

**MECHANICAL ENGINEERING
SERVICE JOINT STOCK COMPANY**

No. 19/TB-CĐCT

*Re: Announcement of
financial statements of 2025*

Form No. 01-A
SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, March 17, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: - State Securities Commission;
- Hanoi Stock Exchange.

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Mechanical Engineering Service Joint Stock Company shall disclose information on the Financial statements of 2025 to the State Securities Commission and the Hanoi Stock Exchange as follows:

1. Organization name: **Mechanical Engineering Service Joint Stock Company**

• Stock code: **MES**

• Address: 8th Floor, Tower A, Sky Tower Building, 88 Lang Ha, Lang ward, Hanoi city

• Contact phone number: 024 39331768/3933225 - Fax: 024 39332225

• Email: mescjsc@gmail.com Website: mesc.com.vn

2. Disclosed information content:

• Financial statements for 2025

☒ Separate financial statements (Listing Organization does not have subsidiaries and the superior accounting unit has affiliated units);

☐ Consolidated financial statements (Listing Organization has subsidiaries);

☐ Consolidated financial statements (Listing Organization has its own accounting unit and accounting apparatus).

- Cases that require explanation:

+ The auditing organization gave an opinion that was not an unqualified opinion on the financial statements (for the audited financial statements in 2025):

☒ Yes ☐ No

Explanatory statement in case of yes:

☒ Yes ☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited financial statements in 2025):

☐ Yes ☐ No

Explanatory statement in case of yes:

☐ Yes ☐ No



+ Profit after corporate income tax in the Income Statement of the reporting period changes by 10% or more compared to the same period report of the previous year:

☒ Yes ☐ No

Explanatory statement in case of yes:

☒ Yes ☐ No

+ Profit after tax in the reporting period was a loss, changing from profit in the same period of the previous year to loss in this period or vice versa:

☒ Yes ☐ No

Explanatory statement in case of yes:

☒ Yes ☐ No

This information was published on the company's website on March 17, 2026 at the link:
<http://mesc.com.vn>

Attached documents:

- Financial statements of 2025
- Explanation from the auditing firm that issued a qualified opinion;
- Explanation statement on after-tax profit changing by more than 10% compared to 2024 and for a profit after tax in the reporting period.

Organization's representative

Legal representative/Authorized person to disclose information.

**CHAIRMAN OF THE BOARD OF
MANAGEMENT**



Cao Tien Dung



AUDITED FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

**MECHANICAL ENGINEERING
SERVICE JOINT STOCK COMPANY**

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MECHANICAL ENGINEERING SERVICE JOINT STOCK COMPANY

REPORT OF THE BOARD OF MANAGEMENT

For the financial year ended 31 December 2025

The Board of Management of Mechanical Engineering Service Joint Stock Company (hereinafter referred to as "the Company") has the honor of submitting this Report together with the audited financial statements for the financial year ended 31 December 2025.

1. General information about the Company

Establishment

Mechanical Engineering Service Joint Stock Company (hereinafter referred to as "the Company"), formerly known as Mechanical Engineering Service One Member Co., Ltd., was equitized and transferred to Mechanical Engineering Service Joint Stock Company under Decision No. 1366/QĐ-UBND dated 18 March 2016 of the Hanoi People's Committee and operates under the Business Registration Certificate No. 0100106190 dated 4 April 2016 granted by the Hanoi Authority for Planning and Investment. According to the 12th amended Business Registration Certificate dated 19 October 2022, the Company's charter capital is VND 186,000,000,000 (One hundred and eighty-six billion Vietnamese Dong).

Form of ownership

Joint Stock Company

The Company's business activities:

Construction and services.

Transaction name in English: MECHANICAL ENGINEERING SERVICE JOINT STOCK COMPANY

In short: MESC „JSC

Securities code: MES (UpCom)

Head office: 8th Floor, Tower A, Sky Tower Complex, 88 Lang Ha, Lang Ha Ward,

2. Financial position and operating results

The Company's financial position and the results of its operation are presented in the accompanying financial statements.

3. Members of the Board of Directors, Board of Supervisors, and Board of Management

Members of the Board of Directors, Board of Supervisors and Board of Management during the year and to the date of the financial statements are:

Board of Directors

Mr.	Cao Tien Dung	Chairman
Mr.	Tran Minh Cuong	Member
Mr.	To Huu Chung	Member

Board of Supervisors

Mr.	Tran Minh Duc	Head of the Board of Supervisors
Mrs.	Nguyen Thi Minh Giang	Member
Mr.	Ngo Trong Tuan	Member

Board of Management

Mr.	Cao Tien Dung	Chairman of the Board of Directors - In charge of management
Mr.	To Huu Chung	Deputy General Director
Mr.	Tran Minh Cuong	Deputy General Director
Mrs.	Nguyen Thi Van Ha	Chief Accountant

Legal representative of the Company during the year and to the date of the financial statements is:

Mr.	Cao Tien Dung	Chairman of the Board of Directors - In charge of management
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REPORT OF THE BOARD OF MANAGEMENT

For the financial year ended 31 December 2025

4. Independent Auditor

Branch of MOORE AISC Auditing and Informatic Services Company Limited has been appointed as an independent auditor for the financial year ended 31 December 2025.

5. Commitment of Board of Management

The Board of Management is responsible for the preparation of the Financial Statements which give a true and fair view of the financial position of the Company as at 31 December 2025, the results of its operation and the cash flows for the financial year ended 31 December 2025. In order to prepare these Financial Statements, the Board of Management has considered and complied with the following matters:

- Selected appropriate accounting policies and applied them consistently;
- Made judgments and estimates that are reasonable and prudent;
- Prepared the Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that proper accounting records are kept and maintained, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the Financial Statements are prepared in compliance with the accounting regime stated in Notes to the Financial Statements. The Board of Management is also responsible for safeguarding the Company's assets, and hence taking reasonable steps for the prevention and detection of frauds and other irregularities.

6. Confirmation

The Board of Management, in their opinion, confirmed that the Financial Statements including the Balance Sheet as at 31 December 2025, the Income Statement, the Cash Flow Statement and accompanying Notes, which expressed a true and fair view of the financial position of the Company as well as its operating results and cash flows for the financial year ended 31 December 2025.

The Company's financial statements are prepared in accordance with Vietnamese Accounting Standards and Systems.

For and on Behalf of Board of Management,



Cao Tien Dung
Chairman

Hanoi, 10 March 2026

No: B0525063-MOOREAISHN-TC

INDEPENDENT AUDITOR'S REPORT

**To: SHAREHOLDERS, BOARD OF DIRECTORS AND BOARD OF MANAGEMENT
MECHANICAL ENGINEERING SERVICE JOINT STOCK COMPANY**

We have audited the accompanying Financial Statements of Mechanical Engineering Service Joint Stock Company as prepared on 10 March 2025 from pages 06 to 40, which comprise the Balance Sheet as at 31 December 2025, the Income Statement, the Cash Flow Statement for the financial year ended 31 December 2025 and the Notes to the Financial Statements.

Responsibility of the Board of Management

The Company's Board of Management is responsible for the preparation and fair presentation of the Financial Statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and prevailing regulations applicable to the preparation and presentation of the Financial Statements and also for the internal control which the Board of Management considers necessary for the preparation and fair presentation of the Financial Statements that are free from material misstatement, whether due to fraud or error.

Responsibility of the Auditor

Our responsibility is to express an opinion on the Financial Statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical standards and requirements and plan and perform the audit to obtain reasonable assurance whether the Financial Statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Financial Statements. The procedures selected depend on the auditor's judgment, including an assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the Financial Statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management as well as evaluating the overall presentation of the Financial Statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Basis for qualified opinion

