

VIETNAM CONSTRUCTION JOINT STOCK COMPANY NO12 - V12

FINANCIAL STATEMENTS

FOR FIRST QUARTER 2026

HA NOI, MARCH 2026

STATEMENT OF FINANCIAL POSITION

As of 31 March 2026

Report: V12 - VINACONEX No.12, JSC.

Unit: VND

ASSETS	Code	Note	Ending Balance	Beginning Balance
A - CURRENT ASSETS	100		708.002.153.352	759.807.640.355
I. Cash and cash equivalents	110		166.141.017.672	294.969.966.468
1. Cash	111	D1	45.611.130.672	254.147.822.078
2. Cash equivalents	112		120.529.887.000	40.822.144.390
II. Short-term financial investment	120	D2	-	-
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities	122		-	-
3. Held-to-maturity investments	123		-	-
4. Provisions for held-to-maturity investments (short-term)	124		-	-
5. Other short-term financial investment	125		-	-
6. Provision for loss of financial investments	126		-	-
III. Short-term receivables	130		443.071.709.983	413.681.244.492
1. Short-term trade receivables	131	D3	93.356.486.645	108.479.397.631
2. Short-term prepayments to suppliers	132	D4	104.631.107.585	82.138.293.838
3. Short-term inter-company receivables	133	D5	-	-
4. Receivable according to the progress of construction contracts	134		-	-
5. Other short-term receivables	135	D7	303.295.088.611	281.274.525.881
6. Allowance for short-term doubtful debts	136	D7a	(58.210.972.858)	(58.210.972.858)
7. Deficit assets for treatment	137		-	-
IV. Inventories	140		84.305.165.897	41.538.699.093
1. Inventories	141	D8	84.305.165.897	41.538.699.093
2. Allowance for inventories	142		-	-
V. Short-term biological assets	150		-	-
1. Animals with a single-use product cycle	151		-	-
2. Seasonal crops or one-time harvest crops	152		-	-
3. Provision for impairment of short-term biological assets	153		-	-
VI. Other current assets	160		14.484.259.800	9.617.730.302
1. Short-term deferred expenses	161	D9	-	-
2. Deductible VAT	162	D10	14.413.304.880	9.546.775.382
3. Taxes and other receivables from the State	163	D10	70.954.920	70.954.920
4. Trading Government bonds	164		-	-
5. Other current assets	165		-	-
B - NON-CURRENT ASSETS	200		53.862.187.900	54.588.720.193
I. Long-term receivables	210		17.300.412.829	17.300.412.829
1. Long-term trade receivables	211	D3	-	-
2. Long-term prepayments to suppliers	212	D4	-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214	D5	-	-
5. Other long-term receivables	215	D7	17.300.412.829	17.300.412.829
6. Allowance for long-term doubtful debts	216	D7a	-	-
II. Fixed assets	220		13.742.468.353	14.101.237.349
1. Tangible fixed assets	221	D12	8.630.487.290	8.952.742.136
- Historical cost	222		62.370.681.602	62.370.681.602
- Accumulated depreciation	223		(53.740.194.312)	(53.417.939.466)

2. Financial leased assets	224	D13	-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	D14	5.111.981.063	5.148.495.213
- Historical cost	228		6.718.603.684	6.718.603.684
- Accumulated depreciation	229		(1.606.622.621)	(1.570.108.471)
III. Long-term biological assets	230			
1. Bearer Biological Assets - Livestock	231			
a. Immature Bearer Biological Assets	232			
b. Mature Bearer Biological Assets	233			
- Historical cost	234			
- Accumulated depreciation	235			
2. Biological assets for one-time harvest	236			
3. Seasonal crops or one-time harvest crops	237			
4. Provision for impairment of long-term biological assets	238			
IV. Investment property	240	D15	12.333.411.049	12.495.120.493
- Historical cost	241		19.203.636.607	19.203.636.607
- Accumulated depreciation	242		(6.870.225.558)	(6.708.516.114)
V. Long-term assets in process	250	D16	-	-
1. Long-term operating expenses in progress	251		-	-
2. Construction-in-progress	252		-	-
VI. Long-term financial investments	260		6.757.153.015	6.757.153.015
1. Investments in subsidiaries	261	D17	-	-
2. Investments in joint ventures and associates	262	D18	8.905.500.000	8.905.500.000
3. Investments in other entities	263	D19	-	-
4. Provisions for long-term financial investments	264		(2.148.346.985)	(2.148.346.985)
5. Held-to-maturity investments	265	D2	-	-
6. Provisions for long-term Held-to-maturity investments	266	D2	-	-
VII. Other non-current assets	270		3.728.742.654	3.934.796.507
1. Long-term deferred expenses	271	D20	3.728.742.654	3.934.796.507
2. Deferred income tax assets	272	D21	-	-
3. Long-term components and spare parts	273		-	-
4. Other non-current assets	274		-	-
TOTAL ASSETS	280		761.864.341.252	814.396.360.548

