

**PETROVIETNAM MACHINERY - TECHNOLOGY JOINT STOCK COMPANY**

**INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

**Quarter 1, 2026**

**Ha Noi, April, 2026**

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**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

*As at March 31, 2026*

Code	ASSETS	Note	31/03/2026	01/01/2026
			VND	VND
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>821.932.603.051</b>	<b>948.690.122.607</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>3</b>	<b>11.112.541.402</b>	<b>200.943.947.820</b>
111	1. Cash		11.112.541.402	200.943.947.820
112	2. Cash equivalents		-	-
<b>120</b>	<b>II. Short-term investments</b>	<b>4</b>	<b>136.777.872.370</b>	<b>168.670.784.870</b>
121	1. Trading securities		-	-
122	2. Provision for diminution in value of trading securities (*)		-	-
123	3. Held to maturity investments		136.777.872.370	168.670.784.870
<b>130</b>	<b>III. Short-term receivables</b>		<b>574.342.686.066</b>	<b>515.209.604.391</b>
131	1. Short-term trade receivables	5	343.448.039.780	414.472.400.396
132	2. Short-term prepayments to suppliers	6	160.584.678.139	153.610.743.799
135	3. Other short-term receivables	8	249.057.081.531	125.923.573.580
136	4. Provision for short-term doubtful debts (*)		(178.747.113.384)	(178.797.113.384)
<b>140</b>	<b>IV. Inventories</b>	<b>10</b>	<b>87.750.049.915</b>	<b>60.084.862.250</b>
141	1. Inventories		88.033.311.066	60.535.067.401
142	2. Provision for devaluation of inventories (*)		(283.261.151)	(450.205.151)
<b>160</b>	<b>VI. Other short-term assets</b>		<b>11.949.453.298</b>	<b>3.780.923.276</b>
161	1. Short-term deferred expenses	-	2.781.297.445	1.186.249.432
162	2. Deductible VAT		8.766.770.575	2.119.549.580
163	3. Taxes and other receivables from State budget	18	401.385.278	475.124.264
<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>670.931.652.013</b>	<b>289.922.616.997</b>
<b>210</b>	<b>I. Long-term receivables</b>		<b>1.600.000.000</b>	<b>1.600.000.000</b>
215	1. Other long-term receivables	8	1.600.000.000	1.600.000.000
<b>220</b>	<b>II. Fixed assets</b>		<b>146.856.310.245</b>	<b>149.238.538.653</b>
221	1. Tangible fixed assets	12	135.089.915.280	137.461.693.697
222	- Historical costs		181.278.794.858	180.883.690.858
223	- Accumulated depreciation (*)		(46.188.879.578)	(43.421.997.161)
227	2. Intangible fixed assets	13	11.766.394.965	11.776.844.956
228	- Historical costs		15.043.265.814	14.950.865.814
229	- Accumulated amortization (*)		(3.276.870.849)	(3.174.020.858)
<b>240</b>	<b>IV. Investment properties</b>	<b>14</b>	<b>-</b>	<b>-</b>
241	- Historical costs		15.292.742.940	15.292.742.940
242	- Accumulated depreciation (*)		(15.292.742.940)	(15.292.742.940)
<b>250</b>	<b>V. Long-term assets in progress</b>	<b>11</b>	<b>411.659.628.931</b>	<b>52.718.444.503</b>
251	1. Long-term work in process		410.754.642.978	51.813.604.287
252	2. Construction in progress		904.985.953	904.840.216
<b>260</b>	<b>VI. Long-term investments</b>	<b>4</b>	<b>103.834.666.927</b>	<b>78.834.666.927</b>
262	1. Investments in joint ventures and associates		50.000.000.000	25.000.000.000
263	2. Equity investments in other entities		59.150.365.573	59.150.365.573
264	3. Provision for devaluation of long-term investments (*)		(5.315.698.646)	(5.315.698.646)
266	4. Provision for long-term held-to-maturity investments (*)			
<b>270</b>	<b>VII Other long-term assets</b>		<b>6.981.045.910</b>	<b>7.530.966.914</b>
271	1. Long-term deferred expenses	15	6.981.045.910	7.530.966.914
<b>280</b>	<b>TOTAL ASSETS</b>		<b>1.492.864.255.064</b>	<b>1.238.612.739.604</b>