- We have not obtained balance confirmation letters for trade receivables of VND 7.233.744.736 (VND 2,891,591,309 as at 01 January 2025); prepayments to suppliers of VND 1.108.655.275 as at 31 December 2025 (VND 840,321,375 as at 01 January 2025); Trade payable of VND 2.641.829.412 as at 31 December 2025 (VND 2,477,570,702 as at 01 January 2025); and advances from customers of VND 1.522.637.087 as at 31 December 2025 (VND 1,558,637,117 as at 01 January 2025). Alternative audit procedures did not provide sufficient audit evidence for us to conclude the existence and completeness of these items on the financial statements as at 31 December 2025.
- As of 31/12/2025, the Company has not yet assessed the recoverability and net realizable value of outstanding inventory, without circulation in the year, including: Raw materials (the value is 138,412,400 VND, provision value is 0 VND), finished products (the value is 94,680,000 VND, provision value is 15,315,491 VND), the work in progress (the value is 602,737,993 VND, the provision value is 0 VND), the merchandise (the value is 2,109,145,727 VND, the provision value is 91,760,497 VND). We have not collected sufficient appropriate audit evidence related to the above matter. Therefore, we are unable to assess the impact of this issue on the financial statements as at 31 December 2025.
- As at 31 December 2025, the Company is recording the receivable from Indochina Resources Development Joint Stock Company under Joint Venture Contract No. 08/2011/HD-HTĐT dated 05 April 2011, regarding cooperation in construction investment, exploitation management, doing business of the ecological complex, commercial services, and sports project in Ta Thanh Oai commune, Thanh Tri District, Hanoi, with a balance of VND 21,050,429,167. However, the project has not been approved by competent authorities for implementation, and Indochina Resources Development Joint Stock Company has not fulfilled its obligation to make capital contributions to implement the project. Therefore, the Auditor did not conclude the rights and obligations related to the above receivable and their impact on other items in the financial statements.
- Other fixed assets are perennial trees with an original cost of VND 651,085,030 that have not been depreciated by the Company. With the available documents, we have not been able to collect sufficient appropriate evidence on the original cost of the above fixed assets as well as the estimated depreciation amount that needs to be set up. Accordingly, we are unable to assess the impact of this issue on the Company's Financial Statements for the fiscal year ended 31 December 2025.

Auditor's qualified opinion

In our opinion, except for the effects of the matter described in "Basis for qualified opinion" paragraph, the Financial Statements give a true and fair view, in all material respects, on the financial position of Mechanical Engineering Service Joint Stock Company as at 31 December 2025 as well as its operating results and cash flows for the financial year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting Regime and other relevant statutory requirements related to preparation and presentation of the Financial Statements.

Emphasis of mater

We would like to draw the readers' attention to Note VIII.1 - Contingent liabilities, commitments, and other financial information, which describes that the Company's review of procedures related to the swap of an office building with an area of 1,124m² on a leased land area of 281m² at No. 4 Tran Hung Dao, paid annually, for the plan to rearrange and handle state-owned houses and land of the Mechanical Engineering Service One Member Company Limited and the plan to equitize the Mechanical Engineering Service Company Limited, ensuring compliance with the law.

This emphasis of matter does not change our qualified opinion.

Other Matters

'The Report on review of interim financial information is prepared in Vietnamese and English. In the event of any discrepancies or inconsistencies between the Vietnamese and English versions, the Vietnamese version shall prevail.

Hanoi, 10 March 2026

Branch of MOORE AISC Auditing and Informatics Services Co., Ltd



Nguyen Thanh Tung**Deputy Director***Audit Practising Registration Certificate**No. 4981-2024-005-1**Issued by Vietnam's Ministry of Finance*

Phan Cong Van**Auditor***Audit Practising Registration Certificate**No.: 5298-2026-005-1**Issued by Vietnam's Ministry of Finance*

BALANCE SHEET

As at 31 December 2024

Unit: VND

ASSETS	Code	Notes	31/12/2025	01/01/2025
A. CURRENT ASSETS	100		36,350,545,086	35,268,000,703
I. Cash and Cash equivalents	110	V.01	940,573,327	874,199,042
1. Cash	111		940,573,327	874,199,042
II. Short-term financial investments	120	V.02	20,637,370,393	18,058,320,059
1. Held-to-maturity investments	123		20,637,370,393	18,058,320,059
III. Short-term receivables	130		10,988,357,818	13,043,305,198
1. Short-term trade receivables	131	V.03	7,548,487,076	8,434,098,291
2. Short-term prepayments to suppliers	132	V.04	1,624,811,375	1,651,261,875
3. Other short-term receivables	136	V.05	10,235,612,129	9,281,468,639
4. Provision for short-term doubtful receivables	137	V.06	(8,420,552,762)	(6,323,523,607)
IV. Inventories	140	V.07	3,429,006,031	3,001,449,215
1. Inventories	141		3,536,082,019	3,108,525,203
2. Provision for devaluation of inventories	149		(107,075,988)	(107,075,988)
V. Other current assets	150		355,237,517	290,727,189
1. Deductible value added tax	152		182,020,407	117,010,079
2. Taxes and other receivables from the State	153	V.12	173,217,110	173,717,110
B. LONG-TERM ASSETS	200		132,122,406,858	133,033,795,847
I. Long-term receivables	210		21,469,957,335	21,292,238,604
1. Other long-term receivables	216	V.05	21,469,957,335	21,292,238,604
II. Fixed assets	220		63,912,449,523	65,001,557,243
1. Tangible fixed assets	221	V.08	50,476,472,523	51,565,580,243
- Cost	222		66,389,972,363	66,357,898,289
- Accumulated depreciation	223		(15,913,499,840)	(14,792,318,046)
2. Intangible fixed assets	227	V.09	13,435,977,000	13,435,977,000
- Cost	228		13,435,977,000	13,435,977,000
- Accumulated amortization	229		-	-
III. Long-term financial investments	250	V.02	46,740,000,000	46,740,000,000
1. Investments in joint ventures, associates	252		-	30,740,000,000
2. Equity investments in other entities	253		46,740,000,000	16,000,000,000
TOTAL ASSETS	270		168,472,951,944	168,301,796,550

BALANCE SHEET

As at 31 December 2024

Unit: VND

RESOURCES	Code	Notes	31/12/2025	01/01/2025
C. LIABILITIES	300		5,268,110,462	5,333,421,195
I. Current liabilities	310		4,909,480,062	4,969,052,795
1. Short-term trade payables	311	V.10	2,871,513,861	3,015,039,820
2. Short-term advances from customers	312	V.11	1,522,637,087	1,558,637,117
3. Payables to employees	314		152,900,000	-
4. Other short-term payables	319	V.13	345,050,803	377,997,547
5. Bonus and welfare fund	322		17,378,311	17,378,311
II. Long-term liabilities	330		358,630,400	364,368,400
1. Other long-term liabilities	337	V.13	358,630,400	364,368,400
D. OWNERS' EQUITY	400		163,204,841,482	162,968,375,355
I. Owners' equity	410	V.14	163,204,841,482	162,968,375,355
1. Owners' contributed capital	411		186,000,000,000	186,000,000,000
Common shares with voting rights	411a		186,000,000,000	186,000,000,000
2. Undistributed profit after tax	421		(22,795,158,518)	(23,031,624,645)
Undistributed profit after tax	421a		(23,031,624,645)	(22,275,289,290)
accumulated to the end of the previous period				
Undistributed profit after tax in the	421b		236,466,127	(756,335,355)
current period				
TOTAL RESOURCES	440		168,472,951,944	168,301,796,550

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Tran Phuong Lan
Prepaper

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Nguyen Thi Van Ha
Chief Accountant



Cao Tien Dung
Chairman of the Board of Directors

Hanoi, 10 March 2026

INCOME STATEMENT

For the financial year ended 31 December 2025

Unit: VND

ITEMS	Code	Notes	Year 2025	Year 2024
1. Revenue from goods sold and services rendered	01	VI.1	2,030,730,606	3,369,278,515
2. Revenue deductions	02		-	-
3. Net revenue from goods sold and services rendered	10		2,030,730,606	3,369,278,515
4. Cost of goods sold	11	VI.2	1,221,585,940	2,493,262,768
5. Gross profit from goods sold and services render	20		809,144,666	876,015,747
6. Financial income	21	VI.3	5,556,292,279	1,470,884,387
7. Financial expenses	22		365,183,771	132,249
In which: Interest expense	23		-	-
8. Selling expenses	25	VI.5	396,400,404	221,948,320
9. General and administrative expenses	26	VI.5	5,392,259,986	3,125,850,939
10. Net profit from operating activities	30		211,592,784	(1,001,031,374)
11. Other income	31	VI.6	25,004,560	268,636,364
12. Other expenses	32	VI.7	131,217	23,940,345
13. Other profit	40		24,873,343	244,696,019
14. Total accounting profit before tax	50		236,466,127	(756,335,355)
15. Current Corporate income tax expense	51	VI.9	-	-
16. Deferred Corporate income tax expense	52		-	-
17. Profit after Corporate income tax	60		236,466,127	(756,335,355)
18. Basic earnings per share	70	VI.10	13	(41)

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Tran Phuong Lan
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Nguyen Thi Van Ha
Chief Accountant

Handwritten signature of Cao Tien Dung

Cao Tien Dung
Chairman of the Board of Directors

CASH FLOW STATEMENT

(Under indirect method)

