

MINISTRY OF CONSTRUCTION
CONSTRUCTION MACHINERY CORPORATION - JSC

**GENERAL FINANCIAL STATEMENT
CONSTRUCTION MACHINERY CORPORATION – JSC
THE FOURTH QUARTER OF 2025**

Hanoi, January 2025

BALANCE SHEET **As at 31th December 2025**

Unit: VND

ITEMS	Code	Note	31/12/2025	01/01/2025
A. CURRENT ASSETS	100		178.178.085.709	165.535.899.761
I. Cash and cash equivalents	110	V.1	9.008.416.560	3.356.270.433
1. Cash	111		9.008.416.560	3.356.270.433
II. Short-term Financial Investment	120		-	-
1. Held-to-maturity Investment	123		-	-
III. Short-term receivables	130		141.430.770.968	135.289.287.750
1. Short-term receivables from customers	131	V.2	111.758.756.876	111.956.250.514
2. Short-term repayments to suppliers	132	V.3	27.582.182.602	16.722.185.980
3. Short-term intra-company receivables	133		-	-
4. Other short-term receivables	136	V.4	158.457.877.580	162.865.700.747
5. Short-term allowances for doubtful debts (*)	137	V.5	(156.447.807.751)	(156.334.611.152)
6. Shortage of assets awaiting resolution	139		79.761.661	79.761.661
IV. Inventories	140	V.6	15.657.506.711	16.342.046.765
1. Inventories	141		15.657.506.711	16.342.046.765
V. Other current assets	150		12.081.391.470	10.548.294.813
1. Short-term prepaid expenses	151	V.11	2.989.252.693	44.558.026
2. Deductible value added tax	152		9.086.256.108	10.497.854.118
3. Taxes and other receivables from government bu	153	V.14	5.882.669	5.882.669
B. NON-CURRENT ASSETS	200		214.605.808.392	234.983.463.419
I. Long-term receivables	210		-	-
II. Fixed assets	220		155.287.168.421	162.755.345.703
1. Tangible fixed assets	221	V.7	155.287.168.421	162.755.345.703
- Historical costs	222		255.780.196.465	256.257.003.971
- Accumulated depreciation (*)	223		(100.493.028.044)	(93.501.658.268)
2. Intangible fixed assets	227	V.8	-	-
- Historical costs	228		158.450.000	158.450.000
- Accumulated depreciation (*)	229		(158.450.000)	(158.450.000)
III. Investment properties	230		-	-
IV. Non-current assets in progress	240	V.9	3.182.057.809	2.789.818.614
1. Long-term work in progress	241		2.598.766.083	2.598.766.083
2. Construction in progress	242		583.291.726	191.052.531
V. Long-term investments	250	V.10	46.995.575.495	68.754.037.908
1. Investments in subsidiaries	251		45.130.006.008	45.130.006.008
2. Investments in joint ventures and associates	252		9.833.726.095	20.877.845.538
3. Investments in equity of other entities	253		2.170.047.311	12.908.269.236
4. Allowances for long-term investments (*)	254		(10.138.203.919)	(10.162.082.874)
VI. Other non-current assets	260		9.141.006.667	684.261.194
1. Long-term prepaid expenses	261	V.11	9.141.006.667	684.261.194
TOTAL ASSETS	270		392.783.894.101	400.519.363.180

BALANCE SHEET
As at 31th December 2025
(Continued)

ITEMS	Code	Note	31/12/2025	Unit: VND 01/01/2025
C. LIABILITIES	300		388.487.578.244	397.477.160.113
I. Current liabilities	310		332.046.893.756	345.033.168.994
1. Short-term trade payables	311	V.12	57.662.591.978	61.760.653.664
2. Short-term prepayments from customers	312	V.13	19.173.131.375	10.283.075.350
3. Taxes and other payables to government budget	313	V.14	76.325.754.758	76.707.823.031
4. Payables to employees	314		3.449.504.633	2.728.297.870
5. Short-term accrued expenses	315	V.15	22.384.420.448	26.477.345.738
6. Short-term intra-company payables	316		-	-
7. Payables under schedule of construction contract	317		-	-
8. Short-term unearned revenues	318		15.574.277.758	9.267.741.396
9. Other short-term payments	319	V.16	120.352.826.132	128.181.632.894
10. Short-term borrowings and finance lease liabilities	320	V.17	17.124.386.674	29.626.599.051
11. Short-term provisions	321		-	-
12. Bonus and welfare fund	322		-	-
13. Price stabilization fund	323		-	-
14. Government bonds purchased for resale	324		-	-
II. Non-current liabilities	330		56.440.684.488	52.443.991.119
1. Long-term trade payables	331		-	-
5. Long-term intra-company payables	335		-	-
6. Long-term unearned revenues	336		-	-
7. Other long-term payables	337		10.360.684.488	10.075.314.408
8. Long-term borrowings and finance lease liabilities	338		46.080.000.000	42.368.676.711
D. OWNERS' EQUITY	400		4.296.315.857	3.042.203.067
I. Owners' equity	410	V.18	1.419.708.535	165.595.745
1. Contributed capital	411		238.500.000.000	238.500.000.000
- Ordinary shares with voting rights	411a		238.500.000.000	238.500.000.000
2. Enterprise reorganization assistance fund	419		-	2.946.368.209
3. Undistributed profit after tax	421		(237.080.291.465)	(241.280.772.464)
- Undistributed profit after tax brought forward	421a		(241.280.772.464)	(282.835.017.950)
- Undistributed profit after tax for the current year	421b		4.200.480.999	41.554.245.486
II. Funding sources and other funds	430		2.876.607.322	2.876.607.322
1. Funding sources	431		2.876.607.322	2.876.607.322
TOTAL LIABILITIES AND OWNERS' EQUITY	440		392.783.894.101	400.519.363.180