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

*As at March 31, 2026*

*(continue)*

Code	CAPITAL	Note	31/03/2026 VND	01/01/2026 VND
<b>300</b>	<b>C. LIABILITIES</b>		<b>786.875.131.734</b>	<b>533.134.519.103</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>492.936.080.830</b>	<b>512.417.058.866</b>
311	1. Short-term trade payables	16	36.743.364.353	24.557.080.649
312	2. Short-term prepayments from customers		14.284.960.603	28.461.758.926
313	3. Dividends and profit payable		3.944.804.690	26.540.386.090
314	4. Taxes and other payables to State budget	18	4.393.875.653	6.210.327.465
315	5. Payables to employees		4.919.869.726	8.028.432.950
316	6. Short-term accrued expenses	19	5.041.364.328	8.399.752.777
319	7. Short-term deferred revenue		1.156.818.082	1.898.344.832
320	8. Other short-term payments	20	57.788.305.669	75.171.717.921
321	9. Short-term borrowings and finance lease liabilities	21	361.462.118.671	329.081.222.901
323	10. Bonus and welfare fund		3.200.599.055	4.068.034.355
<b>330</b>	<b>II. Non-current liabilities</b>		<b>293.939.050.904</b>	<b>20.717.460.237</b>
338	1. Other long-term payables	20	13.261.547.264	13.261.547.264
339	2. Long-term borrowings and finance lease liabilities	21	280.677.503.640	7.455.912.973
<b>400</b>	<b>D. OWNER'S EQUITY</b>		<b>705.989.123.330</b>	<b>705.478.220.501</b>
<b>410</b>	<b>I. Owner's equity</b>	<b>22</b>	<b>705.989.123.330</b>	<b>705.478.220.501</b>
411	1. Contributed capital		386.386.000.000	386.386.000.000
411a	0 Ordinary shares with voting rights		386.386.000.000	386.386.000.000
418	2. Development investment funds		18.920.978.074	18.920.978.074
420	3. Retained earnings		153.606.703.640	153.302.548.542
420a	Retained earnings accumulated till the end of the previous year		153.302.548.542	118.962.573.949
420b	Retained earnings of the current year		304.155.098	34.339.974.593
429	4. Non controlling interest		147.075.441.616	146.868.693.885
<b>440</b>	<b>TOTAL CAPITAL</b>		<b>1.492.864.255.064</b>	<b>1.238.612.739.604</b>



Le Thi Thu Hien

Preparer

Hanoi, April 29th, 2026



Hoang Minh Duc

Chief Accountant



Phạm Văn Hiệp

General Director



**PETROVIETNAM MACHINERY - TECHNOLOGY JOINT STOCK COMPANY**

No. 8 Trang Thi, Hoan Kiem Ward, Ha Noi, Viet Nam  
Interim Consolidated Financial Statements  
For the period from 01 January 2026 to 31 March 2026