For the financial year ended 31 December 2025

Unit: VND

ITEMS	Code	Notes	Year 2025	Year 2024
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	01		236,466,127	(756,335,355)
2. Adjustments for:			(2,336,608,306)	(583,679,357)
- Depreciation of fixed assets and investment properties	02		1,121,181,794	1,130,709,144
- Provisions	03		2,097,029,155	
- Gains/losses from foreign exchange differences upon revaluation of monetary items in foreign currencies	04		(204,050)	132,249
- Gains/losses from investing activities	05		(5,554,615,205)	(1,714,520,750)
3. Profit from operating activities before changes in working capital	08		(2,100,142,179)	(1,340,014,712)
- Increases, decreases in receivables	09		(238,850,190)	(278,941,502)
- Increases, decreases in inventories	10		(427,556,816)	12,537,458
- Increases and decreases in payables (other than interest payable and corporate income tax payable)	11		(65,310,733)	(1,711,278,041)
Net cash flows from operating activities	20		(2,831,859,918)	(3,317,696,797)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase or construction of fixed assets and other long-term assets	21		(32,074,074)	-
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	243,636,363
3. Loans granted, purchases of debt instruments of other entities	23		(17,666,593,449)	(11,408,554,690)
4. Collection of loans, proceeds from sales of debt instruments of other entities	24		15,087,543,115	7,203,091,226
5. Proceeds from capital investment in other entities	26		4,178,918,600	-
6. Proceeds from loan interest, dividends and profit received	27		1,330,235,961	1,593,468,493
Net cash flows from investing activities	30		2,898,030,153	(2,368,358,608)

CASH FLOW STATEMENT

(Under indirect method)

For the financial year ended 31 December 2025

Unit: VND

ITEMS	Code	Notes	Year 2025	Year 2024
III. CASH FLOWS FROM FINANCING ACTIVITIES				
Net cash flows during the year	50		66,170,235	(5,686,055,405)
Cash and cash equivalents at the beginning of the year	60		874,199,042	6,560,386,696
Effect of exchange rate fluctuations	61		204,050	(132,249)
Cash and cash equivalents at the end of the year	70	V.01	940,573,327	874,199,042

[Signature]

Tran Phuong Lan
Prepaper

[Signature]

Nguyen Thi Van Ha
Chief Accountant



[Signature]
Cao Tien Dung
Chairman of the Board of Directors

Hanoi, 10 March 2026

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

I. BUSINESS HIGHLIGHTS

1. Establishment

Mechanical Engineering Service Joint Stock Company (hereinafter referred to as "the Company"), formerly known as Mechanical Engineering Service One Member Co., Ltd., was equitized and transferred to Mechanical Engineering Service Joint Stock Company under Decision No. 1366/QĐ-UBND dated 18 March 2016 of the Hanoi People's Committee and operates under the Business Registration Certificate No. 0100106190 dated 4 April 2016 granted by the Hanoi Authority for Planning and Investment. According to the 12th amended Business Registration Certificate dated 19 October 2022, the Company's charter capital is VND 186,000,000,000 (One hundred and eighty-six billion Vietnamese Dong).

Form of ownership

Joint Stock Company

Transaction

name in MECHANICAL ENGINEERING SERVICE JOINT STOCK COMPANY

English:

In short: MESC ,JSC

Securities code: MES (UpCom)

Head office: 8th Floor, Tower A, Sky Tower Complex, 88 Lang Ha, Lang Ha Ward, Dong Da District, Hanoi.

2. Business sector

Construction and services.

3. Principal business lines

The Company's principal business activities are:

- Construction of public works;
- Landscape care and maintenance services. Details: Planting, caring for, nurturing trees, protecting, cutting down, relocating urban trees;
- Trading in real estates, land use rights of owners, users or lessees. Detail: Real estate business;
- Comprehensive support services. Details: Public services directly serving the urban public such as management, exploitation, and maintenance of urban technical infrastructure systems. Environmental sanitation and protection of ecological environment. Management of parks, trees. Urban lighting, water supply, drainage. Management of apartment buildings, management and operation of urban public lighting systems.

4. Normal operating cycle

Normal operating cycle of the Company lasts 12 months of the normal fiscal year beginning from 01 January and ending on 31 December.

5. Total employees as at 31 December 2025: 17 persons (As at 31 December 2024: 21 persons).

NOTES TO THE FINANCIAL STATEMENTS

*For the financial year ended 31 December 2025**Unit: VND***6. Disclosure on the comparability of information in the Financial Statements:**

The selection of figures and information needs to be presented in the Financial Statements based on the principles of comparability among corresponding accounting periods.

II. FINANCIAL YEAR AND REPORTING CURRENCY**1. Financial year**

The Company's financial year begins on 01 January and ends on 31 December annually.

2. Reporting currency

Vietnamese Dong (VND) is used as a currency unit for accounting records.

III. APPLICABLE ACCOUNTING STANDARDS AND REGIME**1. Applicable accounting regime**

The Company applies the Vietnamese Corporate Accounting Standards, Vietnamese Corporate Accounting Regime as guided in Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC

2. Disclosure of compliance with Vietnamese Accounting Standards and regime

We conducted our accounting, preparation, and presentation of the Financial Statements in accordance with Vietnamese Accounting Standards and System and other relevant statutory regulations. The Financial Statements give a true and fair view of the financial position of the Company and the results of its operations as well as its cash flows.

The selection of figures and information presented in the notes to the Financial Statements complies with the material principles in Vietnamese Accounting Standard No. 21 - "Presentation of the financial statements".

IV. APPLICABLE ACCOUNTING POLICIES**1. Types of exchange rates applied in accounting**

The Company converts foreign currencies into Vietnam Dong based on actual exchange rates and book rates.

Principles for determining actual exchange rates

Closing balance of monetary items (cash, cash equivalents, payables and receivables, except for prepayments to suppliers, advances from customers, pre-paid expenses, deposits and unearned revenue) denominated in foreign currencies should be revalued at the actual rate ruling at the balance sheet date.

Foreign exchange differences, which arise from foreign currency transactions during the year, shall be included in the income statement. Foreign exchange differences due to the revaluation of the monetary items in foreign currencies at the end of the financial year after offsetting their positive differences against negative differences shall be included in the operating result.

NOTES TO THE FINANCIAL STATEMENTS

*For the financial year ended 31 December 2025**Unit: VND***2. Principles for recording cash and cash equivalents**

Cash includes cash on hand, demand deposits.

Cash equivalents comprise term deposits, short-term investments with an original maturity of three months or less since investment date, high liquidity and are able to convert to a known amount of cash and subject to an insignificant risk of changes in value.

3. Principles for accounting financial investments**Principles for accounting held-to-maturity investments**

Held-to-maturity investments include term bank deposits held to maturity for periodic interest.

Held-to-maturity investments are initially recognized at cost, including the purchase price and costs associated with the acquisition of the investments. After initial recognition, if provisions for doubtful debts have not been made as required by law, these investments are evaluated at their recoverable values. When there is firm evidence that part or all of the investment may not be recovered, the loss is recognized as financial expenses during the year and a decrease in the investment value.

Principles of recording financial investments in subsidiaries, associates

The investment in joint ventures is recorded when the Company holds joint control over these entities' financial and operating policies. When the Company ceases to control these entities, the investment will be written down.

The investments in associates are recognized when the Company holds from 20% to less than 50% of the voting rights of those companies and has considerable influence over their decisions on the financial and operating policies.

Investments in joint ventures, associates are initially recognized at cost and will not be adjusted thereafter for changes in investors' share of net assets of the investee. The historical cost comprises purchase cost and directly attributable expenses to the investment. In a case where the investment is a non-monetary investment, the investment fee is recognized under the fair value of these assets at the date of occurrence.

Provision for loss of investments in joint ventures, and associates is made when the investee suffers from loss leading to possible loss of capital of investor or the value of the investments is impaired. The basis for making provisions is based on the consolidated financial statements of the investee (if it is a parent company), and the investee's financial statements (if it is an independent enterprise without subsidiaries).

Principles for accounting equity investments in other entities

Equity investments in other entities are investments made by the Company in the equity instruments of another entity, but the Company has neither control nor significant influence over, nor joint control of, the investee.

Investments are recognized at cost, comprising purchase price and directly attributable acquisition costs. When investments are made in the form of non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the time of the transaction.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

3. Principles for accounting financial investments (continue)

Regarding the investments the Company holds for a long time (not trading securities) and has insignificant influences over the investees, provision for the loss will be made as follows:

- + If an investment in listed shares or the fair value of the investment is determined reliably, the provision shall be made according to the market values of the shares.
- + If it is impossible to determine the investments' fair value at the reporting date, the provision will be made based on the loss that the investee suffers. The basis for making provision for loss of investments is the consolidated financial statements of the investee (if it is a parent company), and the investee's financial statements (if it is an independent enterprise without a subsidiary).