Note: Items with negative figures are presented in parentheses ()

Hanoi, 29th January, 2026

Preparer

Kieu Thi Nguyet Nga

Chief Accountant

Nguyen Ngoc Hai

General Director



Dao Duc Tho

INCOME STATEMENT
For the year from 01/01/2025 to 31/12/2025

Unit: VND

ITEMS	Code	Note	Quarter 04		Cumulative from the beginning of the year	
			Quarter 04 - 2025	Quarter 04 - 2024	Year 2025	Year 2024
1. Revenues from sales and services rendered	01	VI.1	55.392.070.431	46.657.845.469	148.444.890.978	98.681.064.399
2. Revenue deductions	02		-	-	-	-
3. Net revenues from sales and services rendered	10		55.392.070.431	46.657.845.469	148.444.890.978	98.681.064.399
4. Costs of goods sold	11	VI.2	48.157.907.343	36.705.165.689	120.003.311.279	70.144.360.327
5. Gross revenues from sales and services rendered	20		7.234.163.088	9.952.679.780	28.441.579.699	28.536.704.072
6. Financial income	21	VI.3	(213.170.059)	585.813.896	2.401.584.059	20.292.262.740
7. Financial expenses	22	VI.4	258.041.841	1.995.072.728	4.557.774.072	4.867.178.085
- In which: interest expenses	23		258.041.841	1.995.072.728	4.557.774.072	4.867.178.085
8. Selling expenses	25		-	-	-	-
9. General administrative expenses	26	VI.5	5.747.371.397	(17.987.155.629)	17.839.530.954	(8.739.385.226)
10. Net profits from operating activities	30		1.015.579.791	26.530.576.577	8.445.858.732	52.701.173.953
11. Other income	31	VI.6	657.693.423	3.697	661.201.025	62.713.879
12. Other expenses	32	VI.7	1.532.469.419	903.327.557	3.335.187.066	11.209.642.346
13. Other profits	40		(874.775.996)	(903.323.860)	(2.673.986.041)	(11.146.928.467)
14. Total net profit before tax	50		140.803.795	25.627.252.717	5.771.872.691	41.554.245.486
15. Current corporate income tax expenses	51		-	-	1.571.391.692	-
16. Deferred corporate income tax expenses	52		-	-	-	-
17. Profits after corporate income tax	60		140.803.795	25.627.252.717	4.200.480.999	41.554.245.486

Hanoi, 29th January, 2026

Preparer



Kieu Thi Nguyet Nga

Chief Accountant



Nguyen Ngoc Hai

General Director



Đào Duc Tho

CASH FLOW STATEMENT**Indirect method****For the period from 01/01/2025 to 31/12/2025**

Unit: VND

ITEMS	Code	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
I. Cash flows from operating activities			
1. Profit before tax	01	5.771.872.691	41.554.245.486
2. Adjustments for:			
- Depreciation of fixed assets	02	7.459.931.272	3.962.575.179
- Provisions	03	113.196.599	(23.847.816.333)
- Gains (losses) on exchange rate differences from revaluation	04	-	-
- Gains (losses) on investing activities	05	(2.393.338.049)	(20.292.262.740)
- Interest expenses	06	4.557.774.072	4.867.178.085
- Other adjustments	07	-	-
3. Operating profit before changes in working capital	08	15.509.436.585	6.243.919.677
- Increase (decrease) in receivables	09	(4.748.039.340)	8.647.251.411
- Increase (decrease) in inventories	10	684.540.054	626.283.000
- Increase (decrease) in payables (Not include interest payable and corporate income tax payable)	11	(2.364.866.683)	(16.561.260.117)
- Increase (decrease) in prepaid expenses	12	(11.401.440.140)	366.535.426
- Interest paid	14	(6.909.360.072)	(6.037.568.372)
- Other payments on operating activities	17	-	-
Net cash flows from operating activities	20	(9.229.729.596)	(6.714.838.975)
II. Cash flows from investing activities			
1. Expenditures on purchase and construction of fixed assets and long-term assets	21	(392.239.195)	(48.877.301.932)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22	-	-
6. Proceeds from equity investment in other entities	26	23.788.385.762	28.441.696.220
5. Proceeds from interests, dividends and distributed profits	27	276.618.244	245.736.100
Net cash flows from investing activities	30	23.672.764.811	(20.189.869.612)
III. Cash flows from financial activities			
1. Proceeds from borrowings	33	105.066.493.936	82.894.102.458
2. Repayment of principal	34	(113.857.383.024)	(53.926.237.567)
Net cash flows from financial activities	40	(8.790.889.088)	28.967.864.891
Net cash flows during the period	50	5.652.146.127	2.063.156.304
Cash and cash equivalents at the beginning of the period	60	3.356.270.433	1.293.114.129
Effect of exchange rate fluctuations	61	-	-
Cash and cash equivalents at the end of the period	70	9.008.416.560	3.356.270.433

Preparer



Kieu Thi Nguyet Nga

Chief Accountant



Nguyen Ngoc Hai

General Director




Dao Duc Tho

Hanoi, 29th January, 2026

NOTES TO THE FINANCIAL STATEMENTS**For the period from 01/01/2025 to 31/12/2025****I. CORPORATION INFORMATION****1. Ownership structure**

Construction Machinery Corporation - JSC formerly known as Construction Mechanical Corporation - One Member LLC, operates under Enterprise Registration Certificate No. 0100106553 issued by Hanoi Department of Planning and Investment, first granted on November 29, 2010, and changed for the fifth time on November 8, 2016. The Corporation equitized and converted to operate as a joint stock Corporation according to Decision No. 2368/QD-TTg on December 23, 2015 of the Prime Minister on approving the Equitization Plan and transformation into Construction Machinery Corporation - JSC, and Decision No. 863/QD-BXD dated September 1, 2016 of the Ministry of Construction on adjusting the scale and charter capital structure in the equitization plan.

