

# **SEPARATE FINANCIAL STATEMENTS**

HANOI CONSTRUCTION CORPORATION - JSC

4th Quarter 2025



## SEPARATE BALANCE SHEET

As of December 31, 2025

Code	ASSETS	Note	31/12/2025 VND	01/01/2025 VND
100	A. SHORT-TERM ASSETS		4,033,619,257,968	3,394,596,409,316
110	I. Cash and cash equivalents	3	388,780,972,911	309,860,481,594
111	1. Cash		388,780,972,911	309,860,481,594
120	II. Short-term financial investments	4	3,292,985,021	3,292,985,021
123	1. Held-to-maturity investment		3,292,985,021	3,292,985,021
130	III. Short-term receivables		2,717,089,654,630	2,272,543,536,296
131	1. Short-term receivables	5	1,651,544,966,079	1,365,411,768,229
132	2. Short-term prepayments to suppliers		786,695,358,297	624,542,426,749
136	3. Other short-term receivable		364,622,223,662	368,362,234,726
137	4. Provision for doubtful short-term receivables		(85,772,893,408)	(85,772,893,408)
140	IV. Inventories		780,021,512,242	698,811,616,821
141	1. Inventories		780,021,512,242	698,811,616,821
150	V. Other short-term assets		144,434,133,164	110,087,789,584
152	1. Deductible value-added tax		97,166,529,580	91,115,005,607
153	2. Taxes and receivables from the State budget		47,267,603,584	18,972,783,977
200	B. LONG-TERM ASSETS		1,277,642,853,344	1,432,084,332,630
210	I. Long-term receivables		1,000,000,000	1,000,000,000
216	1. Other long-term receivables		1,000,000,000	1,000,000,000
220	II. Fixed assets		31,872,245,996	35,586,565,873
221	1. Tangible fixed assets		30,097,918,909	34,256,813,790
222	- Cost		87,163,092,290	87,050,365,798
223	- Accumulated depreciation value		(57,065,173,381)	(52,793,552,008)
227	2. Intangible fixed assets		1,774,327,087	1,329,752,083
228	- Cost		2,107,700,000	1,639,700,000
229	- Accumulated depreciation value		(333,372,913)	(309,947,917)

230	III. Investment property		412,231,230,621	433,870,785,145
231	- Cost		546,830,595,393	546,830,595,392
232	- Accumulated depreciation value		(134,599,364,772)	(112,959,810,247)
240	IV. Long-term assets in progress		10,601,380,495	4,657,301,320
242	1. Construction in progress		10,601,380,495	4,657,301,320
250	V. Long-term financial investments	4	821,128,316,785	955,921,582,218
251	1. Investments in subsidiaries		192,511,012,070	192,511,012,070
252	2. Investments in associates and joint ventures		314,507,341,761	344,878,757,352
253	3. Equity investments in other entities		362,621,649,145	455,299,236,796
254	4. Provision for devaluation of long-term financial investments		(48,511,686,191)	(36,767,424,000)
260	VI. Other long-term assets		809,679,447	1,048,098,074
261	1. Long-term prepaid expenses		809,679,447	1,048,098,074
270	TOTAL ASSETS		5,311,262,111,312	4,826,680,741,946

## SEPARATE BALANCE SHEET

As of December 31, 2025  
(continued)

Code	FUNDS	Note	31/12/2025 VND	01/01/2025 VND
300	C. LIABILITIES		3,809,560,780,116	3,333,977,319,687
310	I. Short-term liabilities		3,589,709,012,879	3,188,965,106,534
311	1. Short-term trade payables		598,069,157,641	648,207,902,213
312	2. Short-term prepayments from customers		618,356,401,510	350,934,561,569
313	3. Taxes and payables to the State budget		95,117,530,006	130,067,770,177
314	4. Payables to employees		5,960,117,378	5,457,684,978
315	5. Short-term accrued expenses		1,253,987,667,604	1,176,455,281,350
318	6. Short-term deferred revenue		3,947,772,916	3,947,772,916
319	7. Other short-term payables		126,396,176,157	175,760,624,233
320	8. Short-term borrowings and financial lease liabilities		880,363,119,502	691,183,314,433
322	9. Bonus and welfare funds		7,511,070,165	6,950,194,665
330	II. Long-term liabilities		219,851,767,237	145,012,213,153
336	1. Long-term deferred revenue		141,064,440,237	145,012,213,153
400	D. OWNER'S EQUITY		1,501,701,331,196	1,492,703,422,259
410	I. Owner's equity		1,501,701,331,196	1,492,703,422,259
411	1. Owner's contributed capital		1,410,480,000,000	1,410,480,000,000
418	2. Development investment fund		37,908,859,524	37,471,859,524
421	3. Undistributed profits after tax		53,312,471,672	44,751,562,735
421b	- Undistributed profits after tax for this period		46,259,908,937	44,751,562,735
440	TOTAL FUNDS		5,311,262,111,312	4,826,680,741,946

Prepared by

Chief Accountant





Nguyen Nhat Quang

Nguyen Thi Thu Huong

Duong Ngoc Quang



## SEPARATE INCOME STATEMENT

4th Quarter 2025

Code	ITEM	Note	4th Quarter 2025	4th Quarter 2024	Accumulative this year	Accumulative previous year
			VND	VND		
01	1. Revenue from sale of goods and provision of services		653,559,469,274	937,270,532,453	2,610,865,938,494	2,259,179,787,276
02	2. Revenue deductions		-	-	-	-
10	3. Net revenue from sale of goods and provision of services		653,559,469,274	937,270,532,453	2,610,865,938,494	2,259,179,787,276
11	4. Cost of goods sold		641,653,327,349	852,471,959,596	2,548,296,186,016	2,114,063,266,924
20	5. Gross profit from sale of goods and provision of services		11,906,141,925	84,798,572,857	62,569,752,478	145,116,520,352
21	6. Revenue from financial activities		51,973,192,074	26,772,287	97,025,587,825	27,350,626,440
22	7. Financial expenses		30,848,145,707	16,077,856,340	66,220,122,629	43,787,501,228
23	<i>In which: Interest expense</i>		16,693,883,516	16,077,856,340	52,065,860,438	43,787,501,228
25	8. Selling expenses		-	-	-	-
26	9. General and administrative expenses		12,729,251,042	14,355,259,572	49,449,613,085	46,017,962,176
30	10. Profit from operating activities		20,301,937,250	54,392,229,232	43,925,604,589	82,661,683,388
31	11. Other incomes		23,653,980,838	28,122,219,318	81,496,020,941	120,478,965,891
32	12. Other expenses		22,565,444,966	37,190,164,180	77,846,300,041	126,449,224,904
40	13. Other profit		1,088,535,872	(9,067,944,862)	3,649,720,900	(5,970,259,013)
					-	-

50	14. Total accounting profit before tax	21,390,473,122	45,324,284,370	47,575,325,489	76,691,424,375
51	15. Current corporate income tax expenses	1,315,416,552	25,781,541,386	1,315,416,552	31,555,049,700
52	16. Deferred corporate income tax expenses	-	-	-	-
60	17. Profit after corporate income tax	20,075,056,570	19,542,742,984	46,259,908,937	45,136,374,675