4. Principle for recording trade receivables and other receivables

Principle for recording receivables: At cost less provision for doubtful receivables.

The classification of the receivables as trade receivables, internal receivables and other receivables depends on the nature of the transaction or relationship between the company and the debtor.

Method of making provision for doubtful receivables: Provision for doubtful debts is estimated for the loss value of the receivables, other held-to-maturity investments similar to doubtful debts that are overdue and undue, but are likely to become possibly irrecoverable due to insolvency of debtors who go bankruptcy, making procedures for dissolution, go missing or run away, etc.

5. Principle of recording inventories

Principle of recording inventories: Inventories are stated at cost less the provision for the devaluation and provision for obsolete or deteriorated inventories.

Costs of inventories are determined as follows:

- Raw materials and merchandise consists of purchase cost, transportation cost, and other costs incurred in bringing the inventories to their present location and condition.
- Finished goods: comprise costs of raw materials, direct labor, and related overhead costs, which are allocated based on appropriate criteria.
- Work-in-progress: comprise costs of direct raw materials, direct labor, and manufacturing overhead costs incurred during the production process to conduct unfinished construction works.

Method of calculating value of inventory: Monthly weighted average method.

Method of accounting for the inventories: Perpetual method.

Method of making provision for the devaluation of inventories: Provision for the devaluation of inventories is made when the net realizable value of inventories is lower than their original cost. Net realizable value is the estimated selling price less the estimated costs of completion and selling expenses. Provision for the devaluation of inventories is the difference between the cost of inventories greater than their net realizable value. Provision for the devaluation of inventories is made for each inventory with the cost greater than the net realizable value.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

6. Principle for recording and depreciating fixed assets

Principle of recording tangible fixed assets

Tangible fixed assets are stated at the original cost less accumulated depreciation. The original cost of a tangible fixed asset comprises all expenditures of bringing the asset to its working condition and location for its intended use. The expenditures incurred after initial recognition are only capitalized if they generate future economic benefits from the use of those tangible fixed assets. The expenditures which do not meet the above conditions are charged to the expenses in the period.

When the assets are sold or disposed of, their original costs and the accumulated depreciation which have been written off, and any gain or loss from the disposal of assets are recorded as income or expense during the period.

Determination of original cost in each case:

Tangible fixed assets purchased

The original cost of purchased tangible fixed assets shall consist of the actual purchase price (less (-) trade discounts or reduction), taxes (excluding taxes to be refunded) and relevant expenses calculated to the time when such fixed assets are put into operation such as fees for installation and trial operations, specialists and other direct costs.

Principles for recording intangible fixed assets

Intangible fixed assets are stated at the original cost less accumulated amortization. The original cost of an intangible fixed asset comprises all costs incurred by the enterprise to acquire that asset from the date of its operation as expected.

Determination of original cost in each case:

Land use right

The original cost of intangible fixed assets, which are land use rights, is the amount paid when acquiring legitimate land use rights from others, compensation costs, land clearance costs, ground leveling costs, registration fees, etc. (or the value of land use rights received as joint venture capital contributions).

Method of depreciating fixed assets

Fixed assets are depreciated on straight line basis over their estimated useful lives. Useful life means the duration in which the tangible fixed assets produce their effect on production and business.

Estimated useful lives of the fixed assets are as follows:

<i>Factories, structures</i>	<i>05- 50 years</i>
<i>Means of transportation</i>	<i>06 - 10 years</i>
<i>Management equipment, tools</i>	<i>03 - 10 years</i>

7. Principles for recording liabilities

Liabilities are recorded at the original cost and not lower than the payment obligation.

The Company classifies liabilities into trade payables, internal payables and other payables depending on the nature of transactions and the relationship between the Company and debtors.

Liabilities must be recorded in detail according to the payment schedule, creditor, original currency (including the revaluation of liabilities that meet the definition of monetary items denominated in foreign currencies) and other factors as per the Company's management

At the reporting date, if it is evident that there is an unavoidable loss, an amount payable will be immediately recorded under prudent principles.

NOTES TO THE FINANCIAL STATEMENTS

*For the financial year ended 31 December 2025**Unit: VND***8. Principles for recording payables to employees, salary policies, and compulsory insurance**

Salaries are calculated and accrued as expenses during the period based on labor contracts and the Company's salary regulations. Accordingly, social insurance, health insurance, and unemployment insurance are also accrued at rates of 25.5%, 4.5%, and 2% of employees' salaries, respectively. The Company recognizes an expense for social insurance, health insurance, and unemployment insurance at 21.5% of salaries, while 10.5% is withheld from employees' salaries.

Salaries paid to employees are stipulated in labor contracts.

9. Principles for recording accrued expenses

Accrued expenses include costs associated with production and business suspension, interest expenses, provisions for cost of goods sold and finished real estate products, and accrued annual leave pay, which have been incurred during the reporting period but not yet settled. These expenses are recorded based on reasonable estimates of the amounts payable pursuant to specific contracts and agreements.

10. Principles for recording unearned revenue

Unearned revenue refers to revenue that will be recorded in proportion to the obligations that the Company must perform in one or more following accounting periods.

Unearned revenue includes advances from customers in advance for one or more accounting periods related to property rentals; prepaid interest on loans or purchasing debt instruments; the difference between installment sales price and cash sales price; revenue corresponding to the value of goods, services or discounts granted to customers through loyalty programs...

11. Principles for recording owners' equity**Principle for recording owners' contributed capital**

The owners' capital is the amount initially contributed by members and supplemented by shareholders. Owner's capital is recorded at the contributed capital by cash or assets calculated at the par value of shares issued in the early establishment period or additional mobilization to expand the operation.

Principles for recording undistributed profit:

Undistributed profit after tax is recorded at the profit (loss) from the Company's result of operation after deducting the current corporate income tax expense and the adjusted items due to the retroactive application of changes in accounting policy and adjustments for material misstatement of the previous years.

The distribution of profits is based on the Company's charter and approved by the Annual General Meeting of SI

NOTES TO THE FINANCIAL STATEMENTS

*For the financial year ended 31 December 2025**Unit: VND***12. Principles and methods for recording revenues and other income****Principles and methods for recording revenue from services rendered**

Revenue from a service rendered is recognized when the transaction results can be measured reliably. In a case where the services are rendered in several periods, the revenue will be recorded by the part of completed works at the balance sheet date. Revenue from services rendered is recognized when all four (4) of the following conditions are satisfied simultaneously: 1. The revenue is determined firmly. When the contract specifies that buyers are entitled to return the service they have bought under specific conditions, the enterprise will record the revenue only when those conditions no longer exist and the buyers do not have the right to return the service; 2. The economic benefits associated with the transaction have flown or will flow from the supply of the service; 3. Part of completed works can be determined at the balance sheet date; 4. The costs incurred or to be incurred in respect of the transaction can be measured reliably.

If the contract result cannot be determined reliably, revenue will only be recognized at the recoverable amounts of the recognized costs.

Principles for recording revenue from construction contracts

Revenue from a construction contract comprises: Initial revenue recognized in the contract; and increases or decreases when executing the contract, bonuses and other payments if these items are likely to change revenue and can be reliably determined. Revenue from a construction contract is measured at the fair value of the amounts received or to be received. The determination of contract revenue is affected by many uncertain factors because they depend on future events. Estimates often need to be revised as these events occur and uncertainties are resolved. Therefore, contract revenue may increase or decrease over time.

Principles and methods of recording revenue from leasing assets

Revenue from leasing assets is recorded under the principle of allocating the prepaid rental income over the rental period.

In cases where the lease period accounts for more than 90% of the asset's useful life, the Company applies the method of recognizing revenue at once for the entire prepaid lease amount when the following four conditions are simultaneously met: 1. The lessee does not have the right to unilaterally terminate the lease contract, and the lessor has no obligation to refund the prepaid amount under any circumstances or in any form. 2. The prepaid lease amount is not less than 90% of the total estimated lease amount to be collected under the contract during the lease term, and the lessee must pay the full lease amount within 12 months from the start of the lease. 3. Almost all risks and benefits associated with ownership of the leased asset have been transferred to the lessee. 4. The cost of the leasing activity can be relatively estimated.

Principles and methods for recording financial income

Financial Income includes interests, royalties, dividends and profit received, and other financial income (investment in trading securities, liquidation of joint venture capital contributions, investment in associates, subsidiaries, other capital investments; foreign exchange gains; and capital transfer gains), etc.