**CONSOLIDATED STATEMENT OF INCOME**  
*For the period from 01 January 2026 to 31 March 2026*

Code ITEM	Note	Quarter 1, 2026	Quarter 1, 2025	Accumulated from the beginning of 2026	Accumulated from the beginning of 2025
				VND	VND
01 1. Revenue from sales of goods and rendering of services	24	432.765.699.227	403.899.102.962	432.765.699.227	403.899.102.962
02 2. Revenue deductions		-	-	-	-
10 3. Net revenue from sales of goods and rendering of services		432.765.699.227	403.899.102.962	432.765.699.227	403.899.102.962
11 4. Cost of goods sold	25	398.414.327.764	386.074.738.867	398.414.327.764	386.074.738.867
20 5. Gross profit from sales of goods and rendering of services		34.351.371.463	17.824.364.095	34.351.371.463	17.824.364.095
21 6. Gain/(Loss) from the sale and disposal of investment property		-	-	-	-
22 7. Financial income	26	1.118.130.917	12.568.894.493	1.118.130.917	12.568.894.493
23 8. Financial expense	27	5.749.136.845	5.768.327.293	5.749.136.845	5.768.327.293
24 <i>In which: Interest expenses</i>		5.463.536.534	4.826.183.884	5.463.536.534	4.826.183.884
25 9. Selling expenses	28	24.672.421.173	14.354.370.273	24.672.421.173	14.354.370.273
26 10. General and administrative expense	29	6.577.048.756	9.419.502.846	6.577.048.756	9.419.502.846
27 11. Share of joint ventures and associates' profit or loss		-	-	-	-
30 12. Net profit from operating activities		(1.529.104.394)	851.058.176	(1.529.104.394)	851.058.176
31 13. Other income	30	2.785.745.706	2.409.620.768	2.785.745.706	2.409.620.768
32 14. Other expense	31	731.245.424	2.328.584.987	731.245.424	2.328.584.987
40 15. Other profit		2.054.500.282	81.035.781	2.054.500.282	81.035.781
50 16. Total net profit before tax		525.395.888	932.093.957	525.395.888	932.093.957
51 17. Current corporate income tax expenses	32	14.493.059	6.671.075	14.493.059	6.671.075
52 18. Deferred corporate income tax expenses		-	-	-	-
60 19. Profit after corporate income tax		510.902.829	925.422.882	510.902.829	925.422.882
61 Profit after tax attributable to owners of the parent		304.155.098	1.462.028.907	304.155.098	1.462.028.907
62 Profit after tax attributable to non-controlling interest		206.747.731	(536.606.025)	206.747.731	(536.606.025)
70 20. Basic earnings per share	33	8	38	8	38

*[Signature]*

Le Thi Thu Hien  
Preparer  
Hanoi, April 29th, 2026

Hoang Minh Duc  
Chief Accountant



## CONSOLIDATED STATEMENT OF CASH FLOWS

For the period from 01 January 2026 to 31 March 2026

(Indirect method)

Code	ITEM	Note	Accumulated from the beginning of 2026	Accumulated from the beginning of 2025
			VND	VND
	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
01	1. Profit before tax		525.395.888	932.093.957
	2. Adjustments for			
02	- Depreciation and amortization of fixed assets and investment properties		2.869.732.408	1.561.373.058
03	- Provisions		(216.944.000)	(240.634.000)
04	- Exchange gains / losses from retranslation of monetary items denominated in foreign currency		(105.762)	(170.408)
05	- Gains / losses from investment		(1.118.024.376)	(12.568.724.085)
06	- Interest expense		5.463.536.534	4.826.183.884
07	- Other adjustments		-	-
08	3. Operating profit before changes in working capital		7.523.590.692	(5.489.877.594)
09	- Increase or decrease in receivables		(59.029.523.213)	30.443.493.432
10	- Increase or decrease in inventories		(385.969.433.270)	(12.716.599.758)
11	- Increase or decrease in payables (excluding interest payable/ corporate income tax payable)		(30.671.012.653)	7.628.150.956
12	- Increase or decrease in prepaid expenses		(1.045.127.009)	(543.596.937)
13	- Increase or decrease in trading securities		-	-
14	- Interest paid		(5.504.162.395)	(4.943.662.386)
15	- Corporate income tax paid		(47.169.947)	(2.979.424.247)
16	- Other receipts from operating activities		-	-
17	- Other payments on operating activities		1.445.762.398	409.214.514
20	Net cash flows from operating activities		(473.297.075.397)	11.807.697.980
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	1. Purchase or construction of fixed assets and other long-term assets		(519.112.320)	(4.034.796.751)
22	2. Proceeds from disposals of fixed assets and other long-term assets		-	-
23	3. Loans and purchase of debt instruments from other entities		(300.000.000)	(28.169.865.342)
24	4. Collection of loans and resale of debt instrument of other entities		27.370.912.500	75.204.087.500
25	5. Equity investments in other entities		(25.000.000.000)	(500.000.000)
26	6. Proceeds from equity investment in other entities		-	-
27	7. Interest and dividend received		(1.093.142.000)	7.823.044.647
30	Net cash flows from investing activities		458.658.180	50.322.470.054