Prepared by

Nguyen Nhat Quang

Chief Accountant

Nguyen Thi Thu Huong

Hanoi, January 22, 2026

Vice General Director



Dương Ngọc Quang

**CASH FLOW STATEMENT****4th Quarter 2025****(By indirect method)**

NO.	ITEM	Code	Note	For the accounting period from 01/01/2025 to 31/12/2025 VND	For the accounting period from 01/01/2024 to 31/12/2024 VND
<b>I.</b>	<b>Cash flows from operating activities</b>				
1.	<i>Profit before tax</i>	01		47,575,325,489	76,306,612,435
2.	<i>Adjustments for</i>				
	- Depreciation of fixed assets and investment properties	02		11,337,292,803	14,173,693,231
	- Provisions	03		0	0
	- Gains and losses from investing activities	05		(97,025,587,825)	(27,560,171,895)
	- Interest expense	06		52,065,860,438	43,787,501,228
3.	<i>Profit from operating activities before changes in working capital</i>	08		13,952,890,905	106,707,634,999
	- Increases and decreases in receivables	09		(284,335,608,656)	190,772,684,080
	- Increases and decreases in inventories	10		(81,209,895,421)	91,114,387,171
	- Increases and decreases in payables	11		240,820,524,831	(537,143,538,619)
	- Increases and decreases in prepaid expenses	12		238,418,627	432,121,267
	- Interest paid	14		(52,065,860,438)	(42,217,273,708)
	- Corporate income tax paid	15		(26,084,003,562)	(7,825,419,528)
	- Other expenditures on operating activities	17		(1,439,124,500)	(1,540,778,000)
	<i>Net cash flows from operating activities</i>	20		(190,122,658,214)	(199,700,182,338)
<b>II.</b>	<b>Cash flows from investing activities</b>				
1.	Expenditures on purchase and construction of fixed assets and other long-term assets	21		(1,790,925,068)	(5,456,785,868)
2.	Proceeds from liquidation or disposal of fixed assets and long-term assets	22		0	209,545,455
7.	Proceeds from lending interest, dividends and profits distributed	27		44,686,264,050	53,175,283,028
	<i>Net cash flows from investing activities</i>	30		42,895,338,982	47,928,042,615
<b>III.</b>	<b>Cash flows from financial activities</b>				
1.	Proceeds from issuing shares and receiving capital contributions from owners	31		0	0
3.	Proceeds from loans	33		1,234,652,548,977	894,854,112,286
4.	Loan principal repaid	34		(966,685,416,908)	(848,874,889,108)
5.	Expenditures for financial lease liabilities	35		0	0
6.	Dividends and profits paid to owners	36		(41,819,321,520)	(55,790,784,700)
	<i>Net cash flows from financial activities</i>	40		226,147,810,549	(9,811,561,522)

NO.	ITEM	Code	Note	For the accounting period from 01/01/2025 to 31/12/2025 VND	For the accounting period from 01/01/2024 to 31/12/2024 VND
	Net cash flows for the period (50 = 20+30+40)	50		78,920,491,317	(162,239,642,549)
	Cash and cash equivalents at the beginning of the period	60	3	309,860,481,594	471,444,182,839
	Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	3	388,780,972,911	309,201,540,290

Prepared by



Nguyen Nhat Quang

Chief Accountant



Nguyen Thi Thu Huong



Hanoi, January 22, 2026

Vice General Director

Duong Ngoc Quang



## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

4th Quarter 2025

### I. OPERATIONAL CHARACTERISTICS OF THE ENTERPRISE

#### Form of capital ownership

Hanoi Construction Corporation - JSC was formerly a State-owned enterprise established under Decision No. 990/BXD-TCLD dated November 20, 1995 by the Minister of Construction. The Corporation was equitized and converted to operate under the model of a Joint Stock Corporation on August 14, 2014.

Hanoi Construction Corporation - JSC operates under the Business Registration Certificate of Joint Stock Company No. 0100106338 issued by the Department of Planning and Investment of Hanoi City for the first time on June 17, 1996, registered for the 10<sup>th</sup> change on March 23, 2021.

The Corporation's head office is located at: No. 57 Quang Trung, Nguyen Du Ward, Hai Ba Trung District, Hanoi City.

The registered charter capital of the Corporation is 1,410,480,000,000 VND, the actual contributed charter capital as of June 30, 2024 is 1,410,480,000,000 VND; equivalent to 141,048,000 shares, the par value of one share is 10,000 VND.

#### Business fields

Construction and real estate business.

#### Business lines

The main activities of the Corporation are:

- Construction of all types of houses; Construction of railway and road works;
- Construction of railway and road works;
- Construction of public works; Construction of other civil engineering works;
- Construction of other civil engineering works;
- Installation of electrical systems;
- Installation of water supply, drainage, heating and air conditioning systems;
- Installation of other construction systems;
- Completion of civil works; Other specialized construction activities;
- Other specialized construction activities;
- Real estate business, land use rights of the owner, user or lessee (Real estate business; Management and operation of apartment buildings).

#### Company structure

The Corporation has the following affiliated units:	Address	Main business activities
Housing and Urban Development Project	Diplomatic Corps Area Project - Xuan Dinh - Tu Liem - Hanoi	Project Management
Housing & Urban Services Enterprise	Thang Long International Village - Cau Giay - Hanoi	Project Management and Operation
International Construction Company	No. B3B - Thang Long International Village - Cau Giay - Hanoi	Construction
Ho Chi Minh City Branch (discontinued operation)	No. 11, D1 Street, Ward 25, Binh Thanh District, Ho Chi Minh City	Construction

Information about the Corporation's subsidiaries, associates and joint ventures can be found in Note 4.

## 2. ACCOUNTING POLICIES AND SYSTEM APPLIED AT THE CORPORATION

### 2.1. Accounting period and currency used in accounting

The annual accounting period of the Corporation according to the calendar year begins on January 1 and ends on December 31 of each year.

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

### 2.2. Applicable accounting standards and system

#### *Applicable accounting system*

The Corporation applies the Corporate Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 by the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016 by the Ministry of Finance on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC.

#### *Statement on compliance with Accounting Standards and System*

The Corporation has applied Vietnamese Accounting Standards and documents guiding the Standards issued by the State. The Financial Statements are prepared and presented in accordance with all provisions of each standard, circular guiding the implementation of the Standards and the current Corporate Accounting System being applied.

### 2.3. Basis for preparing the Separate Financial Statements

The Separate Financial Statements are presented on the historical cost principle.

The Separate Financial Statements of the Corporation are prepared on the basis of aggregating the Financial Statements of the independent accounting member units and of the Corporation's Office.

In the Separate Financial Statements of the Corporation, internal transactions and internal balances related to assets, capital sources and internal receivables and payables have been completely eliminated.

### 2.4. Financial instruments

#### *Initial recognition*

##### Financial assets

The financial assets of the Corporation include cash and cash equivalents, trade and other receivables, loans, short-term and long-term investments. At the time of initial recognition, financial assets are determined at purchase price/issuance cost plus other costs incurred directly related to the purchase and issuance of such financial assets.

##### Financial liabilities

The Corporation's financial liabilities include loans, trade payables and other payables, and accrued expenses. At the time of initial recognition, financial liabilities are determined at the issuance price plus costs directly related to the issuance of such financial liabilities.

#### *Value after initial recognition*

Currently, there are no regulations on revaluation of financial instruments after initial recognition.



## 2.5. Foreign currency transactions

Foreign currency transactions during the accounting period are converted into Vietnamese Dong at the actual exchange rate on the transaction date. This actual transaction exchange rate is determined according to the following principles:

- When buying and selling foreign currency: is the exchange rate specified in the foreign currency purchase and sale contract between the Corporation and the commercial bank;
- When contributing capital: is the foreign currency purchase rate of the bank where the Corporation opens an account on the date of capital contribution;
- When receiving capital contribution: is the foreign currency buying rate of the bank where the Corporation opens an account to receive capital from investors on the date of capital contribution;
- When recording receivables: is the buying rate of the commercial bank where the Corporation designates the customer to make payment at the time of the transaction;
- When recording payables: is the selling rate of the commercial bank where the Corporation plans to transact at the time of the transaction;
- When purchasing assets or making immediate payments in foreign currency: is the buying rate of the commercial bank where the Corporation makes the payment.