NOTES TO THE FINANCIAL STATEMENTS

*For the financial year ended 31 December 2025**Unit: VND***12. Principles and methods for recording revenues and other income (continue)**

Revenue from interest, royalties, dividends and profit received is recognized when both of the two following conditions are satisfied: 1. It is possible to obtain benefits from the transaction; 2. Revenue is determined with relative certainty.

- Interest income is recognized based on the time and actual interest rates in each period.
- Dividends and profits received are recorded when shareholders are entitled to receive dividends or capital contributors are entitled to receive profits from capital contribution.

When an amount that has been recorded as an income becomes irrecoverable, such irrecoverable or uncertainly recoverable amount must be recorded as an expense incurred in the period, but not recorded as an income decrease.

13. Principles and methods of recording cost of goods sold

The cost of goods sold reflects the costs of goods, products and services, investment properties; the production cost of construction products (for construction companies) sold in the period; Costs related to real estate business activities, and other costs recorded in the cost of goods sold or recorded as a decrease in the cost of goods sold in the reporting period. The cost of goods sold is recorded at the date the transaction incurs or is likely to incur in the future regardless of whether payment has been made or not. The cost of goods sold and revenue shall be recorded simultaneously on the matching principle. Expenses exceeding normal consumption levels are recorded immediately to the cost of goods sold on a prudent principle.

14. Principles and methods for recording Corporate income tax expense

Corporate income tax expense includes current corporate income tax and deferred corporate income tax incurred in the year, which sets a basis for determining operating results after tax in the current fiscal year.

Current Corporate tax expense is the tax payable on the taxable income and tax rate enacted in the current year.

The tax payables to the State budget will be finalized with the tax office. The difference between the tax payables specified in the book and the tax amounts under finalization will be adjusted when the tax finalization has been issued by the tax office.

15. Principles for recording earnings per share

Earnings Per Share (EPS) is calculated by dividing the profit or loss attributable to common shareholders, after deducting the Bonus and Welfare Fund established during the period, by the weighted-average number of common shares outstanding during that period.

Diluted EPS is calculated by dividing profit or loss after tax attributable to common shareholders (after adjusting for dividends on preferred convertible shares) by the weighted average number of common shares outstanding during the period and the weighted average number of the common shares will be issued in the case where all dilutive potential common are converted into common shares.

NOTES TO THE FINANCIAL STATEMENTS*For the financial year ended 31 December 2025**Unit: VND***16. Financial instruments****Initial recognition:*****Financial assets***

According to Circular No. 210/2009/TT-BTC dated 06 November 2009 (Circular No. 210) by the Ministry of Finance, financial assets are classified properly, for the purpose of presentation in the financial statements, into the financial assets which are stated at fair value through the Income Statement, loans and receivables, held-to-maturity investments and available-for-sale financial assets. The Company decides to classify these assets at the date of initial recognition.

At the date of initial recognition, financial assets are recognized at cost plus directly related transaction costs.

Financial assets of the Company comprise cash, short-term deposits, trade receivables and other receivables, loans, listed and unlisted financial instruments and derivative financial instruments.

Financial liabilities

Financial liabilities under Circular 210, for financial statement disclosure purposes, are appropriately classified into financial liabilities recognized through the Income Statement and financial liabilities measured at amortized cost. The Company determines the classification of financial liabilities at the time of initial recognition.

All financial liabilities are initially recognized at cost plus directly related transaction costs.

Financial liabilities of the Company comprise trade payables, other payables, borrowings and liabilities and derivative financial instruments.

Value after initial recognition

Currently, there are no requirements for the re-measurement of the financial instruments after initial recognition

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the financial statements if, and only if, there is a currently enforceable legal right to offset the financial assets against financial liabilities or vice-versal and there is an intention to settle on a net basis or to realize the assets and settle the liability simultaneously.

17. Related parties

Related parties include enterprises and individuals that directly or indirectly through one or more intermediaries, control, or are under control of the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the enterprise, key management personnel such as Board of Directors, Board of Management and close members of the family of these individuals and companies associated with these individuals also constitute related parties. In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025 Unit: VND

V. ADDITIONAL INFORMATION FOR ITEMS IN THE BALANCE SHEET

1. Cash and cash equivalents

	31/12/2025	01/01/2025
Cash	940,573,327	874,199,042
Cash on hand	28,346,170	40,188,950
Demand deposits	912,227,157	834,010,092
	940,573,327	874,199,042

2. Financial investments

a) Held to maturity investments

	31/12/2025		01/01/2025	
	Cost	Book value	Cost	Book value
Short-term investments	20,637,370,393	20,637,370,393	18,058,320,059	18,058,320,059
- Term deposits	20,637,370,393	20,637,370,393	18,058,320,059	18,058,320,059
	20,637,370,393	20,637,370,393	18,058,320,059	18,058,320,059

Held to maturity investment represents deposits at Vietnam Maritime Commercial Joint Stock Bank - Dong Da Branch and Saigon-Hanoi Commercial Joint Stock Bank - Dong Do Branch with a term of 6 months, interest rates ranging from 5%/year to 7.7%/year.

MECHANICAL ENGINEERING SERVICE JOINT STOCK COMPANY
NOTES TO THE FINANCIAL STATEMENTS

Unit: VND

For the financial year ended 31 December 2025

2. Financial investments

b) Equity investments in other entities

	31/12/2025			01/01/2025		
	Cost	Fair value (*)	Provision	Cost	Fair value (*)	Provision
Investments in Joint ventures, associates	-		-	30,740,000,000		-
- Sai Dong Land Joint Stock Company	-		-	30,740,000,000		-
Other investment	46,740,000,000		-	16,000,000,000		-
- Tu Hiep Hong Ha Petroleum Joint Stock	16,000,000,000		-	16,000,000,000		-
- Sai Dong Land Joint Stock Company	30,740,000,000		-	-		-
	46,740,000,000		-	46,740,000,000		-

(*) The Company has not determined the fair value of these financial investments as Vietnamese Accounting Standards and Vietnamese Enterprise Accounting Regime have not yet provided specific guidance on determining fair value.

For the financial year ended 31 December 2025

Unit: VND

Details of Other investment:

Sai Dong Land Joint Stock Company

Sai Dong Land Joint Stock Company was established and operates under Business Registration Certificate No. 0106894004, first issued on 6 July 2015 by the Hanoi Authority for Planning and Investment and 6th amended certificate on 5 June 2025. The company's principal business lines are real estate trading, construction of civil engineering works, and entertainment services.

Company's name	31/12/2025			01/01/2025		
	Cost of investment	Contribution ratio	Voting rights ratio	Cost of investment	Contribution ratio	Voting rights ratio
- Sai Dong Land Joint Stock Company	30,740,000,000	15.37%	15.37%	30,740,000,000	15.37%	29%

In the year, the Company received dividends from Sai Dong Land Joint Stock Company in 2024 according to the decision of the General Meeting of Shareholders No. 03A/2025/QĐ-ĐHCD with an amount of VND 461,100,000.

In addition, the Company conducted an auction to sell the right to purchase shares of Sai Dong Land Joint Stock Company. After completing the transaction, the Company's voting rate decreased from 29% to 15.37%, the Company has reclassified this investment from the indicator "Investment in Joint ventures, associates" to the indicator "Other investment". Advisory expenses and proceeds arising from the sale of share rights are described in detail in Annex VI.3; 4.

Tu Hiep Hong Ha Petroleum Joint Stock Company

Tu Hiep Hong Ha Petroleum Joint Stock Company was established and operates under Business Registration Certificate No. 0102354784 first issued on 22 August 2007 by the Hanoi Authority for Planning and Investment and 17th amended certificate on 11 November 2024. The company's principle business lines are activities are the construction of residential areas, new urban areas, tourist resorts, and entertainment complexes.