The Corporation's charter capital according to the 5th change in business registration on September 1, 2016 is VND 238,500,000,000 the total number of shares is 23,850,000 shares with par value of 10,000 VND/share, of which:

	Number of shares	Corresponding Amount	Percentage of Charter Capital
State capital contribution (Ministry of Construction)	23,555,200	235,552,000,000	98.76 %
Capital contributed by other shareholders	294,800	2,948,000,000	1.24 %
	23,850,000	238,500,000,000	100 %

Office Address 125D Minh Khai Street, Bach Mai Ward Ha Noi City, Vietnam.

The Corporation has dependent units as follows:

Name	Address
Coma 1 - Branch of Construction Mechanical Corporation	Residential Group 4, Phuong Canh Ward, Nam Tu Liem District, Ha Noi City.
Coma 15 - Branch of Construction Mechanical Corporation	9th floor Coma building, 125D Minh Khai, Street, Bach Mai Ward Ha Noi City/
Import-Export Center	13th floor Coma building, 125D Minh Khai, Street, Bach Mai Ward Ha Noi City.
Quang Minh Mechanical Factory	Lot 4 Quang Minh Industrial Park, Me Linh District, Ha Noi City

2. Operating industries

The principal activities of the Corporation during the year 2025: construction and leasing of offices

II. FISCAL YEAR AND ACCOUNTING CURRENCY

Accounting period, accounting currency

The Corporation's accounting period starts on January 1 and ends on December 31 annually.

The Corporation's financial statements are expressed in Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Corporation applied to Vietnamese Accounting System promulgated under Circular No. 200/2014/TT-BTC and Circular No. 53/2016/TT-BTC amending and supplementing a number of articles of Circular 200/2014/TT-BTC

2. Statements for the compliance with Accounting Standards and System

The Corporation applied Vietnamese Accounting Standards and standard guidance documents issued by the State. Financial statements are prepared and presented in accordance of each standard, circulars guiding the implementation of standards and the Accounting System.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Basis of preparation of the financial statements

Basis of preparation of the financial statements

The financial statements are prepared on the basis of the summary of the financial statements of the dependent units. All transactions and balances between the dependent units have been eliminated when preparing financial statements.

Equitization Settlement

The Corporation transitioned to operate under the joint-stock Corporation from November 8, 2016. The financial statements of the Corporation for the accounting period from January 1, 2025, to 31st December, 2025, do not include adjustments related to the equitization settlement, as the Corporation has not yet received approval for the equitization settlement from the competent authorities at the time of its official transition to a joint-stock Corporation.

2. Cash and cash equivalents

Transactions in foreign currencies are converted into Vietnamese Dong based on the actual exchange rate at the time the transaction occurs. At the time of preparing the financial statements, monetary items denominated in foreign currencies are converted at the buying exchange rate of the commercial bank where the Corporation holds its accounts, as published at the time of preparing the financial statements.

Cash equivalents are short-term investments with a maturity of no more than 3 months, easily convertible into cash, and with minimal risk of changes in value since the investment was made, at the time of the reporting.

3. Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties.

4. Financial investments

Investments in subsidiaries

A subsidiary is a Corporation controlled by the Corporation. Control is achieved when the Corporation has the ability to control the financial and operational policies of the investee companies to derive benefits from their activities.

Investment in Joint Ventures

A joint venture is a Corporation established based on an agreement where the Corporation and other parties perform economic activities based on joint control. Joint control refers to the requirement that strategic

decisions related to the joint venture's operational and financial policies must be made with the agreement of all parties involved in the joint venture.

Investment in Associates

An associate is a Corporation in which the Corporation has significant influence but does not control or jointly control. Significant influence is indicated by the ability to participate in the decisions regarding financial and operational policies of the investee, without controlling or jointly controlling those policies.

The Corporation initially records investments in subsidiaries, joint ventures, and associates at cost. The Corporation recognizes the share of profit or loss from the investee in its income statement as income from the share of cumulative net profit after the investment date. Other amounts received by the Corporation, other than dividends, are considered a recovery of the investment and are recorded as a reduction of the investment's cost.

Investments in Subsidiaries, Joint Ventures, and Associates are presented in the balance sheet at cost, less any provision for impairment (if any). Provisions for impairment of investments in subsidiaries, joint ventures, and associates are made in accordance with current accounting regulations.

Investment in Equity Instruments of Other Entities

Investment in equity instruments of other entities represents investments in equity instruments where the Corporation does not have control, joint control, or significant influence over the investee.

These investments are reflected at cost, less any provision for impairment.

5. Inventories

Inventory is valued at cost; however, if the net realizable value is lower than the cost, it is valued at the net realizable value. The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition;

The cost of sales is determined using the weighted average method;

Inventory is accounted for using the perpetual inventory method;

The provision for inventory devaluation is made in accordance with current accounting regulations. Accordingly, the Corporation is allowed to make provisions for inventory that is obsolete, damaged, or of inferior quality, and in cases where the cost of inventory exceeds its net realizable value at the end of the fiscal year.

6. Fixed Assets and Depreciation

Tangible and Intangible Fixed Assets

Tangible and intangible fixed assets are recognized at cost. During their useful life, tangible and intangible fixed assets are recorded at historical cost, accumulated depreciation, and net book value.

Tangible fixed assets formed before 30th June, 2014, were revalued during the equitization of state-owned enterprises. The historical cost and accumulated depreciation were adjusted based on the revaluation results approved by competent authorities in accordance with regulations. The remaining value of these assets is depreciated over their remaining useful life.