Unit: VND

LIABILITIES AND OWNER'S EQUITY	Mã số		Ending Balance	Beginning Balance
A - LIABILITIES	300		594.472.473.249	650.057.977.271
I. Current liabilities	310		571.543.951.786	626.896.077.315
1. Short-term payable to suppliers	311	D23	61.542.021.968	87.270.271.744
2. Short-term prepayments from customers	312	D24	341.071.219.931	360.356.030.118
3. Dividends and profit payable	313	D28	170.606.525	189.076.875
4. Taxes and other obligations to the State Budget (short-term)	314	D10	1.273.087.150	6.059.933.212
5. Payables to employees	315		1.236.188.353	3.729.330.720
6. Short-term accrued expenses	316	D25	84.414.798.158	90.443.570.307
7. Short-term inter-company payables	317	D26	-	-
8. Payable according to the progress of construction contracts	318		-	-

9. Short-term deferred revenue	319	D27	933.513.972	933.513.972
10. Other short-term payables	320	D28	77.621.255.240	75.123.045.788
11. Short-term loans and financial lease debts	321	D29	4.683.786.387	1.770.931.197
12. Provisions for short-term payables	322	D30	-	-
13. Bonus and welfare funds	323	D31	(1.402.525.898)	1.020.373.382
14. Price stabilization fund	324		-	-
15. Trading Government bonds	325		-	-
II. Long-term liabilities	330		22.928.521.463	23.161.899.956
1. Long-term payable to suppliers	331	D23	-	-
2. Long-term prepayments from customers	332	D24	-	-
3. Taxes and other obligations to the State Budget (long-term)	333		-	-
4. Long-term accrued expenses	334	D25	-	-
5. Inter-company payables for working capital	335		-	-
6. Long-term inter-company payables	336	D26	-	-
7. Long-term deferred revenue	337	D27	22.928.521.463	23.161.899.956
8. Other long-term payables	338	D28	-	-
9. Long-term loans and financial lease debts	339	D29	-	-
10. Transferable Bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred income tax liability	342	D32	-	-
13. Provisions for long-term payables	343	D30	-	-
14. Science and technology development fund	344	D33	-	-
B - OWNER'S EQUITY	400		167.391.868.003	164.338.383.277
I. Owner's equity	410		167.391.868.003	164.338.383.277
1. Owner's contribution Capital	411		116.360.000.000	116.360.000.000
- Common shares with voting rights	411a		116.360.000.000	116.360.000.000
- Preferred shares	411b		-	-
2. Share premiums	412		16.773.420.523	16.773.420.523
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury Shares	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development funds	418		17.972.667.153	17.972.667.153
9. Other funds	419		-	-
11. Retained earnings	420		16.285.780.327	13.232.295.601
- Retained earnings accumulated to the end of the previous period	420a		13.232.295.601	2.000.000.000
- Retained earnings of the current period	420b		3.053.484.726	11.232.295.601
TOTAL RESOURCES	440		761.864.341.252	814.396.360.548

Prepad on 17 April 2026

Prepared by
Duong To Uyen

Chief Accountant
Vu Nam Ha



General Director
Le Phung Hoa

COMBINED INCOME STATEMENTS

First Quarter 2026

Report: V12 - VINACONEX No.12, JSC.

Unit: VND

ITEMS	Cote	Note	First Quarter		Accumulated from the beginning of the year to the end of the current period	
			2026	2025	2026	2025
1. Revenue from sales of merchandise and rendering of services	01	D35	112.931.233.827	53.649.855.464	112.931.233.827	53.649.855.464
2. Revenue deductions	02	D36	-	-	-	-
3. Net revenue from sales of merchandise and rendering of services	10		112.931.233.827	53.649.855.464	112.931.233.827	53.649.855.464
4. Costs of sales	11	D37	105.688.970.866	50.132.728.452	105.688.970.866	50.132.728.452
5. Gross profit/(loss) from sales of merchandise and rendering of services	20		7.242.262.961	3.517.127.012	7.242.262.961	3.517.127.012
6. Gross profit/(loss) from Sales/Liquidation of real estate investment	21					
6. Financial income	22	D38	882.512.943	327.089.414	882.512.943	327.089.414
7. Financial expenses	23	D39	28.819.878	-	28.819.878	-
- In which: Interest expenses	24		28.819.878	-	28.819.878	-
9. Selling expenses	25	D40	-	-	-	-
10. General and administration expenses	26	D41	3.972.122.478	2.414.948.746	3.972.122.478	2.414.948.746
11 Net operating profit/(loss)	30		4.123.833.548	1.429.267.680	4.123.833.548	1.429.267.680
12. Other income	31	D42	-	-	-	-
13. Other expenses	32	D43	245.253.312	55.357.451	245.253.312	55.357.451
14. Other profit/(loss)	40		(245.253.312)	(55.357.451)	(245.253.312)	(55.357.451)
15. Total accounting profit/(loss) before tax	50		3.878.580.236	1.373.910.229	6.825.083.709	1.373.910.229
16. Current income tax	51	D44	825.095.510	286.182.337	825.095.510	286.182.337
17. Deferred income tax	52	D44	-	-	-	-
18. Profit/(loss) after tax	60		3.053.484.726	1.087.727.892	3.053.484.726	1.087.727.892
18.1 Holding Company's profit after tax	61		-	-	-	-
18.2 Non-controlling's profit after tax	62		-	-	-	-
19. Earnings per share	70		262	93	262	93
20. Declined interest per share	71		-	-	-	-

Prepared by



Duong To Uyen

Chief Accountant



Vu Nam Ha

Prepared on 17 April 2026

General Director



Le Phung Hoa

COMBINED CASH FLOW STATEMENT

As of 31 March 2026

Under indirect method

Report: V12 - VINACONEX No.12, JSC.