The actual exchange rate when revaluating monetary items denominated in foreign currencies at the time of preparing the Separate Financial Statements is determined according to the following principles:

- For items classified as assets: apply the foreign currency buying rate of the commercial bank where the Corporation regularly conducts transactions;
- For foreign currency deposits: apply the buying rate of the bank where the Corporation opens a foreign currency account;
- For items classified as payables: apply the foreign currency selling rate of the commercial bank where the Corporation regularly conducts transactions.

## 2.6. Cash and cash equivalents

Cash includes cash on hand and demand deposits.

Cash equivalents are short-term investments with a recovery period of no more than 03 months from the investment date, which are highly liquid, can be easily converted into known amounts of cash and are subject to an insignificant risk of conversion into cash.

## 2.7. Financial investments

*Held-to-maturity investments include:* Term deposits held to maturity for the purpose of earning periodic interest and other held-to-maturity investments.

*Investments in subsidiaries, joint ventures and associates* are initially recorded in the accounting books at cost. After initial recognition, the value of these investments is determined at cost less provision for impairment of investments.

*Equity investments in other entities include:* investments in equity instruments of other entities that do not have control, joint control or significant influence over the investee. The initial book value of these investments is determined at cost. After initial recognition, the value of these investments is determined at cost less provision for impairment of investments.

Provisions for impairment of investments are made at the end of the specific period as follows:

- For investments in subsidiaries and joint ventures: Provisions for impairment of investments is made based on the fair value of the investments as determined by the Corporation.
- For long-term investments (not classified as trading securities) and without significant influence on the investee:
  - + Investments in listed shares: provision is made based on the market value of the shares;
  - + Other investments are based on the fair value of the investments determined by the Corporation itself.
- For held-to-maturity investments: based on the ability to recover to set up provisions for doubtful debts in accordance with the provisions of law.

## 2.8. Receivables

Receivables are monitored in detail by receivable terms, debtors, types of foreign currency receivable, and other factors according to the management needs of the Corporation. Receivables are classified as short-term and long-term in the Financial Statements based on their remaining terms as of the reporting date.

Provision for doubtful debts is made for the following amounts: overdue receivables recorded in economic contracts, loan agreements, contractual commitments or debt commitments and receivables that are not due for payment but are unlikely to be recovered. In particular, the provision for overdue receivables is based on the principal repayment period according to the original sales contract, without considering any debt extensions between the parties and receivables that are not due for payment but the debtor has gone bankrupt or is in the process of dissolution, missing or absconding.

## 2.9. Inventories

Inventories are initially recognized at cost, including: purchase costs, processing costs and other directly related costs incurred to bring the inventories to their current location and condition at the time of initial recognition. After initial recognition, if the net realizable value of inventories is lower than their cost at the time of preparing the Financial Statements, the inventories are recorded at net realizable value.

The value of inventories is determined using the weighted average cost method.

Inventories are accounted for using the perpetual inventory method.

Provisions for inventory devaluation are made at the end of the reporting period as the difference between the cost of inventories and their net realizable value when the latter is lower.

## 2.10. Fixed assets and Leased fixed assets

Tangible fixed assets and intangible fixed assets are initially recognized at cost. During use, tangible fixed assets and intangible fixed assets are recognized at cost, accumulated depreciation and residual value.

Depreciation of fixed assets is calculated using the straight-line method over the following estimated useful lives:

- Buildings and structures	10 - 50 year
- Machinery and equipment	05 - 15 year
- Transportation vehicles	06 - 10 year
- Office equipment	03 - 10 year
- Other assets	03 - 05 year
- Land use rights	Not depreciated
- Management software	05 year



### 2.11. Investment properties

Investment properties are initially recognized at cost.

For investment properties held under operating leases, they are recognized at original cost, accumulated depreciation and residual value. Depreciation is calculated using the straight-line method with the estimated depreciation period as follows:

- Buildings and structures 10 - 50 year

### 2.12. Construction in progress

Construction in progress includes fixed assets that are being purchased and constructed but not yet completed at the end of the accounting period and are recognized at cost. This cost includes construction expenses, equipment installation costs, and other directly related costs.

### 2.13. Operating leases

Operating leases are leases of fixed assets in which the majority of the risks and rewards incidental to ownership of the asset remain with the lessor. Payments under operating leases are recognized in the Income Statement on a straight-line basis over the lease term.

### 2.14. Prepaid expenses

Expenses incurred in relation to the results of production and business activities of many fiscal years are recognized as prepaid expenses and gradually allocated to the results of business activities in subsequent years. The Company's prepaid expenses include:

- Tools and instruments include assets held by the Corporation for use in normal business activities with an original cost of less than 30 million VND, which do not meet the criteria for recognition as fixed assets under current regulations. The original cost of tools and instruments is allocated using straight-line basis over a period of 36 months.
- Goodwill arising from the equitization of State-owned enterprises are allocated gradually but not exceeding 10 years.
- Other prepaid expenses are recognized at original cost and allocated using the straight-line method over their useful life of 36 months.

### 2.15. Payables

### 2.16. Borrowings and financial lease liabilities

Borrowings and financial lease liabilities are tracked by each lender, loan agreement and the repayment term of the borrowings and financial lease liabilities. In case of borrowing and liabilities in foreign currency, detailed tracking is done in the original currency.



### 2.17. Borrowing costs

Borrowing costs are recognized in production and business expenses in the period incurred, except for borrowing costs directly related to the investment in construction or production of unfinished assets, which are included in the value of those assets (capitalized) when meeting all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs". In addition, for separate loans serving the construction of fixed assets, investment properties, interest is capitalized even when the construction period

### 2.18. Accrued expenses

Payables for goods and services received from suppliers or provided to customers during the reporting period but not actually paid and other payables such as vacation pay, seasonal downtime costs, and accrued interest on borrowings, etc. are recognized in the production and business expenses of the reporting period.

The recognition of accrued expenses into production and business expenses in the period is carried out according to the principle of matching between revenue and expenses incurred in the period. Accrued expenses will be settled with the actual expenses incurred. The differences between the provisions and the

### 2.19. Deferred revenue

Deferred revenue includes advance payments received from customers for one or multiple fiscal periods for asset leases.

Deferred revenue is transferred to Revenue from sale of goods and provision of services based on the amounts appropriately allocated to each fiscal year.

### 2.20. Owner's equity

Owner's equity is recognized based on the actual contributed capital of the owners.

Undistributed profit after tax reflects the business results (profit, loss) after corporate income tax and the situation of profit distribution or loss handling of the Corporation. Profit distribution is made when the undistributed profit after tax does not exceed the undistributed profit after tax on the Consolidated Financial Statements after excluding the impact of profits recorded from bargain purchases. Undistributed profit after tax can be distributed to investors based on their capital contribution ratio after being approved by the General Meeting of Shareholders and after setting aside funds as required by the Corporation's Charter and the provisions of the laws of Vietnam.

The Corporation establishes the following funds from net profit after corporate income tax as proposed by the Board of Management and approved by shareholders at the Annual General Meeting of Shareholders:

- Development investment fund: This fund is set aside to serve the expansion of operations or in-depth investment of the Corporation.
- Bonus and welfare fund and Executive Board Bonus Fund: This fund is set aside to reward, encourage materially, bring common benefits and improve the welfare of employees and is presented as a payable on the Separate Balance Sheet.

Dividends payable to shareholders are recognized as payables on the Balance Sheet of the Corporation after the Board of Management announces the dividend distribution and the Vietnam Securities Depository Center announces the dividend payment date.

### 2.21. Revenue

#### *Revenue from sale of goods*

Revenue from sale of goods is recognized when all the following conditions are met:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Corporation no longer holds the right to manage the goods as the owner of the goods or has the right
- Revenue can be measured reliably;
- The Corporation has received or is certain to receive the economic benefits associated with the transaction;

- The costs related to the transaction can be determined.