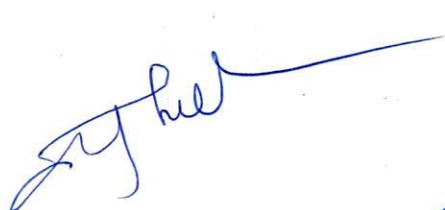


## CONSOLIDATED STATEMENT OF CASH FLOWS

For the period from 01 January 2026 to 31 March 2026

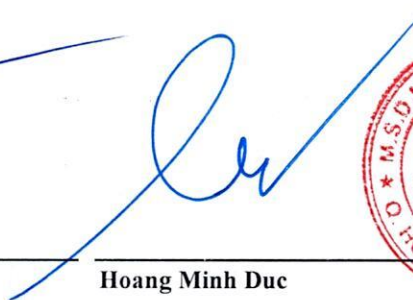
(Indirect method)

Code	ITEM	Note	Accumulated from the beginning of 2026	Accumulated from the beginning of 2025
			VND	VND
	III CASH FLOWS FROM FINANCING ACTIVITIES			
33	1. Proceeds from borrowings		723.398.586.551	374.805.795.450
34	2. Repayment of principal		(417.796.100.114)	(423.329.955.037)
36	3. Dividends or profits paid to owners		(22.595.581.400)	(1.330.000.000)
40	Net cash flows from financing activities		283.006.905.037	(49.854.159.587)
50	Net cash flows in the year		(189.831.512.180)	12.276.008.447
60	Cash and cash equivalents at the beginning of the period		200.943.947.820	21.075.174.063
61	Effect of exchange rate fluctuations		105.762	170.408
70	Cash and cash equivalents at the end of the period	3	11.112.541.402	33.351.352.918



Le Thi Thu Hien  
Preparer

Hanoi, April 29th, 2026



Hoang Minh Duc  
Chief Accountant



Pham Van Hiep  
General Director

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

*For the period from 01 January 2026 to 31 March 2026*

### 1 . GENERAL INFORMATION OF THE COMPANY

#### Form of Ownership

PetroVietnam Machinery - Technology Joint Stock Company was established on the basis of equitization of Machinery and Spare Parts Company under Decision No. 517/QD-DKVN dated on March 14, 2008 and Decision No. 4779/QD-DKVN dated on July 7, 2008 of the Vietnam Oil and Gas Group. The Company was operated under the the Business Registration Certificate of Joint Stock Company No. 0101394512 issued by Hanoi Authority for Planning and Investment for the first issuance on March 1, 2010, registered for the 10th amendment on Jun 10,2022

The Company's head office is located at: No. 08 Trang Thi, Hoan Kiem Ward, Ha Noi, Viet Nam.

Company's Charter capital: VND 386,386,000,000, actual contributed charter capital until December 31, 2025 is VND 386,386,000,000; equivalent to 38,638,600 shares with the price of VND 10,000 per share.

Total number of employees of the Parent Company as of March 31, 2026 is: 60 people (as of January 1, 2026: 65 people).

#### Business field

Trading and construction.