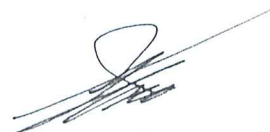
Unit: VND

ITEMS	Code	Note	Current period	Previous year
I. Cash flows from operating activities				
1. Profit/(loss) before tax	01		3.878.580.236	1.373.910.229
2. Adjustments				
- Depreciation of fixed assets and investment properties	02	D8	520.478.440	471.489.611
- Provisions	03		-	-
- Gain/loss from exchange rate differences due to revaluation of monetary items in foreign currencies	04		-	-
- Gain/loss from investing and financial activities	05		(882.493.412)	(327.059.642)
- Loan interest expenses	06	D24	28.819.878	-
- Others	07		-	-
3. Operating profit before changes of working capital	08		3.545.385.142	1.518.340.198
- Increase/decrease of receivables	09		(29.960.301.019)	(66.145.130.201)
- Increase/decrease of inventories	10		(42.766.466.804)	(26.318.202.714)
- Increase/decrease of payables	11		(56.381.550.156)	33.697.481.480
- Increase/decrease of deferred expenses	12		206.053.853	(408.397.893)
- Increase/decrease of trading securities	13		-	-
- Loan interests already paid	14		(28.819.878)	(71.877.944)
- Corporate income tax paid	15	D7	(4.797.228.906)	(991.761.739)
- Other gains	16		-	-
- Other cash outflows	17		(2.422.899.280)	(985.360.743)
Net cash flows from operating activities	20		(132.605.827.048)	(59.704.909.556)
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other long-term assets	21	D8	-	(618.181.818)
2. Gain from disposals and liquidation of fixed assets and other long-term assets	22	D27	-	-
3. Loans given and purchases of debt instruments of other entities	23		-	(78.000.000.000)
4. Recovery of loans given and disposal of debt instruments of other entities	24		-	5.000.000.000
5. Investments in other entities	25		-	-
6. Withdrawals of investments in other entities	26		-	-
7. Interest earned, dividends and profits received	27	D23	882.493.412	327.059.642
Net cash flows from investing activities	30		882.493.412	(73.291.122.176)
III. Cash flows from financing activities				
1. Gain from stocks issuance and capital contributions from	31		-	-
2. Repayment of capital contributions to owner and repurchases of stocks already issued	32		-	-
3. Proceeds from loans	33	D16	4.226.767.059	-
4. Repayment for loan principal	34	D16	(1.313.911.869)	(350.000.000)
5. Payment of financial lease debts	35		-	-
6. Dividends and profit paid to the owners	36		(18.470.350)	-
Net cash flows from financing activities	40		2.894.384.840	(350.000.000)
Net cash flows during the year	50		(128.828.948.796)	(133.346.031.732)
Beginning cash and cash equivalents	60		294.969.966.468	231.679.891.865
Effects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents	70		166.141.017.672	98.333.860.133

Prepad on 17 April 2026



Prepared by
Duong To Uyen



Chief Accountant
Vu Nam Ha



General Director
Le Phung Hoa

NOTES TO THE COMBINED FINANCIAL STATEMENTS

As of 31 March 2026

Report: V12 - VINACONEX No.12, JSC.

Unit: VND

D1- Cash and cash equivalents	Ending balance	Beginning balance
- Cash on hand	2.205.414.902	880.630.129
- Demand deposits	43.405.715.770	253.267.191.949
- Cash in transfer	-	-
- Cash equivalents	120.529.887.000	40.822.144.390
Total	166.141.017.672	294.969.966.468

Unit: VND

D3- Other short-term receivable	Ending balance	Beginning balance
- Receivable from construction crews	298.414.385.867	275.849.535.046
- Dividend receivable	-	-
- Advances to employees	1.528.647.091	1.570.040.140
- Collateral & deposit	2.663.670.127	3.626.728.377
- Other short-term receivable	688.385.526	228.222.318
Total	303.295.088.611	281.274.525.881

Unit: VND

D3- Other long-term receivable	Ending balance	Beginning balance
- Long-term collateral & deposit	980.412.829	980.412.829
- Entrusted receivable	-	-
- Other long-term receivable	16.320.000.000	16.320.000.000
Total	17.300.412.829	17.300.412.829

Unit: VND

D4- Shortage of assets awaiting resolution (in details)	Ending balance	Beginning balance
a) Cash	-	-
b) Inventories	-	-
c) Fixed assets	-	-
d) Other assets	-	-
Total		

Unit: VND

D8 - Inventories	Ending balance	Beginning balance
- Goods in transit	-	-
- Raw materials	-	-
- Tools, supplies	-	-
- Operating expenses in progress (*)	82.589.466.047	39.822.999.243
- Product	1.715.699.850	1.715.699.850
- Goods	-	-
- Entrusted goods for sale	-	-
- Goods in tax-suspension warehouse	-	-
Total	84.305.165.897	41.538.699.093

Unit: VND

D25- Accrued expenses	Ending balance	Beginning balance
a) Short-term	84.414.798.158	90.443.570.307
- Operating accruals	84.414.798.158	90.443.570.307
- Trading repo securities interest accruals	-	-
- Using capital interest accruals	-	-
- Loans interest expenses	-	-
- Others	-	-
b) Long-term	-	-
- Operating accruals	-	-
- Trading repo securities interest accruals	-	-
- Using capital interest accruals	-	-
- Loans interest expenses	-	-
- Others	-	-
Total	84.414.798.158	90.443.570.307