Company's name	31/12/2025			01/01/2025		
	Cost of investment	Contribution ratio	Voting rights ratio	Cost of investment	Contribution ratio	Voting rights ratio
- Tu Hiep Hong Ha Petroleum Joint Stock Company	16,000,000,000	2.266%	2.266%	16,000,000,000	2.266%	2.266%



NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025 Unit: VND

3. Short-term trade receivables

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
Civil Engineering				
- Construction Corporation No.8	1,690,837,405	(1,690,837,405)	1,690,837,405	(1,690,837,405)
Long Bien District				
- Construction Investment Project Management Board	1,289,373,000	(1,289,373,000)	1,289,373,000	-
Long Bien District				
- Construction Investment Project Management Board	942,621,200	(942,621,200)	942,621,200	(942,621,200)
- Others	3,625,655,471	(3,362,383,157)	4,511,266,686	(2,909,048,377)
	7,548,487,076	(7,285,214,762)	8,434,098,291	(5,542,506,982)

4. Short-term prepayments to suppliers

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
HTK Thien Minh Joint Stock Company	400,000,000	-	165,440,500	
Thang Loi Joint Stock Company	328,000,000	-	328,000,000	-
New Wealth Electric Mechanism Trading Joint Stock Company	220,843,900	-	237,000,000	-
Lam Vien Vietnam Joint Stock Company	211,521,000	(211,521,000)	211,521,000	-
Anbinh Taca Joint Stock Company	28,706,751	-	100,000,000	-
- Others	435,739,724	(142,800,375)	609,300,375	-
	1,624,811,375	(354,321,375)	1,651,261,875	-

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

5. Other receivables

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
a) Short-term				
- Receivables from equitization	203,634,789	-	164,045,431	-
- Estimated interest receivable	254,818,658	-	209,358,014	-
- Advance	668,397,510	-	128,659,066	-
- Other receivables	9,108,761,172	-	8,779,406,128	-
Receivables from Project Management Board (i)	6,095,935,282	-	6,095,935,282	-
Security guards at the Waste Treatment Plant (ii)	2,120,106,388	-	1,788,532,169	-
Advances from employees (iii)	781,016,625	(781,016,625)	781,016,625	(781,016,625)
Non-deductible VAT	87,728,447	-	87,728,447	-
Receivables for employee social insurance	23,974,430	-	26,193,605	-
	10,235,612,129	(781,016,625)	9,281,468,639	(781,016,625)
b) Long-term				
Indochina Resources				
- Development Joint Stock Company (iv)	21,050,429,167	-	21,050,429,167	-
Song Hong Joint Stock Company (v)	419,528,168	-	241,809,437	-
	21,469,957,335	-	21,292,238,604	-

(i), (ii): These expenses relate to the implementation of the Project on the land in Tà Thanh Oai commune, Thanh Tri District, Hanoi. This land previously belonged to the Waste Treatment Plant construction project, which the Company was the investor. In 2013, Hanoi City had a policy to study and develop the "Ecological Urban Complex, Commercial Services, and Sports Project". All related expenses incurred will be collected and allocated to the parties when the project on this land is approved by the competent authority for implementation.

NOTES TO THE FINANCIAL STATEMENTS

*For the financial year ended 31 December 2025**Unit: VND***5. Other receivables (continue)**

(iii) These are advances from resigned employees:

- The Advance from Pham Thanh Son: An amount of VND 560,340,000 originated from 2002 when Mr. Cao Van Son (The Company's Director) signed a land purchase contract with Mr. Nguyen Huu Bang using Pham Thanh Son's advance - an employee of the Company. Mr. Pham Thanh Son retired from the Company in 2005. This debt was transferred between Director Cao Van Son and Director Nguyen Quoc Dam during the company's transformation in 2005. In November 2017, Mr. Nguyen Quoc Dam retired, this debt has not been resolved. This debt is currently unlikely to be recovered.

- The advance debt of Mr. Nguyen Tien Thanh of VND 83,676,625 arose in 2005 when Mr. Nguyen Tien Thanh is an employee of the Brick Factory. In October 2007, Mr. Nguyen Tien Thanh voluntarily resigned from the Company when he was disciplined by the Company for collecting debts for brick purchases from customers but not submitting them to the Company. This debt is currently unrecoverable.

(iv) Receivables under Joint Venture Contract No. 08/2011/HD-HTDT dated 5 April 2011 on cooperation in investment, construction, management, exploitation and operation of the Ecological complex, commercial services, and sports project in Ta Thanh Oai Commune, Thanh Tri District, Hanoi. This receivable has been recorded as an increase in State capital with the corresponding value under Decision No. 3468/QĐ-UBND dated 24 July 2015 of the Hanoi People's Committee on approving the enterprise value and equitization plan of Mechanical Engineering Service One Member Company Limited. On 4 April 2023, Indochina Resources Development Joint Stock Company confirmed in writing that "as soon as the competent authority approves the Project, Indochina Resources Development Joint Stock Company is approved as a member to participate in the implementation of the Project, Indochina Resources Development Joint Stock Company commits to pay all expenses as agreed upon in the Investment Cooperation Contract.

(v) Land rental payment on behalf of Song Hong Joint Stock Company.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025 Unit: VND

6. Bad debts

	31/12/2025		01/01/2025	
	Cost	Recoverable amount	Cost	Recoverable amount
+ Trade receivables	7,285,214,762	-	5,542,506,982	-
Construction Enterprise 60 - Construction Company 665	472,037,400	-	472,037,400	-
808 Construction Investment Joint Stock Company	628,878,915	-	628,878,915	-
Contrexim Investment and Construction Joint Stock Company No. 8	942,621,200	-	942,621,200	-
Civil Engineering Construction Corporation No.8	1,690,837,405	-	1,690,837,405	-
Long Bien District Construction Investment Project Management Board	1,289,373,000	-	-	-
Others	2,261,466,842	-	1,808,132,062	-
+ Other receivables	781,016,625	-	781,016,625	-
Mr. Pham Thanh Son	560,340,000	-	560,340,000	-
Mr. Pham Minh Nam	137,000,000	-	137,000,000	-
Mr. Nguyen Tien Thanh	83,676,625	-	83,676,625	-
+ Prepayments to suppliers	354,321,375	-	-	-
Lam Vien Vietnam Joint Stock Company	211,521,000	-	-	-
Viet Nam GAISEN Joint Stock Company	50,000,000	-	-	-
Quang Long Development Trading Company Limited	92,800,375	-	-	-
	8,420,552,762	-	6,323,523,607	-

7. Inventory

	31/12/2025		01/01/2025	
	Cost	Provision	Cost	Provision
- Raw materials	138,412,400	-	138,412,400	-
- Tools	14,342,593	-	-	-
- Work in progress	1,072,425,311	-	659,211,088	-
- Finished products	109,995,491	(15,315,491)	109,995,491	(15,315,491)
- Merchandise	2,200,906,224	(91,760,497)	2,200,906,224	(91,760,497)
	3,536,082,019	(107,075,988)	3,108,525,203	(107,075,988)

NOTES TO THE FINANCIAL STATEMENTS*For the financial year ended 31 December 2025**Unit: VND***8 . Tangible fixed assets**

	Buildings, structures	Means of transportation	Management fixed assets	Other intangible fixed assets	Total
Original cost					
Opening balance	62,269,514,534	3,271,455,998	165,842,727	651,085,030	66,357,898,289
- Purchases	-	-	32,074,074	-	32,074,074
Closing balance	62,269,514,534	3,271,455,998	197,916,801	651,085,030	66,389,972,363
Accumulated depreciation					
Opening balance	11,459,820,159	3,166,655,160	165,842,727	-	14,792,318,046
- Depreciated for the year	1,016,380,956	104,800,838	-	-	1,121,181,794
Closing balance	12,476,201,115	3,271,455,998	165,842,727	-	15,913,499,840
Net book value					
Opening balance	50,809,694,375	104,800,838	-	651,085,030	51,565,580,243
Closing balance	49,793,313,419	-	32,074,074	651,085,030	50,476,472,523

- Original cost of fixed assets at the end of the year fully depreciated but are still in use: 5,410,896,628 VND

- Of which, the site clearance cost of VND 17,607,916,631 was finalized by the Hanoi Department of Finance. This is the cost incurred related to compensation for crops and site clearance for land belonging to the Waste Treatment Plant Project. Currently, the Waste Treatment Plant Project was halted under Document No. 756/UBND-KH&DT dated 7 February 2007 by the Hanoi People's Committee and the Company is now in the process of proposing a policy to change the land use purpose to establish a new investment project aligned with Thanh Tri District's master plan at a scale of 1/5000 approved by the Hanoi People's Committee since 29 June 2009. Therefore, the Company does not depreciate this asset.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

9. Intangible fixed assets

The Company's intangible asset is the ownership value of 1,000 m2 of office space to be formed in the future, worth VND 13,435,977,000, according to the Business Cooperation Contract No. 27/2015/HTKD/CD-DXMB&MS dated 31 March 2015 to implement the Mixed-Function Complex Project (High-rise residential area combined with commercial services, low-rise housing and kindergarten) at Sai Dong Street, Viet Hung Ward, Long Bien District, Hanoi. This is the asset that the Company will manage and use in the future when implementing the business cooperation contract and has been recorded as an increase in state capital with the corresponding value under Decision No. 3468/QĐ-UBND dated 24 July 2015 of the Hanoi People's Committee on approving the enterprise value and equitization plan of Mechanical Engineering Service One Member Company Limited.

