 to 31/12/2024
	VND	VND
Profit after tax	1,064,334,654	23,311,352
Profit distributed for common stocks	1,064,334,654	23,311,352
Average circulated common stocks in the Period	30,491,409	30,491,409
Basic earnings per share	34.91	0.76

36 . DILUTED EARNINGS PER SHARE

Diluted earning per share distributed to common shareholders of the company is calculated as follows :

	31/12/2025	31/12/2024
	VND	VND
Profit after tax	1,064,334,654	23,311,352
Profit distributed for common stocks	1,064,334,654	23,311,352
Average circulated common stocks in the Period	30,491,409	30,491,409
Basic earnings per share	34.91	0.76

37 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	For 01/01/2025 to 31/12/2025	For 01/01/2024 to 31/12/2024
	VND	VND
Raw materials	285,528,760,105	534,410,718,617
Labour cost	162,932,394,407	152,967,498,806
Fixed asset depreciation	36,294,532,251	36,605,633,028
Expenses from external services	281,020,410,689	140,564,403,671
Other expenses by cash	46,720,984,722	9,153,558,784
	812,497,082,174	873,701,812,906

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38 . FINANCIAL INSTRUMENTS

The types of financial instruments of the Company include:

	Carrying amount			
	31/12/2025		01/01/2025	
	Original Cost	Provision	Original Cost	Provision
	VND	VND	VND	VND
Financial Assets				
Cash and cash equivalents	133,151,745,414	-	69,154,588,844	-
Trade receivables, other receivables	611,333,353,659	(13,312,244,807)	695,857,578,128	(13,257,167,891)
Short term investments	6,554,445,064	-	6,300,338,236	-
	<u>751,039,544,137</u>	<u>(13,312,244,807)</u>	<u>771,312,505,208</u>	<u>(13,257,167,891)</u>
			Carrying amount	
			31/12/2025	01/01/2025
			VND	VND
Financial Liabilities				
Loans and borrowings			395,882,206,066	542,064,494,383
Trade payables, other payables			155,766,567,093	181,957,593,480
Accrued expenses			65,538,199,499	48,367,584,232
			<u>617,186,972,658</u>	<u>772,389,672,095</u>

Financial assets and financial liabilities are not revalued according to fair value at the year ended because Circular No. 210/2009/TT-BTC and prevailing statutory regulations require to present Financial Statements and additional note for financial instruments but do not provide any relevant instructions for assessment and recognition of fair value of financial assets and liabilities, excluding provisions for bad debts and provision for devaluation of securities investments which are presented in relevant notes.

Financial risk management

The Company's financial risks including market risk, credit risk and liquidity risk. The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Directors of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk

The Company's business operations will bear the risks of changes on prices, exchange rates and interest rates.

Price Risk

The Company bears price risk of equity instruments from short-term and long-term security investments due to uncertainty on future prices of the securities. Long-term securities are held for long-term strategies, at the end of the fiscal year, the Company has no plans to sell these investments.

Exchange rate risk

The Company bears the risk of exchange rate due to fluctuation in fair value of future cash flows of a financial instrument according to changes in exchange rates if loans, revenues and expenses of the Company are done in foreign currencies other than VND.

Interest rate risk

The Company bears the risk of interest rates due to fluctuation in fair value of future cash flow of a financial instrument according to changes in market interest rates if the Company has time or demand deposits, loans and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain any interest profitable for its operation purpose.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***Credit Risk**

Credit risk is risk in which the potential loss may be incurred if a counterpart fails to perform its obligations under contractual terms or financial instruments. The Company has credit risk from operating activities (mainly for trade receivables) and financial activities (including bank deposits, loans and other financial instruments).

	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
As at 31/12/2025				
Cash and cash equivalents	133,151,745,414	-	-	133,151,745,414
Trade receivables, other receivables	596,585,178,269	1,435,930,583	-	598,021,108,852
Short term investments	6,554,445,064	-	-	6,554,445,064
	<u>736,291,368,747</u>	<u>1,435,930,583</u>	<u>-</u>	<u>737,727,299,330</u>
As at 01/01/2025				
Cash and cash equivalents	69,154,588,844	-	-	69,154,588,844
Trade receivables, other receivables	681,355,571,654	1,244,838,583	-	682,600,410,237
Short term investments	6,300,338,236	-	-	6,300,338,236
	<u>756,810,498,734</u>	<u>1,244,838,583</u>	<u>-</u>	<u>758,055,337,317</u>

Liquidity Risk

Liquidity risk is the risk in which the Company has trouble in settlement of its financial obligations due to lack of funds. Liquidity risk of the Company is mainly from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
As at 31/12/2025				
Loans and borrowings	382,414,877,099	13,467,328,967	-	395,882,206,066
Trade payables, other payables	155,766,567,093	-	-	155,766,567,093
Accrued expenses	65,538,199,499	-	-	65,538,199,499
	<u>603,719,643,691</u>	<u>13,467,328,967</u>	<u>-</u>	<u>617,186,972,658</u>
As at 01/01/2025				
Loans and borrowings	534,884,382,567	7,180,111,816	-	542,064,494,383
Trade payables, other payables	181,957,593,480	-	-	181,957,593,480
Accrued expenses	48,367,584,232	-	-	48,367,584,232
	<u>765,209,560,279</u>	<u>7,180,111,816</u>	<u>-</u>	<u>772,389,672,095</u>

The Company believes that risk level of loan repayment is low. The Company has the ability to pay debts matured from cash flows from its operating activities and cash received from matured financial assets.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***39 . SEGMENT REPORTING****By business sector**

The Company primarily operates in the construction sector, accounting for over 90% of total revenue. Therefore, the Company does not prepare segment reports by business area.