Unit: VND

D26- Short-term inter-company payables	Ending balance	Beginning balance
- Short-term inter-company loans	-	-
- Short-term inter-company other payables	-	-
Total	-	-

Unit: VND

D26- Long-term inter-company payable	Ending balance	Beginning balance
- Long-term inter-company loans	-	-
- Long-term inter-company other payables	-	-
Total	-	-

Unit: VND

D27- Deferred Revenue	Ending balance	Beginning balance
a) Short-term	933.513.972	933.513.972
- no.57 VTP Building for lease (from 1st-5th floor)	588.186.528	588.186.528
- no.57 VTP Apartment for lease (16th floor)	345.327.444	345.327.444
b) Long-term	22.928.521.463	23.161.899.956
- no.57 VTP Building for lease (from 1st-5th floor)	21.125.699.488	21.272.746.120
- no.57 VTP Apartment for lease (16th floor)	1.802.821.975	1.889.153.836

Unit: VND

D28-Other payables/Dividend payables	Ending balance	Beginning balance
a) Short-term		
- Dividend payables	170.606.525	189.076.875
- Loans interest payables	-	-
- Taxes and payable to State budget	-	-
- Surplus assets awaiting for resolution	-	-
- Trade Union fees, social insurance, health insurance	-	-
- Apartment building maintenance funds	-	-
- Construction crews payables	14.432.917.478	14.432.917.478
- Privatization payable	37.310.000	37.310.000
- Payables to VCG (National University Project)	62.087.135.900	59.024.398.810
- Other short-term payables	1.063.891.862	1.628.419.500
Total	77.791.861.765	75.312.122.663

b) Long-term		
- Long-term deposits received	-	-
- Other long-term payables	-	-
Total	-	-
c) Overdue outstanding debt (details of each item, reasons for non-payment)	-	-

Unit: VND

D30 - Provisions	Ending balance	Beginning balance
a) Short-term	-	-
- Product warranty provisions	-	-
- Construction warranty provisions	-	-
- Enterprise restructuring provisions	-	-
- Other provisions	-	-
b) Long-term	-	-
- Product warranty provisions	-	-
- Construction warranty provisions	-	-
- Enterprise restructuring provisions	-	-
- Other provisions	-	-

Unit: VND

D18 - Bonus and welfare funds	Ending balance	Beginning balance
Beginning balance	1.020.373.382	527.767.260
Increase due to appropriation from profit	-	1.976.266.865
Disbursement	(2.422.899.280)	(1.483.660.743)
Ending balance	(1.402.525.898)	1.020.373.382

Unit: VND

D35- Gross Revenue	First quarter-2026	First quarter-2025
- Construction contracts	110.837.355.635	51.630.943.259
- Real estate	1.452.241.828	1.399.275.841
- Industrial production	641.636.364	619.636.364
- Investment Real Estate	-	-
- Consulting service	-	-
- Import & export machinery	-	-
- Labor export	-	-
- Others	-	-
Total	112.931.233.827	53.649.855.464

Unit: VND

D36- Revenue deductions	First quarter-2026	First quarter-2025
- Sale discount	-	-
- Devaluation of sale	-	-
- Sale returns	-	-
- VAT payable (under direct method)	-	-
- Special consumption tax	-	-
- Export tax	-	-
Total	-	-

Unit: VND

D37- Costs of sales	First quarter-2026	First quarter-2025
- Construction contracts	104.086.978.792	48.437.446.431
- Real estate	956.135.638	748.541.884
- Industrial production	645.856.436	946.740.137
- Investment Real Estate		
- Consulting service	-	-
- Import & export machinery	-	-
- Labor export	-	-
- Others	-	-
- Provision for inventory devaluation	-	-
- Construction maintenance contingency	-	-
Total	105.688.970.866	50.132.728.452

Unit: VND

D38- Financial income	First quarter-2026	First quarter-2025
- Bank deposit interests	882.512.943	327.089.414
- Gains from liquidation of financial investment	-	
- Gains from divestment activities at subsidiaries	-	
- Interests on bond	-	
- Dividends or profits received	-	
- Interest from selling trading securities	-	
- Gains from exchange rate difference arising during the year	-	
- Unrealised exchange income	-	
- Deferred sales interest, discount payment	-	
- Other financial income	-	
Total	882.512.943	327.089.414

Unit: VND

D39- Financial expenses	First quarter-2026	First quarter-2025
- Interest expenses	28.819.878	
- Loss of trading securities	-	
- Loss from liquidation of investment	-	
- Loss from divestment activities at subsidiaries	-	
- Realised exchange loss	-	
- Unrealised exchange loss	-	
- Provision for devaluation of trading securities and loss of investment	-	
- Other expenses	-	
Total	28.819.878	

Unit: VND

D40- Selling expenses	First quarter-2026	First quarter-2025
- Employees	-	
- Materials and supplies	-	
- Depreciation of fixed assets	-	
- Apartment buildings warranty cost	-	
- External service rendered	-	
- Other expenses in cash	-	
Total	-	