#### Business activities

Main business activities of the Company include:

- Real estate business;
- Wholesale of metals and metal ores;
- Wholesale of rice, wheat, other cereals, flour;
- Other specialized wholesale not elsewhere classified;
- Installation of machinery and industrial equipment;
- Working place for lease.



**Group structure**

- The Group's subsidiaries have consolidated in Interim Consolidated Financial Statements as at 31/03/2026 include :

Name of company	Head office	Proportion of ownership	Proportion of voting rights	Principal activities
PetroVietnam Machinery - Technology Sai Gon Company Limited (1)	Ho Chi Minh City	100,00%	100,00%	Trade in machinery and equipment
Danang Petroleum Machinery - Technology, JSC (2)	Da Nang City	49,78%	(2)	Trade and lease of machinery and equipment
MACHINO Thanh Dat Joint Stock Company (3)	Ha Noi City	94,05%	94,05%	Non-hazardous waste treatment and destruction
MACHINO An Phu Joint Stock Company (4)	Thai Binh Province	55,00%	55,00%	Real estate business
MACHINO Phu Xuan Company Limited (5)	Thai Binh Province	70,00%	70,00%	Real estate business

(1) On March 31, 2022, the Board of Directors of PetroVietnam Machinery - Technology Joint Stock Company issued Decision No. 0034/QD/MTB-HDQT on the dissolution of PetroVietnam Machinery - Technology Saigon Co., Ltd. As of December 31, 2025, the Company is carrying out dissolution procedures.

(2) Although the company holds only 49.78% shares in Danang Petroleum Machinery - Technology Joint Stock Company, in the operating structure, the Chairman of the Board of Managements and the Head of the Supervisory Board are representatives of the Company. Therefore, the Company has full control over the operation of Danang Petroleum Machinery - Technology Joint Stock Company.

(3) On September 9, 2022, the Board of Directors of PetroVietnam Machinery - Technology Joint Stock Company issued Decision No. 0111/QD/MTB-HDQT on capital contribution to establish MACHINO Thanh Dat Co., Ltd and representative managing capital contribution in this Company. The charter capital of MACHINO Thanh Dat Co., Ltd is VND 55,000,000,000. On May 13, 2025, the Board of Directors of Petro Vietnam Machinery - Technology Joint Stock Company issued Decision No. 0041/QD/MTB-HDQT approving the increase in the charter capital of MACHINO Thanh Dat Co., Ltd. Accordingly, the charter capital of MACHINO Thanh Dat Co., Ltd. after the capital increase is VND 100,000,000,000. As at March 31, 2026, the contributed charter capital amounted to VND 100,000,000,000.

(4) On August 8, 2023, the Board of Managements of PetroVietnam Machinery - Technology Joint Stock Company issued Decision No. 0084/QD/MTB-HDQT on capital contribution to establish MACHINO An Phu Joint Stock Company and representative managing capital contribution in this Company. The charter capital of MACHINO An Phu Joint Stock Company is VND 129,000,000,000, the actual contributed capital of the parties as of December 31, 2025 is VND 129,000,000,000.

(5) On August 8, 2023, the Board of Managements of PetroVietnam Machinery - Technology Joint Stock Company issued Decision No. 0085/QD/MTB-HDQT on capital contribution to establish MACHINO Phu Xuan Company Limited and representative managing capital contribution in this Company. The charter capital of MACHINO Phu Xuan Company Limited is VND 136,000,000,000, the actual contributed capital of the parties as of December 31, 2025 is VND 136,000,000,000.

## 2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

### 2.1 . Accounting period and accounting currency

Annual accounting period commences from 1st January and ends as at 31st December.

The Company maintains its accounting records in VND.

### 2.2 . Standards and Applicable Accounting Policies

#### *Applicable Accounting Policies*

The Company applies Corporate Accounting System issued under the Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance and the Circular No. 202/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance guiding the preparation and presentation of Consolidated Financial Statements.