10. Trade payables

	31/12/2025		01/01/2025	
	Value	Recoverable amount	Value	Recoverable amount
- Minh Khoi Production and Landscape Service Joint Stock Company	870,704,852	870,704,852	870,704,852	870,704,852
- Xuan Vinh Co., Ltd	713,021,900	713,021,900	713,021,900	713,021,900
- Others	1,287,787,109	1,287,787,109	1,431,313,068	1,431,313,068
	2,871,513,861	2,871,513,861	3,015,039,820	3,015,039,820

11. Short-term advances from customers

	31/12/2025	01/01/2025
- 68 Trading Construction and Service Joint Stock Company	1,306,547,600	1,306,547,600
- Others	216,089,487	252,089,517
	1,522,637,087	1,558,637,117

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

12. Taxes and payables to the State

	01/01/2025	Payables during the year	Paid during the year	31/12/2025
a. Payables				
- Land tax, land rental fees	-	177,718,731	177,718,731	-
- Other taxes	-	3,000,000	3,000,000	-
Total	-	180,718,731	180,718,731	-
b. Receivables				
- Corporate income tax	8,183,852	-	-	8,183,852
- Personal income tax	165,533,258	500,000	-	165,033,258
Total	173,717,110	500,000	-	173,217,110

Value added tax

The company pays value-added tax using the deduction method. The value-added tax rates are as follows:

	Tax rates
- Value added tax rate for landscape maintenance activities	Not subject to tax
- Value added tax rate for real estate leasing activities	10%
- Value added tax rate for construction repair and other activities:	10%; 8%

Corporate income tax rate

Income from business activities is subject to corporate income tax at a rate of 17%.

Land rental fees

Land rent is paid according to the notice from the tax authorities.

13. Other payables

	31/12/2025	01/01/2025
a. Short-term		
- Payable for insurance premium refund	152,470,275	165,272,015
- Overpaid personal income tax	192,580,528	192,580,528
- Others	-	20,145,004
	345,050,803	377,997,547
b. Long-term		
- Long-term deposits, collaterals	358,630,400	364,368,400
	358,630,400	364,368,400

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

14. Owners' equity

a. Reconciliation table of changes in Owners' equity

	Owners' contributed capital	Undistributed Profit after tax	Total
Previous year opening balance	186,000,000,000	(22,275,289,290)	163,724,710,710
Loss from previous years	-	(756,335,355)	(756,335,355)
Previous year closing balance	186,000,000,000	(23,031,624,645)	162,968,375,355
Current year opening balance	186,000,000,000	(23,031,624,645)	162,968,375,355
Gain for the year	-	236,466,127	236,466,127
Current year closing balance	186,000,000,000	(22,795,158,518)	163,204,841,482

b. Detail of owners' contributed capital

	Closing balance	Rate	Opening balance	Rate
	VND	%	VND	%
State capital	183,938,000,000	98.9%	183,938,000,000	98.9%
Other shareholders	2,062,000,000	1.1%	2,062,000,000	1.1%
	186,000,000,000	100%	186,000,000,000	100%

c. Capital transactions with owners and distribution of dividends, profit

	Year 2025	Year 2024
Contributed capital of owners		
- At the beginning of the year	186,000,000,000	186,000,000,000
- At the end of the year	186,000,000,000	186,000,000,000

d. Share

	31/12/2025	01/01/2025
Number of registered shares	18,600,000	18,600,000
Number of shares issued and fully contributed	18,600,000	18,600,000
- Common shares	18,600,000	18,600,000
Number of shares in circulation	18,600,000	18,600,000
- Common shares	18,600,000	18,600,000
Par value of share in circulation: VND per share	10,000	10,000

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025 Unit: VND

15. Off-balance sheet items

Foreign currencies

	Convert VND	31/12/2025	01/01/2025
- Dollar	19,570,006	750.47	763.67
- Euro	7,311,002	240.90	251.10

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE INCOME STATEMENT

1. Revenue from goods sold and services rendered

	Year 2025	Year 2024
Revenue from services rendered	2,030,730,606	3,369,278,515
Total	2,030,730,606	3,369,278,515

2. Cost of goods sold

	Year 2025	Year 2024
Cost of services rendered	1,221,585,940	2,493,262,768
Total	1,221,585,940	2,493,262,768

3. Financial income

	Year 2025	Year 2024
Interest from loans, deposits	914,596,605	716,667,917
Payment for the transfer of the right to purchase shares	4,178,918,600	-
Dividends, profit received	461,100,000	754,216,470
Foreign exchange gain during the year	1,473,024	-
Foreign exchange gain due to revaluation of closing balance	204,050	-
Total	5,556,292,279	1,470,884,387

4. Financial expenses

	Year 2025 VND	Year 2024 VND
Foreign exchange loss due to revaluation of closing balance	-	132,249
Expense for the transfer of the right to purchase shares	365,183,771	-
Total	365,183,771	132,249

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

5. Selling expenses and General and administrative expenses

a. Selling expense

	Year 2025	Year 2024
Labor costs	306,180,770	168,104,315
External service costs	90,219,634	53,844,005
Total	396,400,404	221,948,320

b. General and administrative expenses

Labor costs	1,238,871,721	1,297,374,911
Fixed asset depreciation	649,430,817	709,023,569
Provision expenses	2,097,029,155	-
Office supplies costs	76,588,472	-
Taxes, fees, charges	3,000,000	3,000,000
External service costs	805,747,553	784,022,464
Other expense in cash	521,592,268	332,429,995
Total	5,392,259,986	3,125,850,939

6. Other income

	Year 2025	Year 2024
Income from the disposals, resales of fixed assets	-	243,636,363
Others	25,004,560	25,000,001
Total	25,004,560	268,636,364

7. Other expenses

	Year 2025	Year 2024
Penalties	127,898	23,936,823
Others	3,319	3,522
Total	131,217	23,940,345

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

8. Business costs by factor

Year 2025	Year 2024
Raw material cost	1,650,353,505
Labor costs	924,777,985
Fixed asset depreciation	1,545,052,491
External service costs	1,121,181,794
Other costs in cash	1,130,709,144
	1,717,525,873
	1,263,104,650
	1,389,346,890
	335,429,995
Total	7,423,460,553
	5,119,501,000

9. Current Corporate income tax expense

Year 2025	Year 2024
<i>Corporate income tax from main operating activities</i>	
Total accounting profit before Corporate income tax	236,466,127
Adjustments to increase	(756,335,355)
- Non-deductible expenses	127,898
Adjustments to decrease	23,940,345
- Dividends, profit received	127,898
- Foreign exchange gain due to revaluation of closing balance	23,940,345
Taxable income	(461,304,050)
Current Corporate income tax expense (at a rate of 17%)	(754,216,470)
	(461,100,000)
	(754,216,470)
	(204,050)
	-
	(224,710,025)
	(1,486,611,480)
	-
	-

10. Basic earnings per share

The calculation of basic earnings per share (EPS) distributable to the common shareholders of the Company is based on the following data:

Year 2025	Year 2024
Net profit after tax	236,466,127
Profit attributable to common shareholders	(756,335,355)
Average number of common shares outstanding during the year	236,466,127
	(756,335,355)
	18,600,000
	18,600,000
Basic earnings per share	13
	(41)

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

VII FINANCIAL RISK MANAGEMENT POLICIES AND OBJECTIVES

The risks from financial instruments include market risk, credit risk and liquidity risk.

The Board of Management considers the application of management policies for the above risks as follows:

1. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in market prices. There are three market risks: interest rate risk, foreign exchange risk and other price risks, for example, risk of stock price. Financial instruments affected by the market risks include borrowings and liabilities, deposits, and available-for-sale investments.

The following sensitivity analyses relate to the financial position of the Company as at 31 December 2025 and 31 December 2024.

These sensitivity analyses have been prepared assuming that the value of net liabilities, the ratio of fixed-rate to floating-rate debt, and the correlation between financial instruments denominated in foreign currency remain unchanged.

When calculating these sensitivity analyses, the Board of Management assumes that the sensitivity of debt instruments classified as available-for-sale on the balance sheet and related items in the income statement is affected by changes in assumptions regarding the corresponding market risks. This analysis is based on the financial assets and liabilities held by the Company at 31 December 2025 and 31 December 2024.

Stock price risk

The listed and unlisted shares held by the Company are exposed to market risks arising from the uncertainty of the future investment value. The Company manages the stock price risk by setting investment limits. The Company's Board of Directors also reviews and approves decisions to invest in shares.

Foreign exchange risk

Foreign exchange risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in the exchange rate. The Company bears risks due to changes in the exchange rate of currencies other than VND related directly to the Company's operating activities.