Depreciation is calculated using the straight-line method. The depreciation period is based on the estimated useful life, specifically:

- Buildings, structures	02 - 30 years
- Machinery, equipment	02 - 11 years
- Transportation vehicles	03 - 10 years
- Office equipment	03 - 08 years

7. Prepaid expenses

Prepaid expenses that only relate to the current financial year's production and business activities are recognized as short-term prepaid expenses and recorded as production and business costs within the financial year.

Expenses incurred during the financial year but allocated to long-term prepaid expenses are gradually amortized into the operating results over multiple years.

The calculation and allocation of long-term prepaid expenses to production and business costs in each accounting period are based on the nature and extent of each type of expense to select a reasonable allocation method and criteria. Prepaid expenses are gradually allocated to production and business costs using the straight-line method.

8. Payables

Classification criteria for Payables

- Payables to Suppliers include trade-related payables arising from transactions involving the purchase of goods, services, or assets. This category also includes payables for imports through designated trustees.
- Internal Payables include payables between the Corporation (as the parent entity) and its subsidiaries, branches, or dependent units that do not have separate legal status and operate under dependent accounting.
- Other Payables are payables that do not fall into the categories of payables to suppliers or internal payables. Payables are recorded in detail for each creditor, specific payable content, repayment term, and original currency.

Payables with a remaining maturity of less than 12 months (or less than one production and business cycle) as of the financial statement date are classified as short-term liabilities. Other payables that are not classified as short-term liabilities are classified as long-term liabilities. When preparing financial statements, payables are reclassified according to this principle.

The Corporation revalues foreign-currency-denominated payables to suppliers at each financial statement preparation date. The actual exchange rate used for revaluation is the foreign currency selling rate of the commercial bank designated by the Corporation for customer payments at the financial statement date, or the bank with which the Corporation frequently transacts.

The Corporation recognizes a payable immediately when there is evidence indicating that a loss will certainly occur, in compliance with the prudence principle.

Payables are not recorded at an amount lower than the payment obligation.

Provisions for payables are established at the financial statement preparation date in accordance with current regulations.

9. Loans and finance lease liabilities

The value of loans is recorded based on each disbursement and repayment. The value of finance lease liabilities is the total amount payable, calculated as the present value of minimum lease payments or the fair value of the leased asset remaining at the financial statement date.

Loans and finance lease liabilities are accounted for in detail and tracked by each lender, borrower, loan agreement, type of borrowed asset, loan term, and currency of the loan.

When preparing financial statements, the balances of loans and finance lease liabilities denominated in foreign currencies are revalued at the selling exchange rate of the bank with which the Corporation conducts its loan or finance lease transactions.

10. Recognition and and capitalization of Borrowing costs

Borrowing costs are recognized as production and business expenses in the year they are incurred, except when they are capitalized in accordance with the provisions of the Vietnamese Accounting Standards on

"Borrowing Costs." Accordingly, borrowing costs directly related to the acquisition, construction, or production of assets that require a substantial period of time to be completed and put into use or business are added to the historical cost of the asset until the asset is ready for use or business purposes. Any income generated from the temporary investment of loans is deducted from the historical cost of the related asset. For specific loans used for the construction of fixed assets or investment properties, borrowing interest is capitalized even if the construction period is under 12 months.

The capitalization rate for borrowing costs during the period is 0%.

11. Accrued expenses

Liabilities for goods and services received from suppliers or provided to customers, but not yet paid due to the absence of invoices or incomplete accounting documentation, are recorded in production and business expenses based on the matching principle between revenue and expenses. When sufficient accounting documents are available, if there is a discrepancy with the previously recorded amount, the accounting department will record an adjustment to increase or decrease the expenses corresponding to the difference.

12. Owners' equity

Owner's Contributed Capital, Share Premium, and Other Owner's Capital

Owner's contributed capital is recognized based on the actual capital contributed by the owner.

Share premium is recognized as the positive or negative difference between the actual issue price and the par value of shares when shares are issued for the first time, additionally issued, or when treasury shares are reissued.

Other owner's capital is recorded as the remaining value between the fair value of assets donated or granted to the enterprise by organizations or individuals, after deducting (-) any taxes payable (if applicable) related to these donated or granted assets, and the portion supplemented from business operating results.

Undistributed Profits

Undistributed post-tax profit is the profit generated from the business activities of the enterprise after deducting (-) adjustments resulting from the retrospective application of changes in accounting policies and the retrospective correction of material errors from prior years.

Profits are distributed to owners based on the annual resolution of the General Meeting of Shareholders.

13. Revenue

Sales Revenue

Sales revenue is recognized when all of the following conditions are satisfied:

- The significant risks and rewards associated with ownership of the product or goods have been transferred to the buyer;
- The Corporation no longer retains managerial rights or control over the goods as the owner;
- The revenue can be measured reliably;
- The Corporation has received or will receive economic benefits from the sale transaction;
- The costs related to the sale transaction can be determined.

Service Revenue

Service revenue is recognized when the outcome of the transaction can be reliably determined. If the service provision spans multiple periods, revenue is recognized in each period based on the portion of work completed as of the balance sheet date. The outcome of the service transaction is determined when the following conditions are satisfied:

- The revenue can be measured reliably;
- It is probable that economic benefits will be received from the service transaction;

- The portion of work completed as of the balance sheet date can be determined;
- The costs incurred for the transaction and the costs to complete the service transaction can be measured.
- The portion of completed service work is determined using the work completion method.

Financial Income

Revenue arising from interest, royalties, dividends, profit sharing, and other financial income is recognized when the following two (2) conditions are met:

- It is probable that economic benefits will be received from the transaction;
- The revenue can be measured reliably.

Dividends and profit sharing are recognized when the Corporation has the right to receive the dividend or profit from its capital contribution.