*Revenue from provision of services*

Revenue from provision of services is recognized when all the following conditions are met:

- Revenue can be measured reliably;
- The economic benefits associated with the transaction are likely to be obtained;
- The stage of completion of the service as of the Balance Sheet date can be measured;
- The costs incurred for the transaction and the costs to complete the transaction can be determined.

The stage of service completion is determined using the percentage-of-completion method.

*Revenue from sale of properties*

Revenue from sale of properties is recognized when all the following conditions are met:

- The property has been fully completed and handed over to the buyer, the Corporation has transferred the risks and rewards associated with the ownership of the property to the buyer;
- The Corporation no longer holds the right to manage the property as the owner of the real estate or has the right to control the property;
- Revenue can be measured reliably;
- The Corporation has received or is certain to receive the economic benefits associated with the transaction;
- Costs related to the transaction can be determined.
- The risks and rewards associated with the land use right have been transferred to the buyer;
- Revenue can be measured reliably;
- Costs related to the land use right transfer transaction can be determined;
- The Corporation has received or is certain to receive the economic benefits associated with the

*Revenue from operating leases*

Revenue from operating leases, primarily related to leasing buildings and structures, are recognized in the Income Statement using straight-line method over the lease term as stipulated in the lease contract.

*Revenue from construction contracts*

- Construction contracts stipulate that contractors are paid based on the value of the performed volume. When the results of the construction contract are reliably determined and confirmed by the customer, the revenue and expenses related to the contract are recorded corresponding to the completed work confirmed by the customer in the fiscal year reflected on the issued invoice.

*Revenue from financial activities*

Revenue arising from interest, royalties, shared dividends and profits and other financial revenue is recognized when both (2) of the following conditions are met:

- The economic benefits associated with the transaction are likely to be obtained;
- Revenue can be measured reliably.

Shared dividends and profits are recognized when the Corporation is entitled to receive dividends or profits from capital contributions.



## 2.22. Revenue deductions

Revenue deductions from sale of goods and provision of services arising during the period include: Sales discounts, sales allowances and sales returns.

Sales discounts, sales allowances, and sales returns arising in the same period as the consumption of products, goods, and services are adjusted to reduce the revenue of that period. In the case of products, goods, and services that have been consumed in previous periods and revenue deductions arise in the following period, the Corporation shall record a reduction in revenue according to the following principle: if they arise before the issuance of the Financial Statements, the Corporation shall record a reduction in revenue on the Financial Statements of the reporting period (previous period), and if they arise after the issuance of the Financial Statements, the Corporation shall record a reduction in revenue of the arising

## 2.23. Cost of goods sold

The cost of goods sold in the period is recorded in accordance with the revenue arising in the period and ensures compliance with the principle of prudence.

## 2.24. Financial expenses

Expenses recorded in financial expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs;
- Provision for devaluation of trading securities, provision for investment losses in other entities, losses arising from the sale of foreign currencies, exchange rate losses, etc.

These expenses are recognized in the total amount incurred during the period without offsetting them against revenue from financial activities.

## 2.25. Corporate income tax

a) Current corporate income tax expense

Current corporate income tax expense is determined on the basis of taxable income in the period and corporate income tax rate in the current accounting period.

b) Current corporate income tax rate

The Corporation is subject to a corporate income tax rate of 20% for business activities with taxable income.

## 2.26. Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Related parties of the Corporation include:

- Enterprises that directly or indirectly through one or more intermediaries control, or are controlled by, or are under common control with the Corporation, including parent companies, subsidiaries and associates;
- Individuals who directly or indirectly hold voting rights of the Corporation and have significant influence over the Corporation, key management personnel of the Corporation, and close family members of these individuals;
- Enterprises in which the above individuals directly or indirectly hold a significant portion of voting rights or have significant influence over these enterprises.

In considering each related party relationship for the purpose of preparing and presenting the Separate Financial Statements, the Corporation pays attention to the substance of the relationship rather than the legal form of such relationships.

### 3. CASH AND CASH EQUIVALENTS

	31/12/2025	01/01/2025
	VND	VND
- Cash	779,806,982	264,199,048
- Demand bank deposits	388,001,165,929	309,596,282,546
	<b>388,780,972,911</b>	<b>309,860,481,594</b>

### 4. FINANCIAL INVESTMENTS

#### a) Held-to-maturity investments

	31/12/2025		01/01/2025	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Short-term investments	3,292,985,021	-	3,292,985,021	-
- Term deposits (*)	1,000,000,000	-	1,000,000,000	-
- Other investments	2,292,985,021	-	2,292,985,021	-
	<b>3,292,985,021</b>	<b>-</b>	<b>3,292,985,021</b>	<b>-</b>

(\*) This is a 12-month term deposit at the Vietnam Joint Stock Commercial Bank for Investment and Development with an interest rate of 6.3%/year.

#### c) Equity investment in other entities

Appendix 01

### 5. TRADE RECEIVABLES

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>a) Trade receivables detailed by customers with large balances</b>				
- Tan Son Nhat International Airport – Branch of Airports Corporation of Vietnam – JSC Song Hau 1 Thermal Power Plant Project Management Board - Vietnam Machinery Installation Corporation - JSC	478,621,769,093	-	50,570,444,277	-
- Viet Duc Hospital - Facility 2 Noi Bai International Airport – Branch of Airports Corporation of Vietnam – JSC	235,194,621,537	-	297,738,924,321	-
- Department of Logistics – Ministry of Public Security (Vietnam)	215,989,585,052	-	216,405,627,700	-
- National Children's Hospital	44,580,757,769	-	-	-
- Water Electrical Mechanical Installation and Construction Joint Stock Company	20,881,304,423	-	-	-
- Ha Noi Real Estate Investment and Constructions Joint Stock Company	16,580,108,238	-	16,580,108,238	-
- Ho Chi Minh Museum Construction Joint Stock Company	1,507,111,954	-	1,507,111,954	-
- People's Committee of Dong Nai Province	15,586,038,600	-	36,984,692,306	-
	310,680,733	-	1,345,909,060	-
	100,048,699,111	-	100,048,699,111	-



- Hanoi Metropolitan Railway Management Board	88,860,545,750	-	129,572,192,791	-
Other trade receivables	433,383,743,819		514,658,058,471	
	<b>1,651,544,966,079</b>	<b>-</b>	<b>1,314,841,323,952</b>	<b>-</b>

## b) Trade receivables classified by payment term

- Short-term trade receivables	1,651,544,966,079	-	1,365,411,768,229	-
- Long-term trade receivables	-	-	-	-
	<b>1,651,544,966,079</b>	<b>-</b>	<b>1,365,411,768,229</b>	<b>-</b>

## 6. PREPAYMENTS TO SUPPLIERS

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
- Hancorp Joint Stock Company	198,561,223,855	-	109,710,895,110	-
- Ha Noi Techniques Joint Stock Company	62,984,769,245	-	62,984,769,245	-
- Joint Stock Company for Aviation Equipment Supply and Maintenance Services	129,143,371,400	-	-	-
- Song Hong Ha Joint Stock Company	50,417,419,000	-	50,417,419,000	-
- An Xuan Thinh Construction Trade Joint Stock Company	29,161,327,815	-	29,161,327,815	-
- Hancorp 2 Construction Technology Joint	36,423,814,950	-	21,469,130,748	-
- Other prepayments to suppliers	280,003,432,032	(785,955,640)	350,798,884,831	(785,955,640)
	<b>786,695,358,297</b>	<b>(785,955,640)</b>	<b>624,542,426,749</b>	<b>(785,955,640)</b>