Unit: VND

D41- General and administration expenses	First quarter-2026	First quarter-2025
- Employees	2.899.657.769	1.397.920.718
- Materials and supplies	172.459.604	98.925.897
- Office supplies	65.163.307	118.699.672
- Depreciation of fixed assets	243.942.337	220.660.894
- Taxes, fees and legal fees	-	6.647.273
- Distribution of business advantages and brand value	-	-
- Provision for bad debts	-	-
- External service rendered	590.899.461	572.094.292
- Other expenses in cash	-	-
Total	3.972.122.478	2.414.948.746

Unit: VND

D42- Other income	First quarter-2026	First quarter-2025
- Proceeds from liquidation, disposal of fixed assets	-	-
- Fines for violation of contract	-	-
- Other income	-	-
Total	-	-

Unit: VND

D43- Chi phí khác	First quarter-2026	First quarter-2025
- Residual value of liquidated assets	-	-
- Inventory handling	-	-
- Other expenses	245.253.312	55.357.451
Total	245.253.312	55.357.451

NOTES TO THE COMBINED FINANCIAL STATEMENTS

As of 31 March 2026

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Unit: VND

D10 - Taxes and other obligations to the State Budget		Beginning balance	Amount payable	Amount already paid/deducted	Ending balance
a) Payable		207.080.306	61.890.909	29.931.575	239.039.640
- VAT on local sales		-			-
- VAT on imported goods		-			-
- Special consumption tax		-			-
- Import & export tax		4.797.228.906	825.095.510	4.797.228.906	825.095.510
- Corporate income tax		42.749.000	251.689.100	286.236.100	8.202.000
- Personal income tax		555.000.000	110.000.000	555.000.000	110.000.000
- Natural resource tax		-			-
- Land & housing tax, land rental charges		457.875.000	91.392.853	458.517.853	90.750.000
- Other duties		6.059.933.212	1.340.068.372	6.126.914.434	1.273.087.150
Total		6.059.933.212	1.340.068.372	6.126.914.434	1.273.087.150
Short-term classification					
Long-term classification					
b) Deductible		-			-
- VAT on local sales		9.546.775.382	13.854.198.891	8.987.669.393	14.413.304.880
- VAT on imports		-			-
Total		9.546.775.382	13.854.198.891	8.987.669.393	14.413.304.880
c) Receivable					
- VAT on local sales		-			-
- VAT on imported goods		-			-
- Special consumption tax		-			-
- Import & export tax		-			-
- Corporate income tax		-			-
- Personal income tax		-			-
- Natural resource tax		-			-
- Land & housing tax, land rental charges		-			-
- Other duties		70.954.920			70.954.920
Total		70.954.920	-	-	70.954.920

NOTES TO THE COMBINED FINANCIAL STATEMENTS

As of 31 March 2026

Report: V12 - VINACONEX No.12, JSC.

Unit: VND

D12 - Increase & Decrease tangible fixed assets

Items	Buildings and structures	Office equipment	Vehicles	Machinery and equipment	Other tangible fixed assets	Total
Historical costs						
Beginning balance	9.777.859.235	88.000.000	42.501.674.206	8.843.953.146	1.159.195.015	62.370.681.602
Purchase in the year						-
Completed construction investment						-
Increase due to other reasons						-
Convert to investment properties						-
Liquidation, disposal						-
Decrease due to divestment						-
Decrease due to other reasons						-
Reclassify						-
Ending balance	9.777.859.235	88.000.000	42.501.674.206	8.843.953.146	1.159.195.015	62.370.681.602
Depreciation						
Beginning balance	4.766.870.864	88.000.000	41.555.535.769	6.102.223.236	905.309.597	53.417.939.466
Depreciation for the year	87.912.077		61.468.759	156.030.260	16.843.750	322.254.846
Increase due to other reasons						-
Convert to investment properties						-
Liquidation, disposal						-
Decrease due to divestment						-
Decrease due to other reasons						-
Reclassify						-
Ending balance	4.854.782.941	88.000.000	41.617.004.528	6.258.253.496	922.153.347	53.740.194.312
Net carrying amount						
Beginning balance	5.010.988.371	-	946.138.437	2.741.729.910	253.885.418	8.952.742.136
Ending balance	4.923.076.294	-	884.669.678	2.585.699.650	237.041.668	8.630.487.290

Ending balance Beginning balance

- The carrying amount of tangible fixed assets pledged as collaterals for borrowings:

- Cost of fully depreciated tangible fixed assets but still in use:

-
46.563.224.739 46.563.224.739

NOTES TO THE COMBINED FINANCIAL STATEMENTS
As of 31 March 2026

Report: V12 - VINACONEX No.12, JSC.

Unit: VND

D14- Increase & Decrease intangible fixed assets

Items	Land using right	Softwares	Establishment & productive right	Patents & creations	Other intangible fixed assets	Total
Historical costs						
Beginning balance	6.718.603.684	-	-	-	-	6.718.603.684
Purchase in the year	-	-	-	-	-	-
Investment in completed capital construction	-	-	-	-	-	-
Increase due to merge	-	-	-	-	-	-
Increase due to other reasons	-	-	-	-	-	-
Liquidation, disposal	-	-	-	-	-	-
Decrease due to other reasons	-	-	-	-	-	-
Ending balance	6.718.603.684	-	-	-	-	6.718.603.684
Depreciation						
Beginning balance	1.570.108.471	-	-	-	-	1.570.108.471
Depreciation for the year	36.514.150					36.514.150
Increase due to other reasons						-
Liquidation, disposal						-
Decrease due to other reasons						-
Ending balance	1.606.622.621	-	-	-	-	1.606.622.621
Net carrying amount						
Beginning balance	5.148.495.213	-	-	-	-	5.148.495.213
Ending balance	5.111.981.063	-	-	-	-	5.111.981.063

Ending balance **Beginning balance**
5.111.981.063 5.148.495.213

- The carrying amount of intangible fixed assets pledged as collaterals for borrowings:
- Cost of fully depreciated intangible fixed assets but still in use:

NOTES TO THE COMBINED FINANCIAL STATEMENTS
As of 31 March 2026

Report: V12 - VINACONEX No.12, JSC.