Construction Contract Revenue

Revenue from construction contracts is recognized when the contract outcome can be reliably determined and confirmed by the customer. Revenue and related costs are recognized corresponding to the portion of work completed during the period, as reflected in the issued invoice.

14. Cost of goods sold

When revenue is recognized, the corresponding expenses (cost of sales) related to generating that revenue are simultaneously recognized. These expenses include the costs incurred in the period to generate the revenue, costs from prior periods, or accrued expenses related to the revenue of the current period.

15. Financial expenses

The expenses recognized as financial expenses include:

- Costs related to lending and borrowing capital;
- Losses due to exchange rate fluctuations arising from foreign currency transactions.

The above amounts are recognized at their total amount incurred during the period and are not offset against financial income.

16. Administrative expenses

Administrative expenses reflect all general expenses of the Corporation, such as: salaries and insurance contributions for the Corporation's management staff, depreciation of fixed assets used for enterprise management, land rental fees, business license tax, provision for doubtful debts, and outsourced services used for the Corporation's management operations.

17. Current corporate income tax expense and deferred corporate income tax expense

Current corporate income tax expenses are determined based on taxable income and the corporate income tax rate for the current year.

Deferred corporate income tax expenses are determined based on the temporary differences to be deducted, taxable temporary differences, and the corporate income tax rate.

18. Related parties

Parties are considered related to another party if they have direct or indirect relationships that allow them to control other parties or have the ability to exert significant influence over related parties through frequent control or the potential to exert significant influence. Transactions with related parties are presented by the Corporation in the Notes to the Financial Statements.

V. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE BALANCE SHEET

		Đơn vị tính: đồng		
		31/12/2025	01/01/2025	
1. Cash and cash equivalents				
- Cash		111.414.039	384.793.816	
- Demand deposit		8.897.002.521	2.971.476.617	
Total		9.008.416.560	3.356.270.433	
2. Receivables from customers				
a) Short-term receivables from customers		111.758.756.876	111.956.250.514	
- Main Contractor (EPC): SINOMA - BAT Consortium		34.472.561.394	34.472.561.394	
- Vietnam Trading Development Joint Stock Company		-	6.999.457.169	
- Other Customers		77.286.195.482	70.484.231.951	
b) Long-term receivables from customers		-	-	
Total		111.758.756.876	111.956.250.514	
3. Short-term repayments to suppliers				
- COMA 18 Joint Stock Company		3.482.461.246	3.482.461.246	
- Construction and Machinery Joint Stock Company No. 7 (COMA 7)		4.101.685.856	4.101.685.856	
- Mechanical Construction Joint Stock Company No. 26 (COMA 26)		15.920.756.412	3.480.301.268	
- Prepayments to other suppliers		4.077.279.088	5.657.737.610	
Total		27.582.182.602	16.722.185.980	
4. Other receivables				
		31/12/2025	01/01/2025	
		Book value	Allowances	
a) Short-term	158.457.877.580	(63.565.823.520)	162.865.700.747	(65.775.823.520)
- Others	152.259.687.618	(63.565.823.520)	156.690.549.427	(65.775.823.520)
+ Construction and Machinery Joint Stock Company No. 7	34.782.164.150	(34.782.164.150)	40.793.667.708	(36.992.164.150)
+ Construction machinery and water electric machine installing JSC No.3	41.882.768.212	(28.783.659.370)	41.882.768.212	(28.783.659.370)
+ Infrastructure development and electrical installation JSC	21.145.227.969	-	22.645.227.969	-
+ Minh Khai Lock Joint Stock Company	19.614.551.402	-	17.625.357.490	-
+ Construction machinery and water electric machine installing JSC	14.682.430.584	-	15.221.034.895	-
+ Hanoi Department of Finance - Deposit for the use of the urban area	-	-	7.636.000.000	-
+ COMA 25 Construction And Trading Joint Stock Company	2.151.270.689	-	2.451.270.689	-
- Others	18.001.274.612	-	8.435.222.464	-
- Advances	5.137.498.783	-	5.017.027.579	-
- Mortgage, deposits, collateral	1.060.691.179	-	1.158.123.741	-
b) Long-term	-	-	-	-
Total	158.457.877.580	(63.565.823.520)	162.865.700.747	(65.775.823.520)

5. Inventory	31/12/2025		01/01/2025	
	Original value	Allowances	Original value	Allowances
- Raw materials	56.983.719	-	234.314.555	-
- Tools and supplies	2.479.320	-	7.960.320	-
- Work in progress	12.086.317.295	-	12.588.045.513	-
- Real estate (*)	3.511.726.377	-	3.511.726.377	-
Total	15.657.506.711	-	16.342.046.765	-

6. Tangible fixed assets

Items	Buildings Structures	Machinery equipment	Transportation means	Office equipment	Total
History cost					
Opening balance	233.750.349.005	7.983.719.620	4.993.014.545	9.529.920.801	256.257.003.971
Increase	-	-	-	-	-
- Purchase	-	-	-	-	-
Decrease	-	168.000.000	-	308.807.506	476.807.506
- Disposal	-	168.000.000	-	308.807.506	476.807.506
Ending balance	233.750.349.005	7.815.719.620	4.993.014.545	9.221.113.295	255.780.196.465
Accumulated Depreciation					
Opening balance	71.484.587.695	7.767.382.537	4.993.014.545	9.256.673.491	93.501.658.268
Increase	7.355.973.835	36.914.472	-	67.042.965	7.459.931.272
- Depreciation	7.355.973.835	36.914.472	-	67.042.965	7.459.931.272
- Internal transfer	-	-	-	-	-
Decrease	-	168.000.000	-	300.561.496	468.561.496
- Disposal	-	168.000.000	-	300.561.496	468.561.496
Ending balance	78.840.561.530	7.636.297.009	4.993.014.545	9.023.154.960	100.493.028.044
Netbook value					
Opening balance	162.265.761.310	216.337.083	-	273.247.310	162.755.345.703
Ending balance	154.909.787.475	179.422.611	-	197.958.335	155.287.168.421