By geographical areas

A geographical segment is a distinguishable component of the Company that engages in the production or supply of goods and services within a specific economic environment and is subject to risks and returns that are different from those of components operating in other economic environments. In 2025, the Company's revenue was primarily generated within the territory of Laos (over 90% of total revenue). Therefore, the Company does not prepare segment reporting by geographical area.

40 . TRANSACTION AND BALANCES WITH RELATED PARTIES

In the fiscal Period, the Company has the transactions and balances with related parties as follows: (particularly borrowings

Transactions during the Period:

	Relation	For 01/01/2025 to 31/12/2025	For 01/01/2024 to 31/12/2024
		VND	VND
Revenues from sales and services rendered		773,241,695,090	905,445,978,698
SCI Joint Stock Company	Parent company	769,838,858,412	795,587,481,919
SCI Nghe An Joint Stock Company	Within same group	2,025,694,626	4,603,833
SCI Consulting Joint Stock Company	Within same group	-	25,318,579,963
SCI Lai Chau Joint Stock Company	Within same group	1,377,142,052	84,535,312,983
Purchase		18,749,203,294	16,730,523,881
SCI Joint Stock Company	Parent company	18,749,203,294	16,439,830,548
SCI Lai Chau Joint Stock Company	Within same group	-	290,693,333
Borrowing during the period		10,000,000,000	173,000,000,000
SCI Quang Tri Joint Stock Company	Within same group	10,000,000,000	173,000,000,000
Interest expense during the period		8,670,547,945	5,074,493,151
SCI Quang Tri Joint Stock Company	Within same group	8,670,547,945	5,074,493,151
Outstanding balances up to the reporting date are as follows:			
	Relation	31/12/2025	01/01/2025
		VND	VND
Trade receivables		523,648,376,657	610,355,897,113
SCI Joint Stock Company	Parent company	509,368,854,487	568,114,457,879
SCI Consulting Joint Stock Company	Within same group	1,378,007,770	-
SCI Lai Chau Joint Stock Company	Within same group	12,901,514,400	42,241,439,234
Prepayments to suppliers		624,800,000	-
SCI Consulting Joint Stock Company	Within same group	624,800,000	-
Advances from customers		238,131,110,191	231,612,474,622
SCI Joint Stock Company	Parent company	234,990,372,578	231,612,474,622
SCI Quang Tri Joint Stock Company	Within same group	3,140,737,613	-
Other payables		4,005,716,360	4,005,716,360
Huong Linh 8 Wind Power Joint Stock Company		4,005,716,360	4,005,716,360
Other payables		11,455,176,503	1,738,305,855
SCI Joint Stock Company	Parent company	11,455,176,503	1,718,305,855
Huong Linh 8 Wind Power Joint Stock Company			20,000,000
Borrowings and finance lease liabilities		183,000,000,000	173,000,000,000
SCI Quang Tri Joint Stock Company	Within same group	183,000,000,000	173,000,000,000
Accrued interest expenses		13,745,041,096	5,074,493,151
SCI Quang Tri Joint Stock Company	Within same group	13,745,041,096	5,074,493,151

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FORM B 09-DN


These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements


Transactions with other related parties:


	For 01/01/2025 to 31/12/2025	For 01/01/2024 to 31/12/2024
	VND	VND
Remuneration to members of The Board of Directors and The Board of Management		
Mr Phan Thanh Hai	551,472,000	548,523,500
Mr Nguyen Chinh Dai	97,796,000	479,697,000
Mr Le Huy Thanh	72,000,000	-
Mr Nguyen Duy Toan	72,000,000	-
Mr Nguyen Tai Son	24,000,000	96,000,000
Mr Nguyen Quang Thien	24,000,000	96,000,000
Mr Nguyen Cong Hoa	726,299,000	851,654,750
Mr Luu Minh Thanh	605,194,000	680,853,500
Ms Mai Thi Van Anh	484,902,333	529,476,326
Mr Nguyen Chi Tuyen	532,367,000	642,641,417
Mr Bui Chi Giang	567,678,000	616,486,417
Mr Tran Hoai Nam	54,292,000	-

41 . COMPARATIVE FIGURES

The comparative figures on the Consolidated Balance Sheet and corresponding notes are the figures from the Consolidated Financial Statements for the year ended December 31, 2024, audited by Moore AISC Audit and Informatics Services Limited Liability Company. The figures in the Consolidated Income Statement, Consolidated Cash Flow Statement, and the corresponding notes are the figures from the Consolidated Financial Statements for the year ended December 31, 2024, audited by Moore AISC Audit and Informatics Services Limited Liability Company.


 Bui Thi Hoa
 Preparer


 Cao Lu Phi Hung
 Chief Accountant


 Phan Thanh Hai
 Chairman
 Ha Noi, 28 January 2026