The Company manages foreign currency risk by considering current and expected market conditions when planning future transactions in foreign currencies. The Company does not use any derivative financial instruments to hedge its foreign currency risks.

Sensitivity to foreign currency

The Company has not performed a sensitivity analysis for foreign currencies as the risk of changes in foreign currencies at the balance sheet date is not significant.

NOTES TO THE FINANCIAL STATEMENTS

*For the financial year ended 31 December 2025**Unit: VND***1. Market risk (continue)****Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risks due to changes in the interest rate of the Company mainly relate to: borrowings and liabilities, cash, and short-term deposits.

Sensitivity to interest rate

The Company has not performed a sensitivity analysis for interest rate as the risk of changes in interest rate at the balance sheet date is not significant.

Property risk

The Company determined the following risks related to its real estate investment portfolio: (i) development project costs may increase if there are delays in the planning process. The Company hires consultants who specialize in specific planning requirements within the project scope to mitigate risks that may arise during the planning process; (ii) the risk of the fair value of the real estate portfolio due to The Company determined the following risks related to its real estate investment portfolio: (i) development project costs may increase if there are delays in the planning process. The Company hires consultants who specialize in specific planning requirements within the project scope to mitigate risks that may arise during the planning process; (ii) the risk of the fair value of the real estate portfolio due to market and buyer fundamentals.

2. Credit risk

Credit risk is the risk that one party to a financial instrument or customer contract will cause a financial loss for the other party by failing to discharge an obligation. The Company bears credit risks from operating activities (mainly trade receivables) and from its financial activities including bank deposits, foreign exchange operations and other financial instruments.

Trade receivables

The Company minimizes the credit risk by only doing business with entities that have a good financial capacity and closely keeping track of the liabilities to speed up the recovery of debts. On the basis of this method and receivables related to different customers, the credit risk does not concentrate on a certain customer.

Bank deposits

The company mainly maintains deposits at large and prestigious banks in Vietnam. The Company finds that the concentration of credit risk on bank deposits is low.

The Company's Board of Management considers that the majority of financial assets are within limit and not impaired as these financial assets relate to reputable customers with good creditworthiness.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

3. Liquidity risk

Liquidity risk is the risk that arises from difficulty in fulfilling financial obligations due to a lack of capital. The liquidity risk of the Company mainly arises from the difference in the maturity of the financial assets and liabilities.

The Company supervises liquidity risk by maintaining an amount of cash, cash equivalents and borrowings from banks at the level that the Board of Management considers sufficient to satisfy the Company's activities and minimize influences of changes in cash flows.

The following table summarizes liquidity deadline of the Company's financial liabilities on the basis of estimated payments in accordance with contract which are not discounted:

	Less than 1 year	From 1 to 5 years	Over 5 years	Total
As at 31/12/2025				
Trade payables, other payables	2,871,513,861	358,630,400	-	3,230,144,261
	<u>2,871,513,861</u>	<u>358,630,400</u>	<u>-</u>	<u>3,230,144,261</u>
As at 01/01/2025				
Trade payables, other payables	3,035,184,824	364,368,400	-	3,399,553,224
	<u>3,035,184,824</u>	<u>364,368,400</u>	<u>-</u>	<u>3,399,553,224</u>

The Company can access capital sources and loans due within 12 months can be rolled over with existing lenders.

Secured assets

The Company had no financial assets pledged to others, nor received pledges from others as at 31 December 2025 and 31 December 2024.

The Company did not hold any third-party collaterals as at 31 December 2025 and 31 December 2024.

NOTES TO THE FINANCIAL STATEMENTS

Unit: VND

For the financial year ended 31 December 2025

4. Financial assets and liabilities

The fair value of financial assets and financial liabilities is stated at the value that the financial instruments are convertible in present transaction among partners, except for compulsory sale or disposal.

The Company uses the following methods and assumptions to estimate the fair value:

The fair value of cash on hand and short-term deposits, trade receivables, trade payables and other short-term liabilities is equivalent to the book value of these items because these instruments are in short-term.

Fair value of listed securities and financial debt instruments is determined at market value.

For unlisted securities that are frequently traded, the fair value is determined as the average price quoted by three independent securities companies at the end of the financial year.

Fair value of securities and financial investments for which fair value cannot be determined with certainty due to the lack of a highly liquid market for these securities, these financial investments are presented at book value.

Except for the items mentioned above, fair value of long-term financial assets and long-term financial liabilities has not been formally assessed and determined at 31 December 2025 and 31 December 2024. However, the Company's Board of Management assesses that the fair value of these financial assets and financial liabilities is not materially different from their book value at the end of the financial year.

The table below presents the book value and fair value of the financial instruments presented in the Company's financial statements.



NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

4. Financial assets and liabilities (continue)

	Book value		Fair value	
	31/12/2025	01/01/2025	31/12/2025	01/01/2025
	Value	Provision	Value	Provision
Financial assets				
- Held-to-maturity investments	20,637,370,393	-	18,058,320,059	-
- Trade receivables	7,548,487,076	(7,285,214,762)	8,434,098,291	(5,542,506,982)
- Long-term investments	46,740,000,000	-	16,000,000,000	-
- Other receivables	31,037,171,954	(781,016,625)	30,445,048,177	(781,016,625)
- Cash and cash equivalents	940,573,327	-	874,199,042	-
TOTAL	106,903,602,750	(8,066,231,387)	73,811,665,569	(6,323,523,607)
Financial liabilities				
- Trade payables	2,871,513,861	-	3,015,039,820	-
- Other payables	358,630,400	-	384,513,404	-
TOTAL	3,230,144,261	-	3,399,553,224	-

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

VIII. OTHER INFORMATION

1. Contingent liabilities, commitments, and other financial information

Pursuant to Notice No. 610/TB-VP of the Hanoi City People's Committee, the Company and Song Hong Joint Stock Company are requested to review the overall management and use of the land at 4 Tran Hung Dao Street, including: (1) Review procedures related to the swap of an office building with an area of 1,124m² on a leased land area of 281m² at No. 4 Tran Hung Dao, paid annually, for the plan to rearrange and handle state-owned houses and land of the Mechanical Engineering Service One Member Company Limited and the plan to equitize the Mechanical Engineering Service Company Limited, ensuring compliance with the law. (2) The implementation of swap contracts, cooperation contracts including continued implementation, termination, liquidation, and agreements on rights and obligations of parties) which has been described under Decision No. 3468/QĐ-UBND dated 24/7/2015 of the City People's Committee on approving the enterprise value and equitization plan of the Mechanical Engineering Service One Member Company Limited and the demarcation of the common path at the land plot at No. 4 Tran Hung Dao according to the conclusion of the City Inspectorate in the case the land use right certificate of the 281 m² land plot belongs to Mechanical Engineering Service One Member Company Limited, shall be implemented following the notification of the State Audit Office's conclusion. Accordingly, the Company is reviewing the procedures related to the swapping office buildings with Song Hong Joint Stock Company to comply with legal regulations.

2. Events occurred after the balance sheet date

There are no significant events occurring after the end of the accounting period that require adjustment and presentation in this financial statements.

3. Transaction with related parties

Significant transactions and balances with related parties during the period are as follows:

Related parties	Relationship
Cao Tien Dung	Chairman of the Board of Directors - In charge of management
Tran Minh Cuong	Member of the Board of Directors
To Huu Chung	Member of the Board of Directors
Sai Dong Land Joint Stock Company	Joint venture and associate company (classified to Other investment as of 31/12/2025)

Transactions with related parties are as follows:

Dividends, profit received	Year 2025	Year 2024
Sai Dong Land Joint Stock Company	461,100,000	514,216,470

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

Unit: VND

3. Transaction with related parties (continue)

Salaries, bonuses and other benefit of the Board of Directors and Board of Management

	Position	Year 2025	Year 2024
- Cao Tien Dung	Chairman of the Board of Directors - In charge of management	130,977,273	109,818,182
- To Huu Chung	Member of the Board of Directors cum Deputy General Director	114,013,637	95,509,090
- Tran Minh Cuong	Member of the Board of Directors cum Deputy General Director	116,713,637	95,509,090
		361,704,547	300,836,362

4. Comparative information

The comparative figures taken from the Consolidated Financial Statements for the year ended 31 December 2024 were audited by Branch of Moore AISc Auditing and Informatics Services Company Limited.

5. Information on the going-concern operation: The Company continues to operate in the future


Tran Phuong Lan
Prepaper

Hanoi, 10 March 2026


Nguyen Thi Van Ha
Chief Accountant




Cao Tien Dung
Chairman of the Board of Directors