7. Intangible fixed assets

Intangible fixed assets are fully amortized by management software

8. Long-term assets in progress

	31/12/2025		01/01/2025	
	Original value	Recoverable amount	Original value	Recoverable amount
- Long-term work in progress(*)	2.598.766.083	2.598.766.083	2.598.766.083	2.598.766.083
- Construction in progress	1.166.583.452	1.166.583.452	191.052.531	191.052.531
+ Project 11E6 Pham Hung	-	-	191.052.531	191.052.531
+ Renovation and upgrade of the 14th floor, COMA office Building	583.291.726	583.291.726	-	-
Total	3.765.349.535	3.765.349.535	2.789.818.614	2.789.818.614

(*) Long-term work in progress are projects classified from short-term unfinished production and business costs, and the Corporation has not assessed the impairment as of December 31, 2024. Details::

Construction	31/12/2025	01/01/2025
- Long Bien Interchange Project	2.301.606.161	2.301.606.161
- Work in progress for the Coma1 project	297.159.922	297.159.922
Total	2.598.766.083	2.598.766.083

9. Long-term investments	31/12/2025		01/01/2025	
	Original value	Allowances	Original value	Allowances
a) Investments in subsidiaries	45.130.006.008	(9.575.725.908)	45.130.006.008	(9.575.725.908)
Ha Bac Construction Machinery JSC No.2 (Coma 2)	14.475.873.012	-	14.475.873.012	-
Thai Binh Construction and Mechanical JSC Limited (Coma 16)	3.633.663.558	-	3.633.663.558	-
Minh Khai Lock Joint Stock Company	16.220.236.781	-	16.220.236.781	-
Construction Machinery and Water Electric Machine Installing JSC (Comael)	5.669.250.000	(5.669.250.000)	5.669.250.000	(5.669.250.000)
Construction and Material Equipment Trade Company Limited No. 27	202.007.497	(202.007.497)	202.007.497	(202.007.497)
The Import-Export Manufactured Service and Countryside Development Company	4.928.975.160	(3.704.468.411)	4.928.975.160	(3.704.468.411)
b) Investments in joint ventures and associates	9.833.726.095	-	20.877.845.538	-
ZENNER - COMA water meter joint venture company limited	1.836.527.663	-	1.836.527.663	-
Mechanical Works and Construction Investment Joint Stock Company No. 9	-	-	11.044.119.443	-
Song Chu Construction and Machinery Joint Stock Company (Coma 17)	7.997.198.432	-	7.997.198.432	-
c) Investments in other entities	2.170.047.311	(562.478.011)	12.908.269.236	(586.356.966)
Coma Property Business & Investment Joint Stock Company (Comare)	562.478.011	(562.478.011)	562.478.011	(562.478.011)
So 10 Mechanical Construction Joint Stock	500.000.000	-	500.000.000	-
Huong Son Hydropower JSC(*)	1.107.569.300	-	1.107.569.300	-
No. 5 Construction Machinery Joint Stock	-	-	-	-
Dai Mo Construction Machinery Joint	-	-	-	-
Construction and Mechanical Consulting Joint Stock Company	-	-	500.000.000	(23.878.955)
COMA 25 Construction and Trading Joint Stock Company	-	-	10.238.221.925	-
Total	57.133.779.414	(10.138.203.919)	78.916.120.782	(10.162.082.874)

List of important Subsidiaries, Joint Ventures and Associates

Name	Relations	Charter capital	Contributed capital par value as 31/12/2025	Percentage of tributed capital
Ha Bac Construction Machinery JSC No.2	Subsidiary	17.122.460.000	8.797.500.000	51,38%
Thai Binh Construction and Mechanical JSC Limited	Subsidiary	6.000.000.000	3.216.420.000	53,61%
Minh Khai Lock JSC	Subsidiary	6.600.000.000	4.453.320.000	67,47%
Construction Machinery and Water Electric Machine Installing JSC (Comael)	Subsidiary	11.000.000.000	5.669.250.000	51,54%
Construction and Material Equipment Trade Company Limited No. 27	Subsidiary	12.938.190.118	12.938.190.118	100,00%