#### *Declaration of compliance with Accounting Standards and Accounting System*

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



### 2.3 . Basis for preparation of consolidated financial statements

Consolidated Financial Statements are prepared based on consolidating Separate Financial Statements of the Company and Financial Statements of its subsidiaries under its control prepared for the accounting period from 01/01/2026 to 31/03/2026. Control right is achieved when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Consistent accounting policies are applied in Financial Statements of subsidiaries and the Company. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Company and its subsidiaries.

Balance, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated financial statements.

Non – controlling interests

Non – controlling interests represents the portion of profit or loss and net assets of subsidiaries not held by the Company.

### 2.4 . Accounting estimates

The preparation of the separate financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and legal regulations related to the preparation and presentation of the separate financial statements requires the Board of Directors to make estimates and assumptions that affect the figures of liabilities, assets and the presentation of contingent liabilities and assets at the end of the fiscal year as well as the figures of revenues and expenses during the fiscal year.

The estimates and assumptions that have a material effect on the separate financial statements include:

- Provision for bad receivables;
- Provision for devaluation of inventories;
- Estimate useful life of fixed assets;
- Estimate prepaid expenses
- Classification and provision for financial investments;
- Estimate percentage of completion of revenue;
- Estimate corporate income tax.

Estimates and assumptions are regularly evaluated based on past experience and other factors, including future assumptions that have a material impact on the Company's separate financial statements and are considered reasonable by the Company's Board of Directors.

### 2.5 . Financial Instruments

#### *Initial recognition*

#### Financial assets

Financial assets of the Company include cash, cash equivalents, trade receivables, other receivables, lending loans, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

#### Financial liabilities

Financial liabilities of the Company include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

#### *Subsequent measurement after initial recognition*

Financial assets and financial liabilities have not been measured at fair value at the end of the financial year as required by Circular No. 210/2009/TT-BTC and other applicable regulations to present financial statements, disclosures and disclosures for financial instruments, but does not provide equivalent guidance for the assessment and recognition of fair values of financial assets and financial liabilities.



## 2.6 . Foreign currency transactions

The foreign currency transactions during the year are translated into Vietnam Dong using the real exchange rate ruling at the transaction date, being the average telegraphic transfer buying and selling rates quoted by the banks where the transactions are executed.

Real exchange rate when revaluing monetary items denominated in foreign currencies at the reporting date of Consolidated Financial Statements is determined under the following principles:

- Applying the average telegraphic transfer buying and selling rates of the foreign currencies quoted by the commercial bank where the transactions are executed;
- For foreign currency deposited in bank, applying the average telegraphic transfer buying and selling rates quoted by the bank where the Company maintains its foreign currency accounts;

All exchange differences arising from foreign currency transactions in the year and from revaluation of remaining foreign currency monetary items at the end of the year are recorded immediately to operating results of the accounting year.

## 2.7 . Cash and cash equivalents

Cash comprises cash on hand, demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

## 2.8 . Financial investments

*Trading securities* are initially recognized at original cost which includes purchase prices plus any directly attributable transaction costs such as brokerage, transaction fee, cost of information provision, taxes, bank's fees and charges. After initial recognition, trading securities are measured at original cost less provision for diminution in value of trading securities. Upon the liquidation or transfer, cost of trading securities is determined using first in first out method or weighted average method.

*Investments held to maturity* comprise term deposits (including treasury bills and promissory notes), bonds, preference shares which the issuer is required to repurchase at a certain time in the future and loans, etc. held to maturity to earn profits periodically and other held to maturity investments.

*Investments in subsidiaries, joint ventures and associates:* During the year, the buyer determines the date of purchase and the cost of investments and implements accounting procedures in accordance with the Accounting Standards on "Business combination" and "Investments in joint ventures and associates".