D15- Increase & Decrease investment properties

Unit: VND

Investment properties for lease					Total
Items	Land using right	Buildings and structures	Buildings and land using right		
Historical costs					
Beginning balance	6.643.040.051	12.560.596.556			19.203.636.607
Purchase in the year					-
Convert from capital construction in process					-
Reclassify					-
Increase due to other reasons					-
Liquidation, disposal					-
Decrease due to other reasons					-
Ending balance	6.643.040.051	12.560.596.556	-		19.203.636.607
Depreciation					
Beginning balance	1.552.449.576	5.156.066.538	-		6.708.516.114
Depreciation for the year	36.103.479	125.605.965			161.709.444
Increase due to other reasons					-
Liquidation, disposal					-
Decrease due to other reasons					-
Ending balance	1.588.553.055	5.281.672.503	-		6.870.225.558
Net carrying amount					
Beginning balance	5.090.590.475	7.404.530.018	-		12.495.120.493
Ending balance	5.054.486.996	7.278.924.053	-		12.333.411.049

Ending balance **Beginning balance**

- The carrying amount of investment properties pledged as collaterals for borrowings: -
- Cost of fully depreciated investment properties but still in use: -

NOTES TO THE COMBINED FINANCIAL STATEMENTS

As of 31 March 2026

Report: V12 - VINACONEX No.12, JSC.

Unit: VND

D9- Short-term deferred expenses	Beginning Balance	Increasing during the year	Posted to costs of production & business in period	Other carrying forward	Ending balance
- Instrument & tools	-	-	-	-	-
- Insurance expenses	-	-	-	-	-
- Others	-	-	-	-	-
Total	-	-	-	-	-

Unit: VND

D20- Long-term deferred expenses	Beginning Balance	Increasing during the year	Posted to costs of production & business in period	Other carrying forward	Ending balance
- Deferred operating leases expenses	-	-	-	-	-
- Establishment costs	-	-	-	-	-
- Prepaid valuable research expenses	-	-	-	-	-
- The costs for the implementation do not meet the criteria for recognition as intangible assets	-	-	-	-	-
- Instrument & tools	-	-	-	-	-
- Prepaid expenses of material-in-operating circulation	-	-	-	-	-
- Major repair for fixed assets	521.306.454	324.303.196	389.466.503	-	456.143.147
- Prepaid loans interest expenses	-	-	140.890.546	-	3.272.599.507
- Others	3.413.490.053	-	-	-	3.728.742.654
Total	3.934.796.507	324.303.196	530.357.049	-	3.728.742.654

NOTES TO THE COMBINED FINANCIAL STATEMENTS

As of 31 March 2026

Report: V12 - VINACONEX No.12, JSC.

Unit: VND

D2 - Financial Investments	Ending balance			Beginning balance		
	Original cost	Amount can be paid	Provision	Original cost	Amount can be paid	Provision
a) Trading securities	-	-	-	-	-	-
	-	-	-	-	-	-
b) Held-to-maturity investments	Ending balance			Beginning Balance		
	Original cost	Fair Value	Original cost	Fair Value		
b1) Short-term	-	-	-	-	-	-
- Term deposits	-	-	-	-	-	-
- Bonds	-	-	-	-	-	-
- Other short-term investments	-	-	-	-	-	-
b2) Long-term	-	-	-	-	-	-
- Term deposits	-	-	-	-	-	-
- Bonds	-	-	-	-	-	-
- Other long-term investments	-	-	-	-	-	-
D19 - Other long-term investments	Ending balance			Beginning Balance		
- Stock investment						
- Bond investment						
- Treasury bills investment						
- Long-term loans and financial leasing						
- Others						
Total	-	-	-	-	-	-

Unit: VND

D29 - Long-term loans and financial leasing	Ending balance		Change		Beginning Balance	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
a) Short-term borrowings	4.683.786.387	4.683.786.387	4.226.767.059	1.313.911.869	1.770.931.197	1.770.931.197
+ From banks and credit institutions	4.683.786.387	4.683.786.387	4.226.767.059	1.313.911.869	1.770.931.197	1.770.931.197
+ From other companies	-	-	-	-	-	-
+ From individuals	-	-	-	-	-	-
- Long-term loan payables	-	-	-	-	-	-
+ From banks and credit institutions	-	-	-	-	-	-
+ From other companies	-	-	-	-	-	-
+ From individuals	-	-	-	-	-	-
- Amount due for settlement within 12 months	-	-	-	-	-	-
Total	4.683.786.387	4.683.786.387	4.226.767.059	1.313.911.869	1.770.931.197	1.770.931.197
b) Long-term borrowings	-	-	-	-	-	-
+ From banks and credit institutions	-	-	-	-	-	-
+ From other companies	-	-	-	-	-	-
+ From individuals	-	-	-	-	-	-
- Long-term finance lease liabilities	-	-	-	-	-	-
Total	-	-	-	-	-	-

NOTES TO THE COMBINED FINANCIAL STATEMENTS
As of 31 March 2026

Report: V12 - VINACONEX No.12, JSC.