The Import-Export Manufactured Service and Countryside Development Company Limited	Subsidiary	127.295.272	127.295.272	100,00%
ZENNER - COMA water meter joint venture company limited	Joint Venture	2.998.125.337	929.418.854	31,00%
Song Chu Construction and Machinery JSC	Associate	13.938.000.000	7.997.198.432	48,39%
10. Prepaid expenses			31/12/2025	01/01/2025
a) Short-term			2.989.252.693	44.558.026
- <i>Unallocated tools and equipment</i>			2.989.252.693	44.558.026
b) Long-term			9.141.006.667	684.261.194
- <i>Prepaid materials, tools and supplies expenses</i>			352.277.908	172.119.705
- <i>Repair costs</i>			856.325.820	511.626.208
- <i>Service fee for Quang Minh Industrial Zone</i>			7.932.402.939	-
- <i>Industrial area infrastructure rental costs</i>			-	515.281
Total			12.130.259.360	728.819.220
11. Trade payables		31/12/2025		01/01/2025
	Value	Repayable amount	Value	Repayable amount
a) Short-term trade payables	57.662.591.978	57.662.591.978	61.760.653.664	61.760.653.664
- Ha Bac Construction Machinery JSC No.2 (COMA 2)	5.461.189.542	5.461.189.542	5.151.934.719	5.151.934.719
- Thai Binh Construction and Mechanical JSC Limited (COMA 16)	1.950.392.216	1.950.392.216	2.950.392.216	2.950.392.216
- Song Chu Construction and Machinery Joint Stock Company (COMA 17)	1.617.157.390	1.617.157.390	1.717.157.390	1.717.157.390
- Construction Machinery Joint Stock Company No. 26 (COMA 26)	7.904.094.257	7.904.094.257	5.758.012.085	5.758.012.085
- Construction Machinery and Water Electric Machine Installing JSC (COMAEL)	3.870.617.564	3.870.617.564	2.465.092.787	2.465.092.787
- Other short-term trade payables	36.859.141.009	36.859.141.009	43.718.064.467	43.718.064.467
b) Long-term trade payables	-	-	-	-
Total	57.662.591.978	57.662.591.978	61.760.653.664	61.760.653.664
12. Prepayments from customers			31/12/2025	01/01/2025
a) Short-term prepayments from customers			19.173.131.375	10.283.075.350
- Vietnam National Music Song and Dance Theatre - Bidding Package No. 3			625.000.000	625.000.000
- Green Diamond Vietnam Group - JSC			965.000.001	965.000.001
- Construction Investment Project Management Board (Construction of the roa			1.889.219.349	1.889.219.349
- Others			15.693.912.025	6.803.856.000
b) Long-term prepayments from customers			-	-
Total			19.173.131.375	10.283.075.350
13. Taxes and payables to State Treasury	01/01/2025	Additions	Paid	31/12/2025
a) Payables				
- Output VAT	17.788.046.603	801.490.972	2.476.809.413	16.112.728.162
- Personal income tax	197.215.080	330.019.953	307.142.740	220.092.293

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- Natural resource tax	-	1.571.391.692	-	1.571.391.692
- Land tax, Land rental charges	18.225.717.277	2.940.864.177	5.312.750.830	15.853.830.624
- Environment Tax and others	-	5.000.000	5.000.000	-
- Fee, charges and other payables	40.496.844.071	2.128.984.258	58.116.342	42.567.711.987
Total	76.707.823.031	7.777.751.052	8.159.819.325	76.325.754.758

b) Receivables

- Output VAT	-	-	-	-
- Personal income tax	5.882.669	-	-	5.882.669
Total	5.882.669	-	-	5.882.669

14. Short-term costs

	31/12/2025	01/01/2025
- Advance deduction of Skylight building project cost	12.855.180.917	12.855.180.917
- Deduct the cost of the works in advance	4.128.621.660	6.270.298.887
- Advance deduction of CEC land rent (Tay Mo)	5.265.247.500	4.422.240.000
- Deduct in advance the cost of building the warehouse of Quang Minh Project	-	285.000.000
- Deduct other expenses in advance	135.370.371	2.644.625.934
Total	22.384.420.448	26.477.345.738

15. Other payables

	31/12/2025	01/01/2025
a) Short-term	120.352.826.132	128.181.632.894
- Trade Union fees	867.910.858	847.528.596
- Insurances payables	6.162.868.375	6.812.908.735
- Others	113.322.046.899	120.521.195.563
+ Minh Khai Lock JSC (profit from Skylight project) (*)	26.873.546.977	26.873.546.977
+ Profit payable to the city - Skylight project (*)	60.298.264.897	60.298.264.897
+ Skylight apartment maintenance fee	715.521.845	2.015.521.845
+ Raising capital to purchase adjacent houses	2.677.500.000	2.677.500.000
+ Raising capital to purchase Dong Binh Cement shares	4.444.000.000	4.505.000.000
+ Raising capital for Huong Son Hydropower	560.000.000	560.000.000
+ Interest payable for personal capital mobilization	1.105.470.972	3.261.444.000
+ Interest payable to Construction Mechanical JSC No. 26 (COMA 26)	-	459.453.425
+ Others	16.647.742.208	19.870.464.419
b) Long-term	10.360.684.488	10.075.314.408
- Long-term deposits received	10.360.684.488	10.075.314.408
Total	130.713.510.620	138.256.947.302

16. Borrowings and finance lease liabilities

	31/12/2025	Movement during the year		01/01/2025
		Increase	Decrease	
a) Short-term	17.124.386.674	37.920.224.142	50.422.436.519	29.626.599.051
+ Bank deposit	13.819.532.084	37.420.224.143	39.909.536.520	16.308.844.461
- Saigon - Hanoi Commercial Joint Stock Bank - Ha Dong Branch	2.956.853.928	26.557.545.987	39.909.536.520	16.308.844.461
Saigon - Hanoi Commercial Joint Stock Bank - Ha Dong Branch	10.862.678.156	10.862.678.156		
+ Others	3.304.854.590	499.999.999	10.512.899.999	13.317.754.590
- Ministry of Construction	-	-	5.200.000.000	5.200.000.000

- Construction Machinery Joint Stock Company No. 26	-	-	-	-
- Other short-term personal loans	3.304.854.590	499.999.999	5.312.899.999	8.117.754.590
b) Long-term	46.080.000.000	49.791.583.602	46.080.260.313	42.368.676.711
- Vietnam ATOP Joint Stock Company	-	3.711.583.602	32.688.260.313	28.976.676.711
- Dai Luc Quang Minh Joint Stock Company	-	-	13.392.000.000	13.392.000.000
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ba Dinh Branch	46.080.000.000	46.080.000.000		
Total	63.204.386.674	87.711.807.744	96.502.696.832	71.995.275.762