In the Consolidated Financial Statements, investments in joint ventures and associates are accounted for using equity method. Under this method, the investments are initially recognised at cost and adjusted thereafter for the post acquisition change in the Group's share in net assets of the associate after acquisition date. Goodwill incurred from the investment in the associates is reflected in the carrying amount of the investment in the associate. The Group will not allocate such goodwill but assess annually to determine whether the goodwill is under impaired loss or not.

For the adjustment of the value of investments in joint ventures and associates from the date of investment to the beginning of the reporting period, the Company shall perform the following:

- For the adjustment to the income statement of the previous periods, the Company makes an adjustment to the undistributed profit after tax according to the adjusted net accumulated amount up to the beginning of the reporting period.
- For the adjustment due to the difference in revaluation of assets and the difference in foreign exchange rates, recorded in the balance sheet of the previous periods, the Company determines the adjustment to the corresponding items on the balance sheet net accrual adjusted accounting.

For the adjustment of the value of investments in joint ventures and associates arising in the year, the Company shall exclude the preferred dividends of other shareholders (if preferred shares are classified as Owner's capital); expected number of deductions for bonus and welfare funds of joint ventures and associates; share of profits related to transactions of joint ventures, associates contributing capital or selling assets to the Company before determining the Company's share in the profit or loss of the joint venture or associated company during the reporting period. The Company then adjusts the value of the investment in proportion to its share in profits and losses of joint ventures and associates and immediately recognizes it in the Consolidated Statement of Comprehensive Income.

Financial Statements of associates are prepared in the same period with the Group's consolidated financial statements and use the consistent accounting policies with the Group's policies. Adjustment shall be made if necessary to ensure the consistence with the Group's accounting policies.

*Investments in equity of other entities* comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less provision for devaluation of investments.

Provision for devaluation of investments is made at the end of the period as follows:

- With regard to investments in trading securities, the provision shall be made on the basis of the excess of original cost of the investments recorded in the accounting book over their market value at the provision date.
- With regard to investments held long-term (other than trading securities) without significant influence on the investee: If the investment is made in listed shares or the fair value of the investment is determined reliably, the provisions shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, the provision shall be made based on the Financial Statements at the provision date of the investee.
- With regard to investments held to maturity, the provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

## 2.9 . Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables are classified as short-term and long-term in the Consolidated Financial Statements based on the remaining maturity of the receivables at the end of accounting period.

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

## 2.10 . Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory less the estimated costs of completion and estimated costs to make the sale.

The cost of inventory is calculated by weighted average method.

Inventory is recorded by perpetual method.



Method for valuation of work in process at the end of the year: Work in progress is gathered for each unfinished work or revenue is not recognized, corresponding to the volume of work in progress at the end of the year.

Provision for devaluation of inventories made at the end of the year is based on the excess of original cost of inventory over their net realizable value.

## 2.11 . Fixed assets, Finance lease fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

### *Value after initial recognition*

If these expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of a tangible fixed asset beyond its originally assessed standard of performance, the expenditures are capitalised as an additional cost of the tangible fixed asset.

Other expenditures incurred after the fixed asset has been put into operation, such as repairs, maintenance and overhaul costs, are recognised in the separate statement of income in the year in which the expenditures are incurred.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	05 - 30	years
- Machine, equipment	05 - 10	years
- Vehicles, Transportation equipment	06 - 10	years
- Office equipment and furniture	03 - 05	years
- Other fixed assets	03 - 05	years
- Land use rights	20 - 50	years
- Managerment software	03 - 05	years

## 2.12 . Investment properties

Investment property is recognised at historical cost.

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful life as follows:

- Buildings	05 - 30	year
- Land use rights	05 - 30	year

An item of owner-occupied property or inventories only becomes an investment property when its use has changed, evidenced by commencement of stopping using that item and starting to operate leasing for the third party or completing the construction period. The investment property is transferred to owner-occupied property or inventories only where it undergoes a change in use, evidenced by commencement of starting using the assets by owner or development with a view to sale. The transferring from investment property to owner-occupied property or inventories will not change the original cost and carrying amount of asset as at the date of transfer.