D19- OWNER'S EQUITY

Unit: VND

a- Changes in owner's equity	Explain	Contributed capital	Share premium	Bond Option	Other capital	Stock funds	Difference s upon asset	Foreign exchange differences	Development and investment	Other funds	Retained earnings	Total
Beginning balance of previous year		116.360.000.000	16.773.420.523	-	-	-	-	-	17.972.667.153	-	10.957.866.865	162.063.954.541
- Additional capital of the owner during the		-	-	-	-	-	-	-	-	-	-	-
- Profit of the previous year		-	-	-	-	-	-	-	-	-	11.232.295.601	11.232.295.601
- Allowance for the BOM, the Board of Control		-	-	-	-	-	-	-	-	-	-	-
- Appropriation for welfare fund		-	-	-	-	-	-	-	-	-	-	-
- Bonus and welfare fund		-	-	-	-	-	-	-	-	-	-	-
- Dividends		-	-	-	-	-	-	-	-	-	(1.976.266.865)	(1.976.266.865)
- Share of remaining dividends of the previous year		-	-	-	-	-	-	-	-	-	(6.981.600.000)	(6.981.600.000)
- Share of dividends in cash		-	-	-	-	-	-	-	-	-	(6.981.600.000)	(6.981.600.000)
- Capital reduction in the last period		-	-	-	-	-	-	-	-	-	-	-
- Decrease due to merge		-	-	-	-	-	-	-	-	-	-	-
- Government sourced funds		-	-	-	-	-	-	-	-	-	-	-
- Government sourced expenses		-	-	-	-	-	-	-	-	-	-	-
- Others		-	-	-	-	-	-	-	-	-	-	-
Ending balance of previous year		116.360.000.000	16.773.420.523	-	-	-	-	-	17.972.667.153	-	13.232.295.601	164.338.383.277
- Additional capital of the owner during the		-	-	-	-	-	-	-	-	-	-	-
- Profit of this year		-	-	-	-	-	-	-	-	-	3.053.484.726	3.053.484.726
- Allowance for the BOM, the Board of Control		-	-	-	-	-	-	-	-	-	-	-
- Appropriation for welfare fund		-	-	-	-	-	-	-	-	-	-	-
- Bonus and welfare fund		-	-	-	-	-	-	-	-	-	-	-
- Dividends		-	-	-	-	-	-	-	-	-	-	-
- Share of remaining dividends of the previous year		-	-	-	-	-	-	-	-	-	-	-
- Share of dividends in cash		-	-	-	-	-	-	-	-	-	-	-
- Capital reduction in the last period		-	-	-	-	-	-	-	-	-	-	-
- Decrease due to merge		-	-	-	-	-	-	-	-	-	-	-
- Government sourced funds		-	-	-	-	-	-	-	-	-	-	-
- Government sourced expenses		-	-	-	-	-	-	-	-	-	-	-
- Others		-	-	-	-	-	-	-	-	-	-	-
Ending balance of this year		116.360.000.000	16.773.420.523	-	-	-	-	-	17.972.667.153	-	16.285.780.327	167.391.868.003

b- Details of contributed capital of the Owner

	Ending balance	Beginning balance
- VIETNAM Construction and Import-Export Joint Stock Corporation	2.909.000.000	2.909.000.000

- Others	113.451.000.000	113.451.000.000	-
- Stock funds	-	-	-
Total	116.360.000.000	116.360.000.000	-

VCG's rate			
- In reality	2,50%	2,50%	2,50%
- Business License	2,50%	2,50%	2,50%

c- Capital transactions with owners and distribution of dividends and profit			
- Owner's contributed capital	Year 2026	Year 2025	
+ At the beginning of the year	116.360.000.000	116.360.000.000	
+ Increase in the year			-
+ Decrease in the year			-
+ At the end of the year	116.360.000.000	116.360.000.000	
- Distributed dividends and profits			
+ From this year's profit	-	6.981.600.000	
+ From the previous year's profit	-	6.981.600.000	
- Dividend distribution by cash		6.981.600.000	

d- Dividend	Year 2026	Year 2025	
- Pulished dividends after the fiscal year-end:		6.981.600.000	
+ Pulished dividends in common shares:		6.981.600.000	
+ Pulished dividends in preference shares:	-	-	-
- Unrecorded dividends of accumulated preference shares:	-	-	-

d- Shares	Year 2026	Year 2025	
- Quantity of Authorized issuing shares	11.636.000	11.636.000	
- Quantity of issued shares	11.636.000	11.636.000	
+ Common shares	11.636.000	11.636.000	
+ Preferred stocks	-	-	
- Number of redeemed share	-	-	
+ Common shares	-	-	
+ Preferred stocks	-	-	
- Number of outstanding shares in	11.636.000	11.636.000	
+ Common shares	11.636.000	11.636.000	
+ Preferred stocks	-	-	

* Face value per outstanding share :

	10.000	10.000
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e- Company funds:			
- Investment and development funds	17.972.667.153	17.972.667.153	
- Financial reserve funds	-	-	
- Other funds	-	-	

NOTES TO THE COMBINED FINANCIAL STATEMENTS

As of 31 March 2026

Report: V12 - VINACONEX No.12, JSC.