## 7. OTHER RECEIVABLES

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
- Receivables from social insurance	111,180,202	-	134,244,858	-
- Advances	13,721,171,935	-	10,823,918,208	-
- Receivables from dividends, guarantee fees, loan interest, construction advances, etc.	-	-	-	-
- Mechanical and Construction Lanmak Property Investment Construction Joint Stock Investment and Construction Joint Stock Company No. 4	29,423,759,161	(14,852,252,980)	29,673,759,161	(14,852,252,980)
- Material Trading and Construction Joint Stock Company	4,667,351,532	-	7,196,409,464	-
- Water Electrical Mechanical Installation and Construction	2,500,000,000	-	3,516,880,955	-
	4,824,594,541	-	4,807,494,541	-
	1,283,589,360	-	1,283,589,360	-



**Hanoi Construction Corporation - JSC**
**Separate Financial Statements**

57 Quang Trung, Hai Ba Trung Ward, Hanoi

4th Quarter 2025

Construction- Design- House	1,370,197,742	-	1,637,127,067	-
Trading Consultancy Joint				
Hancorp Joint Stock Company	45,035,486,608	-	42,552,036,594	-
Other receivables	261,684,892,581	(70,134,684,788)	266,736,774,518	(70,134,684,788)
	<b>364,622,223,662</b>	<b>(84,986,937,768)</b>	<b>368,362,234,726</b>	<b>(84,986,937,768)</b>
<b>b) Long-term</b>				
- Deposits	1,000,000,000	-	1,000,000,000	-
	<b>1,000,000,000</b>	<b>-</b>	<b>1,000,000,000</b>	<b>-</b>

**8. ↑ BAD DEBTS**
**9. INVENTORIES**

	31/12/2025		01/01/2025	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
- Work in progress	780,021,512,242	-	698,811,616,821	-
	<b>780,021,512,242</b>	<b>-</b>	<b>698,811,616,821</b>	<b>-</b>

**b) Construction in progress**

	31/12/2025	01/01/2025
	VND	VND
- Land purchase costs in Dong Anh	560,150,000	560,150,000
- Renovation and repair of headquarters at 57 Quang Trung	10,041,230,495	4,097,151,320
	<b>10,601,380,495</b>	<b>4,657,301,320</b>

**10. TANGIBLE FIXED ASSETS**
**Appendix 02**
**11. INTANGIBLE FIXED ASSETS**

	Land use rights	Computer software	Other intangible fixed assets	Total
	VND	VND	VND	VND
<b>Original cost</b>				
Opening balance	1,297,200,000	810,500,000	-	2,107,700,000
- Purchase during the period	-	-	-	-
<b>Closing balance</b>	<b>1,297,200,000</b>	<b>810,500,000</b>	<b>-</b>	<b>2,107,700,000</b>
<b>Accumulated depreciation</b>				
Opening balance	-	309,947,917	-	309,947,917
- Depreciation during the period	-	23,424,996	-	23,424,996
<b>Closing balance</b>	<b>-</b>	<b>333,372,913</b>	<b>-</b>	<b>333,372,913</b>
<b>Residual value</b>				
At the beginning of the period	1,297,200,000	500,552,083	-	1,797,752,083
<b>At the end of the period</b>	<b>1,297,200,000</b>	<b>477,127,087</b>	<b>-</b>	<b>1,774,327,087</b>

Of which:

- (\*) Land use rights are: 0 VND
- + Long-term land use rights (94m2) at No. 1C5, D1 Street, Ward 25, Binh Thanh District, Ho Chi Minh City with a value of 1,297,200,000 VND;

**12. INVESTMENT PROPERTIES**

	Land use rights	Buildings	Infrastructure	Total
	VND	VND	VND	VND
<b>Original cost</b>				
Opening balance	-	530,348,639,853	16,481,955,540	546,830,595,393
- Purchase during the period	-	-	-	-
- Other increases	-	-	-	-
- Other decreases	-	-	-	-
Closing balance	-	530,348,639,853	16,481,955,540	546,830,595,393
<b>Accumulated depreciation</b>				
Opening balance	-	97,679,770,719	15,280,039,528	112,959,810,247
- Depreciation for the period	-	9,844,397,920	393,023,532	10,237,421,452
- Other decreases	-	11,402,133,073	-	11,402,133,073
Closing balance	-	118,926,301,712	15,673,063,060	134,599,364,772
<b>Residual value</b>				
At the beginning of the period	-	432,668,869,134	1,201,916,012	433,870,785,146
At the end of the period	-	411,422,338,141	808,892,480	412,231,230,621
<i>Of which</i>				

**13. PREPAID EXPENSES**

	31/12/2025	01/01/2025
	VND	VND
- Brand value and potential development value (according to equitization assessment)		
- Repair expenses		
- Other long-term prepaid expenses	809,679,447	1,048,098,074
	809,679,447	1,048,098,074

**14. BORROWINGS AND FINANCIAL LEASE LIABILITIES**

Appendix 03

15. PAYABLES TO SUPPLIERS

	31/12/2025		01/01/2025	
	Value	Repayment capacity	Value	Repayment capacity
	VND	VND	VND	VND
<b>a) Trade payable detailed by suppliers with large balance</b>				
- Construction Joint Stock Company No. 34	3,443,466,813	3,443,466,813	3,311,312,553	3,311,312,553
- Lac Hong Investment Joint Stock Company	9,265,946,183	9,265,946,183	12,998,501,641	12,998,501,641
- Tay Ho Construction and Housing Investment Joint Stock	13,185,950,460	13,185,950,460	9,524,074,355	9,524,074,355
- ACC-BVA Foundation and Construction Joint Stock	4,325,231,190	4,325,231,190	6,029,721,953	6,029,721,953
- Thang Long Construction Joint Stock Company	4,128,013,706	4,128,013,706	4,128,013,706	4,128,013,706
- Tan Phu Automobile Transport Cooperative Branch	726,890,425	726,890,425	12,986,130,119	12,986,130,119
- Water Electrical Mechanical Installation and Construction Joint Stock Company		-	42,536,350	42,536,350
- Nam Long Equipment and Elevator Company Limited	54,082,068,757	54,082,068,757	36,557,448,543	36,557,448,543
- Tan Thanh An Investment Trading and Technology Joint Stock Company	26,928,238,037	26,928,238,037	20,119,027,160	20,119,027,160
- Ha Hung Company Limited	2,005,558,317	2,005,558,317	15,680,987,701	15,680,987,701
- Lanmak Property Investment Construction Joint Stock Company	21,042,917,262	21,042,917,262	57,339,010,475	57,339,010,475
- Mechanized Construction Joint Stock Company	21,195,619,772	21,195,619,772	19,200,310,284	19,200,310,284
- Ho Chi Minh Museum Construction Joint Stock Company	6,450,714,928	6,450,714,928	15,420,512,943	15,420,512,943
- Payable to other entities	431,288,541,791	431,288,541,791	434,870,314,430	434,870,314,430
	<b>598,069,157,641</b>	<b>598,069,157,641</b>	<b>648,207,902,213</b>	<b>648,207,902,213</b>

16. PREPAYMENTS FROM CUSTOMERS

	31/12/2025	01/01/2025
	VND	VND
<b>a) Short-term</b>		
- Airports Corporation of Vietnam, Joint Stock Company	514,020,534,055	98,513,690,140
- VINACS Long Thanh Aviation Catering Company Limited	22,722,667,173	-
- Hanoi Civil Construction Investment Project Management Board	24,183,382,928	334,198,928
- B1 Project Management Board	23,629,907,817	23,629,907,817
- Other prepayments from customers	33,799,909,537	228,456,764,684
	<b>618,356,401,510</b>	<b>350,934,561,569</b>