17. Owners' equity**a) Changes of owners' equity**

Items	Share capital	Enterprise Restructuring Support Fund	Retained profits	Total
Opening balance of previous year	238.500.000.000	10.946.368.209	(282.835.017.950)	(33.388.649.741)
Increase in the previous year	-	-	-	-
- Other additions	-	-	-	-
Decrease in the previous year	-	(8.000.000.000)	41.554.245.486	33.554.245.486
- Profit (Loss) in the previous year	-	-	41.554.245.486	41.554.245.486
- Other decrease	-	(8.000.000.000)	-	(8.000.000.000)
Ending balance of previous year	238.500.000.000	2.946.368.209	(241.280.772.464)	165.595.745
Increase in the this year	-	-	4.200.480.999	4.200.480.999
- Profit (Loss) in this year	-	-	4.200.480.999	4.200.480.999
- Other additions(*)	-	-	-	-
Decrease in this year	-	(2.946.368.209)	-	(2.946.368.209)
Ending balance of this year	238.500.000.000	5.892.736.418	(237.080.291.465)	7.312.444.953

b) Details of owners' equity

	31/12/2025	01/01/2025
- State capital contribution (Ministry of Construction)	235.552.000.000	235.552.000.000
- Capital contributed by other shareholders	2.948.000.000	2.948.000.000
Total	238.500.000.000	238.500.000.000

c) Capital transactions with shareholders and appropriation of profits and div

	This year	Previous year
+ Shareholders' capital		
- Opening balance	238.500.000.000	238.500.000.000
- Increased during the period	-	-
- Closing balance	238.500.000.000	238.500.000.000

d) Shares

	31/12/2025	01/01/2025
Quantity of registered shares	23.850.000	23.850.000
Quantity of issued shares	23.850.000	23.850.000
- Common shares	23.850.000	23.850.000
Purchased shares (treasury shares)	-	-
Outstanding shares	23.850.000	23.850.000
- Common shares	23.850.000	23.850.000

Par value of outstanding shares: 10,000 VND/share

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT

		Unit: VND	
		From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
1. Revenue from sales of goods and provision of services			
- Revenue from construction activities		65.826.747.221	22.486.206.662
- Revenue from services and other business activities		49.377.606.907	42.731.668.491
- Revenue from sale of materials and goods		33.240.536.850	33.463.189.246
- Other revenue		-	-
Total		148.444.890.978	98.681.064.399
2. Cost of goods sold			
- Cost of construction activities		65.126.626.554	25.220.408.826
- Cost of services and other business activities		21.889.524.324	11.547.399.331
- Cost of materials and goods sold		32.987.160.401	33.376.552.170
- Other costs		-	-
Total		120.003.311.279	70.144.360.327
3. Financial income			
- Interest income from deposits		133.782.710	102.900.566
- Gains on disposal of securities		2.029.923.349	19.951.484.174
- Dividends received		237.878.000	237.878.000
- Foreign exchange gains		-	-
Total		2.401.584.059	20.292.262.740
4. Financial expenses			
- Interest expense (on borrowings)		4.557.774.072	4.867.178.085
- Foreign exchange losses		-	-
- Chi phí hoạt động tài chính khác		-	-
- Reversal of financial investment provision		-	-
Total		4.557.774.072	4.867.178.085
5. General and administrative expenses			
- Employee expenses		11.811.015.430	9.046.445.932
- Materials expenses		493.218.668	502.809.123
- Office supplies expenses		441.347.933	495.341.464
- Amortization and Depreciation expenses		396.552.704	332.962.483
- Charges and fee		146.530.572	55.021.470
- Provision expenses		113.196.599	(23.847.816.343)
- Outsourcing expenses		596.865.035	540.659.423
- Other cash expense		3.840.804.013	4.135.191.222
Total		17.839.530.954	(8.739.385.226)
6. Other income			
		From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024

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- Reversal of project costs	-	-
- Income from the disposal of fixed assets and tools	3.626.055	59.208.182
- Other income	657.574.970	3.505.697
Total	661.201.025	62.713.879
7. Other expenses	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
- Late tax payment penalties	2.771.658.560	10.842.834.541
- Late social insurance payment penalties	40.182.841	-
- Cost of selling fixed assets	4.609.646	-
- Other expenses	518.736.019	366.807.805
Total	3.335.187.066	11.209.642.346
8. Production and business expenses by factors	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
- Raw material expenses	88.499.811.701	61.411.882.620
- Employee expenses	14.182.557.724	12.797.433.192
- Amortization and Depreciation expenses	7.459.931.272	3.962.575.179
- Provision expenses	113.196.599	(23.847.816.333)
- Outsourcing expenses	11.966.241.202	8.653.407.554
- Other cash expenses	8.223.458.541	8.290.826.842
Total	130.445.197.039	72.799.709.678
9. Deferred corporate income tax expense	Year 2025	Year 2024
a) Profit after corporate income tax (VND)	5.771.872.691	41.554.245.486
- Additions	3.356.596.702	10.842.834.541
Tax penalties and late payment interest	2.725.615.819	10.842.834.541
Non-deductible expenses	630.980.883	-
- Deductions	1.271.510.934	52.397.080.027
Dividends paid	237.878.000	237.878.000
Tax loss carryforward	1.033.632.934	52.159.202.027
- Taxable accounting profit	7.856.958.459	-
Corporate income tax rate	20%	20%
- Current tax expense	1.571.391.692	-
Difference	-	-
b) Profit / Loss distributable to common shareholders (VND)	5.771.872.691	41.554.245.486
- Quantity of outstanding common shares (Shares)	23.850.000	23.850.000
c) Basic earnings per share (VND/share)		

VII. OTHERS INFORMATION
1. Comparative figures

Comparative figures on the financial statements of corporation for the year ended 31 December 2024 which are audited by CPA VIETNAM Auditing Company Limited – A Member of INPACT.

Preparer



Kieu Thi Nguyet Nga

Chief Accountant



Nguyen Ngoc Hai

General Director

Hanoi, 29th January, 2026




Dao Duc Tho