D29- Sales in fields

Unit: VND

	Current period	Proportion	Previous year	Proportion
Net sales				
- Construction contracts	110.837.355.635	98,15%	51.630.943.259	96,24%
- Real estate	1.452.241.828	1,29%	1.399.275.841	2,61%
- Industrial production	641.636.364	0,57%	619.636.364	1,15%
- Consulting service	-	0,00%	-	0,00%
- Import & export machinery	-	0,00%	-	0,00%
- Labor export	-	0,00%	-	0,00%
- Others	-	0,00%	-	0,00%
Total	112.931.233.827		53.649.855.464	
Costs of goods sold				
- Construction contracts	104.086.978.792	98,48%	48.437.446.431	96,62%
- Real estate	956.135.638	0,90%	748.541.884	1,49%
- Industrial production	645.856.436	0,61%	946.740.137	1,89%
- Consulting service	-	0,00%	-	0,00%
- Import & export machinery	-	0,00%	-	0,00%
- Labor export	-	0,00%	-	0,00%
- Others	-	0,00%	-	0,00%
Total	105.688.970.866		50.132.728.452	
Gross profit				
- Construction contracts	6.750.376.843	93,21%	3.193.496.828	90,80%
- Real estate	496.106.190	6,85%	650.733.957	18,50%
- Industrial production	(4.220.072)	-0,06%	(327.103.773)	-9,30%
- Consulting service	-	0,00%	-	0,00%
- Import & export machinery	-	0,00%	-	0,00%
- Labor export	-	0,00%	-	0,00%
- Others	-	0,00%	-	0,00%
Total	7.242.262.961		3.517.127.012	
Profit rate				
- Construction contracts	6,00%		6,00%	
- Real estate	34,00%		47,00%	
- Industrial production	-1,00%		-53,00%	
- Consulting service	0,00%		0,00%	
- Import & export machinery	0,00%		0,00%	
- Labor export	0,00%		0,00%	
- Others	0,00%		0,00%	
Total	6,41%		6,56%	

NOTES TO THE COMBINED FINANCIAL STATEMENTS

As of 31 March 2026

Report: V12 - VINACONEX No.12, JSC.

RELATED PARTIES:

VIETNAM Construction and Import-Export Joint Stock Corporation	Major shareholder (until 21 May 2025) Related party of the key management personnel
VIWACO Joint Stock Company	Subsidiary of VCG Entity with the same key management personnel
504 - Vinaconex Construction Joint Stock Company	Associate
Vinaconex Quang Ninh Investment Joint Stock Company	Associate
Mr. Vu Chi Dung	Deputy General Director

BALANCES WITH RELATED PARTIES

	31/03/2026	01/01/2026
Trade receivables	29.029.518.117	34.320.737.346
VIETNAM Construction and Import-Export Joint Stock Corporation	29.029.518.117	31.543.764.164
VIETNAM Construction and Import-Export Joint Stock Corporation	-	2.776.973.182
Payables to suppliers	-	1.106.304.993
504 - Vinaconex Construction Joint Stock Company	-	1.095.396.993
Short-term other payables	62.556.061.236	60.071.667.314
VIETNAM Construction and Import-Export Joint Stock Corporation	62.087.135.900	59.602.741.978
Mr. Vu Chi Dung	468.925.336	468.925.336

TRANSACTION WITH RELATED PARTIES

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Sales	31.122.000	-
VIETNAM Construction and Import-Export Joint Stock Corporation	-	-
504 - Vinaconex Construction Joint Stock Company	31.122.000	-
Trading	158.754.520	1.807.679.761
VIETNAM Construction and Import-Export Joint Stock Corporation	-	71.205.041
VIWACO Joint Stock Company	56.897.170	66.236.720
504 - Vinaconex Construction Joint Stock Company	101.857.350	1.670.238.000
Remuneration, salaries and other income of the members of the Board of Management, General Director and other Managers	648.900.000	543.100.000

NOTES TO THE COMBINED FINANCIAL STATEMENTS*As of 31 March 2026**Report: V12 - VINACONEX No.12, JSC.***D30- Financial ratios and Efficiency ratios***Unit: VND*

	<i>Unit</i>	<i>Current period</i>	<i>Previous year</i>
Assets structure			
- Current assets/Assets	%	92,93	90,59
- Non-current assets/Assets	%	7,07	9,41
Capital structure			
- Liabilities/Capital	%	78,03	72,35
- Owner's equity/Capital	%	21,97	27,65
Current Ratio			
- Current Ratio	time	1,24	1,33
- Liquidity	time	1,24	1,33
- Quick Ratio	time	0,29	0,24
Return			
- Net income/ Net sales	%	3,43	2,56
- Return on sales (ROS)	%	2,70	2,03
- Net income/Total assets	%	0,51	0,23
- Return on assets (ROA)	%	0,40	0,18
- Return on equity (ROE)	%	1,82	0,67

Prepad on 17 April 2026



Prepared by
Duong To Uyen



Chief Accountant
Vu Nam Ha



General Director
Le Phung Hoa