17. TAXES AND PAYABLES TO THE STATE BUDGET

a Taxes and other payables to the State budget

	Amount payable at the beginning of the period	Amount payable during the period	Amount actually paid during the period	Amount payable at the end of the period
	VND	VND	VND	VND
- Value-Added Tax	0	-	-	-
- Special Consumption Tax	0	-	-	-
- Export and Import Tax	0	-	-	-
- Corporate Income Tax	19,766,648,154	7,632,771,960	26,084,003,562	1,315,416,552
- Personal Income Tax	110,994,298	3,301,722,023	3,352,624,876	60,091,445
- Resource Tax	0	0	-	-
- Real Estate Tax, Land Rent	67,819,595,708	11,506,028,045	20,550,404,356	58,775,219,397
- Environmental Protection Tax	0	0	-	-
- Other taxes	551,210,497	2,799,754,191	3,234,064,076	116,900,612
- Dividends payable for State capital	41,819,321,520	34,849,902,000	41,819,321,520	34,849,902,000
- Fees, charges and other payables (*)	0	0	-	-
	<u>130,067,770,177</u>	<u>60,090,178,219</u>	<u>95,040,418,390</u>	<u>95,117,530,006</u>

b Taxes and amounts receivable from the State

	Amount payable at	Amount payable	Amount actually	Amount payable at
	VND	VND	VND	VND
Value-Added Tax	16,687,158,668	41,567,204,178	19,589,739,979	38,664,622,867
Corporate Income Tax	2,285,625,309	32,401,358,970	26,084,003,562	8,602,980,717
Personal Income Tax	0	-	-	-
	<u>18,972,783,977</u>	<u>73,968,563,148</u>	<u>45,673,743,541</u>	<u>47,267,603,584</u>

The Corporation's tax settlement is subject to examination by the tax authorities. Since the application of tax laws and regulations to various types of transactions can be interpreted in different ways, the tax amounts presented in the Separate Financial Statements may be subject to change at the discretion of the tax authorities.

18. EXPENSES PAYABLE

	31/12/2025	01/01/2025
	VND	VND
a) Short-term expenses		
- Interest expenses	556,426,404	703,913,910
- Pre-deductible expenses for construction projects	923,375,574,746	773,764,764,827
- Pre-deductible expenses for real estate projects	330,055,666,454	401,986,602,613
- Other expenses payable	-	-
	<u>1,253,987,667,604</u>	<u>1,176,455,281,350</u>

19. OTHER PAYABLES

	31/12/2025	01/01/2025
	VND	VND
- Trade union funds	155,656,130	294,580,180
- Social insurance	-	-
- Health insurance	-	-
- Unemployment insurance	-	-
- Short-term deposits received	1,399,900,847	506,339,016
- Other payables	124,840,619,180	174,959,705,037
	<u>126,396,176,157</u>	<u>175,760,624,233</u>

## 20. DEFERRED REVENUE

	31/12/2025	01/01/2025
	VND	VND
a) Short-term		
- 3-storey commercial center 28-storey apartment complex project in Thang Long International Village (*)	-	3,947,772,916
	-	3,947,772,916
b) Long-term		
- 3-storey commercial center 28-storey apartment complex project in Thang Long International Village (*)	145,012,213,153	144,898,213,153
- Mixed-use building N01-T6, T7 Diplomatic Corps area (**)		
- Other deferred revenues		114,000,000
	145,012,213,153	145,012,213,153

## 21. OWNER'S EQUITY

### a) Reconciliation table of changes in owner's equity

	Owner's equity	Development investment fund	Undistributed profits	Total
	VND	VND	VND	VND
Opening balance of this period	1,410,480,000,000	37,471,859,524	44,751,562,735	1,492,703,422,259
Profit in this year	-	-	46,259,908,937	46,259,908,937
Appropriation to welfare fund			(2,000,000,000)	(2,000,000,000)
Appropriation to development investment fund		437,000,000	(437,000,000)	-
Dividend distribution			(35,262,000,000)	(35,262,000,000)
Other increase/decrease	-	-	-	-
Closing balance of this period	1,410,480,000,000	37,908,859,524	53,312,471,672	1,501,701,331,196

### b) Details of owner's equity

	31/12/2025	Ratio	01/01/2025	Ratio
	VND	(%)	VND	(%)
State capital contribution (Ministry of Construction)	1,393,996,080,000	98.83%	1,393,996,080,000	98.83%
Other shareholders	16,483,920,000	1.17%	16,483,920,000	1.17%
	1,410,480,000,000	100%	1,410,480,000,000	100%

## 22. TOTAL REVENUE FROM SALE OF GOODS AND PROVISION OF SERVICES

	4th Quarter 2025	4th Quarter 2024
	VND	VND
Revenue from real estate business	9,233,902,049	14,169,126,000
Revenue from provision of services	6,302,324,013	42,263,791,551
Revenue from construction contracts	638,023,243,212	880,837,614,902
	653,559,469,274	937,270,532,453



**23. COST OF GOODS SOLD**

	4th Quarter 2025	4th Quarter 2024
	VND	VND
Cost of real estate business activities	2,456,177,722	(67,493,216,800)
Cost of services provided	4,298,027,032	34,536,157,215
Cost of construction contracts	634,899,122,595	885,429,019,181
	<b>641,653,327,349</b>	<b>852,471,959,596</b>

**24. REVENUE FROM FINANCIAL ACTIVITIES**

	4th Quarter 2025	4th Quarter 2024
	VND	VND
Interest on deposits, loan interest	69,294,016	26,772,287
Share dividends and profits	51,903,898,058	
	<b>51,973,192,074</b>	<b>26,772,287</b>

**25. FINANCIAL EXPENSES**

	4th Quarter 2025	4th Quarter 2024
	VND	VND
Loan interest	-	0
Other financial expenses (if any)	11,744,262,191	-
Financial expense deductions	-	-
	<b>11,744,262,191</b>	<b>-</b>

**26. GENERAL AND ADMINISTRATIVE EXPENSES**

	4th Quarter 2025	4th Quarter 2024
	VND	VND
Raw material and material costs		
Management staff costs	6,783,082,975	6,513,847,719
Fixed asset depreciation costs	1,196,653,703	874,649,048
Brand value and development potential (According to equitization assessment)		
Taxes, fees, and charges	(382,708,940)	
Outsourcing service costs	5,132,223,304	6,966,762,805
Contingency costs		
Other expenses in cash		
	<b>12,729,251,042</b>	<b>14,355,259,572</b>

**27. OTHER INCOME**

	4th Quarter 2025	4th Quarter 2024
	VND	VND
Lease of office and location	3,920,650,596	4,373,378,222
Income from collecting electricity, water, management fees from secondary investors, contractors, and lessees at 57 Quang Trung	3,772,462,640	20,160,557,135
Income from liquidation and sale of fixed assets		
Other income	15,960,867,602	3,588,283,961
	<b>23,653,980,838</b>	<b>28,122,219,318</b>

**28. OTHER EXPENSES**

	4th Quarter 2025	4th Quarter 2024
	VND	VND
Electricity, water, and management fees of secondary investors, contractors, and lessees at 57 Quang Trung	19,011,505,429	22,483,422,929
Other expenses	3,553,939,537	14,706,741,251
	<b>22,565,444,966</b>	<b>37,190,164,180</b>

## 29 COMPARATIVE FIGURES

Comparative figures on the Balance Sheet, Cash Flow Statement and corresponding notes are figures of the Separate Financial Statements for the fiscal year ended December 31, 2024 audited by CPA Vietnam Auditing Company Limited. Comparative figures on the Income Statement of the Financial Statements in the 4th Quarter 2025 prepared by the Corporation.

Prepared by



Nguyen Nhat Quang

Chief Accountant



Nguyen Thi Thu Huong



Hanoi, January 22, 2026  
Vice General Director

Duong Ngoc Quang

Appendix 01

4. FINANCIAL INVESTMENTS

b) Equity investment in other entities

	31/12/2025		01/01/2025	
	Cost		Provision	
	VND	VND	VND	VND
<b>Investment in Subsidiaries</b>	<b>192,511,012,070</b>	<b>(11,744,262,191)</b>	<b>192,511,012,070</b>	<b>-</b>
- Hanoi Construction Joint Stock Company No. 1	87,683,054,206	-	87,683,054,206	-
- Tay Ho Construction and Housing Investment Joint Stock Company	22,427,957,864	-	22,427,957,864	-
- Hancorp Construction Equipment and Material Joint Stock Company	32,000,000,000	(11,744,262,191)	32,000,000,000	-
- Hancorp3 One Member Limited Liability Company	20,000,000,000	-	20,000,000,000	-
- Hantech One - Member Limited Liability Company	10,000,000,000	-	10,000,000,000	-
- Hancorp 1 Investment and Trading Joint Stock Company	10,200,000,000	-	10,200,000,000	-
- Hancorp Urban Service Joint Stock Company	10,200,000,000	-	10,200,000,000	-
<b>Investment in Joint Ventures and Associates</b>	<b>314,507,341,761</b>	<b>(6,551,200,000)</b>	<b>314,507,341,761</b>	<b>(6,551,200,000)</b>
- Hancorp Joint Stock Company	8,320,000,000	-	8,320,000,000	-
- Hancorp.2 Construction Joint Stock Company	3,706,000,000	(3,706,000,000)	3,706,000,000	(3,706,000,000)
- Construction- Design- House Trading Consultancy Joint Stock Company	2,244,173,657	-	2,244,173,657	-
- Construction Joint Stock Company No. 34	9,706,450,571	-	9,706,450,571	-
- Mechanical and Construction Joint Stock Company	2,845,200,000	(2,845,200,000)	2,845,200,000	(2,845,200,000)
- Mechanized Construction Joint Stock Company	17,428,165,112	-	17,428,165,112	-
- Construction Joint Stock Company No. 2	19,087,163,048	-	19,087,163,048	-
- Ho Tay International Company Limited	91,614,451,680	-	91,614,451,680	-
- Hancorp 5 Construction Technology Joint Stock Company	3,500,000,000	-	3,500,000,000	-
- My Duc Cement Joint Stock Company	150,055,737,693	-	150,055,737,693	-
- Hoa Binh - Son La Expressway Investment Joint Stock Company	6,000,000,000	-	6,000,000,000	-



# Hanoi Construction Corporation - JSC

57 Quang Trung, Hai Ba Trung Ward, Hanoi

## Appendix 01

## Separate Financial Statements 4th Quarter 2025

	31/12/2025		01/01/2025	
	Original cost		Original cost	
	VND	VND	VND	VND
<b>Investment in other entities</b>	<b>362,621,649,145</b>	<b>(30,216,224,000)</b>	<b>362,621,649,145</b>	<b>(30,216,224,000)</b>
- Bach Dang Joint Stock Company	4,542,847,049	-	4,542,847,049	-
- Hung Loi Hydro Power Joint Stock Company	4,500,000,000	(4,500,000,000)	4,500,000,000	(4,500,000,000)
- Sahabak Joint Stock Company	32,500,000,000	(19,500,000,000)	32,500,000,000	(19,500,000,000)
- Da Nang International Terminal Investment and Operation Joint Stock Company	30,000,000,000	-	30,000,000,000	-
- Hanoi Construction Joint Stock Company No 1.	1,695,579,072	-	1,695,579,072	-
- CIE - CMC - Song Da Viet Duc House Development and Investment Joint Stock Company	1,474,200,000	-	1,474,200,000	-
- Viet Nam Urban Construction and Investment Joint Stock Company	3,488,318,859	-	3,488,318,859	-
- Bac Hanoi Urban Development Joint Stock Company	3,000,000,000	(3,000,000,000)	3,000,000,000	(3,000,000,000)
- Petrovietnam Gas City Investment and Development JSC (PCG)	1,613,940,000	-	1,613,940,000	-
- Petrovietnam Securities Incorporated (PSI)	690,000,000	-	690,000,000	-
- Deo Ca Investment Joint Stock Company	175,218,750,000	-	175,218,750,000	-
- BOT Ground Electric Vehicle Joint Stock Company No. 1	3,216,224,000	(3,216,224,000)	3,216,224,000	(3,216,224,000)
- Trung Do Joint Stock Company	55,861,727,130	-	55,861,727,130	-
- Water Electrical Mechanical Installation and Construction Joint Stock	43,820,063,035	-	43,820,063,035	-
- Moc Chau Urban Joint Stock Company	1,000,000,000	-	1,000,000,000	-
	<b>869,640,048,998</b>	<b>(48,511,686,191)</b>	<b>869,640,002,976</b>	<b>(36,767,424,000)</b>

## Investment in Subsidiaries

Details of the Corporation's subsidiaries are as follows:

Name of Subsidiary	Place of establishment and operation	Benefit percentage	Voting percentage	Main business activities
- Hanoi Construction Joint Stock Company No. 1	No. 59 - Quang Trung Street - Hanoi City	50.36%	50.36%	Construction
- Tay Ho Construction and Housing Investment Joint Stock Company	No. 9/12 Dang Thai Mai - Tay Ho - Hanoi	50.09%	50.09%	Production, business, trade and construction services
- Hancorp Construction Equipment and Material Joint Stock Company	7 <sup>th</sup> Floor, 57 Quang Trung, Dong Da, Hanoi.	95.52%	95.52%	Real estate business, brokerage consulting, etc.

## Hanoi Construction Corporation - JSC

57 Quang Trung, Hai Ba Trung Ward, Hanoi

### Appendix 01

## Separate Financial Statements 4th Quarter 2025

- Hancorp3 One Member Limited Liability Company
- Hantech One - Member Limited Liability Company
- Hancorp 1 Investment and Trading Joint Stock Company
- Hancorp Urban Service Joint Stock Company

No. 11, D1 Street, Ward 25, Binh Thanh District, Ho Chi Minh City	100%	100%	Construction
1 <sup>st</sup> Floor, Building B3, Wing B, Thang Long International Village, Dich Vong Ward, Cau Giay District, Hanoi City	100%	100%	Construction
3 <sup>rd</sup> Floor, Building N04B – T2, Diplomatic Corps Area, Xuan Dinh Ward, Bac Tu Liem District, Hanoi	51%	51%	Construction
Thang Long International Village, Dich Vong Ward, Cau Giay District, Hanoi	51%	51%	Construction

## Investment in Joint Ventures and Associates

Detailed information about the Corporation's joint ventures and associates is as follows:

### Name of Joint Ventures and Associates

	Place of establishment and opera	Benefit percentage	Voting percentage	Main business activities
- Hancorp Joint Stock Company	7 <sup>th</sup> Floor, 57 Quang Trung, Dong Da, Hanoi	27.73%	27.73%	Concrete production, Construction materials; Construction
- Hancorp.2 Construction Joint Stock Company	Quang Thinh Commune - Quang Xuong - Thanh Hoa	46.07%	46.07%	Construction, Design consulting
- Construction- Design- House Trading Consultancy Joint Stock Company	1 <sup>st</sup> -2 <sup>nd</sup> Building B5 - Thang Long International Village	36%	36%	Consulting, design
- Construction Joint Stock Company No. 34	Nhan Chinh Ward Thanh Xuan - Hanoi	30%	30%	Construction
- Mechanical and Construction Joint Stock Company	Km 1 National Highway 3 - Mai Lam Commune - Dong Anh -	29.95%	29.95%	Mechanics and Construction
- Mechanized Construction Joint Stock Company	No. 2A - Lane 85 Ha Dinh - Thanh Xuan - Hanoi	28.53%	28.53%	Construction, construction materials business



**Hanoi Construction Corporation - JSC**  
57 Quang Trung, Hai Ba Trung Ward, Hanoi

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- Construction Joint Stock Company No. 2

- Construction and Materials Trading Joint Stock Company

- Lanmak Property Investment Construction Joint Stock Company

- Ho Tay International Company Limited

- Hancorp 5 Construction Technology Joint Stock Company

- My Duc Cement Joint Stock Company

- Hoa Binh - Son La Expressway Investment Joint Stock Company

**Separate Financial Statements**  
4th Quarter 2025

31 Dich Vong - Cau Giay - Hanoi	28.07%	28.07%	Construction, Concrete production
No. 145 - Doc Ngu - Ba Dinh - Hanoi	27%	27%	Construction
Thang Long International Village - Dich Vong - Cau Giay - Hanoi	27%	27%	Construction, Real estate; Real estate consulting and management
No. 3 Pho Duc Chinh - Ba Dinh - Hanoi	25%	25%	Hotel business
No. D1, Lane 181, Nguyen Luong Bang Street, Quang Trung Ward, Dong Da District, Hanoi	25%	25%	Consulting
No. 192 - Ba La Street - Ha Dong Town - Ha Tay	44.00%	44.00%	Cement production
3 <sup>rd</sup> Floor - Building N03 - Diplomatic Corps Area - Bac Tu Liem - Hanoi	20%	20%	Construction

Appendix 01

Investment in other entities

Detailed information about other investments of the Corporation is as follows:

Name of the investees

Place of establishment and opera		Benefit percentage	Voting percentage	Main business activities
- Bach Dang Joint Stock Company	Lane 44 Ham Tu Quan - Chuong Duong - Hanoi	12.97%	12.97%	Levelling, construction, consulting
- Technology Development of Construction Joint Stock Company	No. 243 La Thanh - Dong Da - Hanoi	0.97%	0.97%	Construction and installation
- Hung Loi Hydro Power Joint Stock Company	Lang Te Village, Hung Loi Commune, Yen Son District, Tuyen Quang Province	15%	15%	Power production, transmission and distribution
- Sahabak Joint Stock Company (*)	Thanh Binh Industrial Park, Thanh Binh Commune, Cho Moi District, Bac Kan Province	25%	25%	Wood production and processing
- Phu My Construction Investment Corporation	No. 201 Vo Thi Sau - District 3 - Ho Chi Minh City	11.27%	11.27%	Investment
- Da Nang International Terminal Investment and Operation Joint Stock Company	Da Nang International Airport, Hoa Thuan Tay Ward, Hai Chau District, Da Nang City	10.00%	10.00%	Airport terminal exploitation
- Hanoi Construction Joint Stock Company No 1.	12A Pham Huy Thong, Ngoc Khanh Ward, Ba Dinh District, Hanoi	1.27%	1.27%	Construction and installation
- CIE - CMC - Song Da Viet Duc House Development and Investment Joint Stock Company	Lane 164, Khuat Duy Tien Street, Nhan Chinh Ward, Thanh Xuan District, Hanoi	2.95%	2.95%	Construction and installation
- Viet Nam Urban Construction and Investment Joint Stock Company	4 <sup>th</sup> Floor, Apartment Building 4 Linh Dam Peninsula, Hoang Liet Ward, Hoang Mai District, 243 Giai Phong Street, Phuong Mai Ward, Dong Da District, Hanoi	10.25%	10.25%	Construction
- Bac Hanoi Urban Development Joint Stock Company		1.50%	1.50%	Investment

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- Petrovietnam Gas City Investment and Development JSC	4 <sup>th</sup> Floor, No. 167 Trung Kinh, Yen Hoa Ward, Cau Giay District, Hanoi	1.16%	1.16%	Construction and installation
- Petrovietnam Securities Incorporated	No. 22 Ngo Quyen Street, Trang Tien Ward, Hoan Kiem District, Hanoi	0.17%	0.17%	Securities
- Deo Ca Investment Joint Stock Company	No. 32 Thach Thi Thanh, Tan Dinh Ward, District 1, Ho Chi Minh City	8.06%	8.06%	Investment and management of the Deo Ca Tunnel project
- BOT Ground Electric Vehicle Joint Stock Company No. 1	Ho Chi Minh City	1.45%	1.45%	Transportation business
- Trung Do Joint Stock Company	No. 205 Le Duan - Nghe An	10.07%	10.07%	Construction, production and sale of construction materials
- Water Electrical Mechanical Installation and Construction Joint Stock Company	No. 198 - Nguyen Tuan Street - Hanoi	6.00%	6.00%	Construction
- Moc Chau Urban Joint Stock Company	Sub-area 19/5 Moc Chau Farm Town, Moc Chau District, Son La Province	15.00%	15.00%	Real estate business

(\*) Capital contribution ratio includes the part that the Corporation holds in the name of other shareholders.



Appendix 02

11. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Means of transport and transmission	Management equipment and tools	Total
	VND	VND	VND	VND	VND
<b>Original cost</b>					
Opening balance	58,987,426,121	4,471,495,953	18,468,014,541	5,202,710,220	87,129,646,835
- Purchases during the period		-		33,445,455	33,445,455
- Liquidation and disposal	-	-		-	-
<b>Closing balance</b>	<b>58,987,426,121</b>	<b>4,471,495,953</b>	<b>18,468,014,541</b>	<b>5,236,155,675</b>	<b>87,163,092,290</b>
<b>Accumulated depreciation</b>					
Opening balance	34,541,783,340	4,469,502,826	11,990,528,301	4,986,912,559	55,988,727,026
- Depreciation during the period	532,772,748	1,993,127	509,046,972	32,633,508	1,076,446,355
- Liquidation and disposal				-	-
<b>Closing balance</b>	<b>35,074,556,088</b>	<b>4,471,495,953</b>	<b>12,499,575,273</b>	<b>5,019,546,067</b>	<b>57,065,173,381</b>
<b>Residual value</b>					
At the beginning of the period	24,445,642,781	1,993,127	6,477,486,240	215,797,661	31,140,919,809
<b>At the end of the period</b>	<b>23,912,870,033</b>	<b>-</b>	<b>5,968,439,268</b>	<b>216,609,608</b>	<b>30,097,918,909</b>

Hanoi Construction Corporation - JSC

No. 57 Quang Trung, Hai Ba Trung Ward, Hanoi City

Appendix 03

15. LOANS

Separate Financial Statements  
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	01/01/2025		During the period		31/12/2025	
	Value	Repayment capacity	Increase	Decrease	Value	Repayment capacity
	VND	VND	VND	VND	VND	VND
<b>a) Short-term loans</b>						
- Short-term loans	688,733,314,433	688,733,314,433	1,138,065,221,977	957,882,524,179	860,113,119,502	860,113,119,502
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - Transaction Office	391,332,379,976	391,332,379,976	822,370,207,086	615,597,376,671	598,105,210,391	598,105,210,391
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch	288,598,041,728	288,598,041,728	301,695,014,891	342,285,147,508	248,007,909,111	248,007,909,111
+ Hancorp Construction Materials and Equipment Joint Stock Company	-	-	14,000,000,000		14,000,000,000	
+ Tay Ho Housing Development and Construction Investment Joint Stock Company	-	-	15,000,000,000		15,000,000,000	
+ Mechanical Construction and Installation Joint Stock Company	8,802,892,729	8,802,892,729		8,802,892,729	-	-
+ Loans from other individuals	2,450,000,000	2,450,000,000	2,800,000,000		5,250,000,000	5,250,000,000
- Loans and current portion of long-term liabilities	-	-			-	-
	<b>691,183,314,433</b>	<b>691,183,314,433</b>	<b>1,155,865,221,977</b>	<b>966,685,416,908</b>	<b>880,363,119,502</b>	<b>880,363,119,502</b>