### 2.13 . Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

### 2.14 . Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to income statement on a straight-line basis over the period of the lease.

### 2.15 . Business Co-operation Contract (BCC)

Business Cooperation Contract (BCC) is a contractual agreement between two or more venturers with the objectives of cooperating to carry out specific business activities without constitution of a new legal entity. This operation may be jointly controlled by venturers under BCC or controlled by one of them.

According to the terms of BCC, profit and loss shall be shared among venturers according to the operating results of BCC. The venturer shall record its share of revenues, expenses and profits in accordance with BCC's agreement in their own Statement of Income.

### 2.16 . Deferred expenses

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term deferred expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of deferred expenses of the Company include:

Prepaid land expenses include prepaid land rental, including those related to leased land for which the Company has received the land use right certificate but is not eligible to recognize intangible fixed assets under the Circular No. Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on April 25, 2013 guiding the regime of management, use and depreciation of fixed assets and other arising costs related to the maintenance of fixed assets for the use of leased land. These costs are recognized in the Consolidated Statement of Income on a straight-line basis over the term of the lease.

Tools and instruments include assets held by the Company for use in the ordinary course of business, with cost of each asset less than VND 30 million and therefore ineligible for recognition are fixed assets according to current regulations. The historical cost of tools and equipment is amortized on a straight-line basis over a period of 01 to 03 years.

The cost of life insurance purchased for employees is allocated by the Company according to the duration of the insurance contract signed with the Insurance Company according to each employee level.

Other deferred expenses recorded at historical cost and allocated using the straight-line method over their estimated useful lives from 01 to 03 years.



**2.17 . Payables**

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. The payables are classified as short-term and long-term in the Consolidated Financial Statements based on the remaining maturity of the receivables at the end of accounting period.

**2.18 . Loans**

Loans shall be recorded in details in terms of lending entities, loan agreement and repayment period of the loans . In case of loans denominated in foreign currency, they shall be recorded in details in terms of types of currency.

**2.19 . Borrowing costs**

Borrowing costs are recognized as operating expenses in the year, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

**2.20 . Accrued expenses**

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as interest expenses, etc. which are recorded as operating expenses of the reporting period.

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

**2.21 . Unearned revenues**

Unearned revenues include prepayments from customers for one or many fiscal years relating to asset leasing;

Unearned revenues are transferred to revenue from rendering of services with the amount corresponding to each fiscal years.

**2.22 . Owner's equity**

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

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profit appropriation or loss handling of the Company.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial Position after the announcement of dividend payment from the Board of Management and announcement of cut-off date for dividend payment of Vietnam Securities Depository Center.

### 2.23 . Revenue

Revenue is recognized when it is probable that the economic benefits will flow to the Company which can be reliably measured. Revenue is determined at the fair value of the amounts received or to be received after deducting trade discounts, sales discounts, sales returns. Revenue from sale of goods shall be recognized when all the following conditions have been satisfied:

#### *Revenue from sale of goods*

- The significant risks and rewards of ownership of the goods have been transferred to the buyer
- The Company no longer retains managerial involvement to the extent usually associated with ownership or control over the goods.

#### *Revenue from rendering of services*

- Determine the portion of work completed on the Balance Sheet date.

#### *Financial income*

Revenue arising from interest, royalties, dividends, distributed profits and other financial income is recognized when the following two (2) conditions are satisfied simultaneously:

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

Dividend income shall be recognised when the Company's right to receive dividend or profits from capital contribution is established.

### 2.24 . Cost of goods sold

The recognition of cost of goods sold is matched against the revenue in the period and complies with the prudence principle. Cases of loss of materials and goods exceeded the norm, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the year.

### 2.25 . Financial expenses

Items recorded into financial expenses comprise:

- Expenses or losses relating to financial investment activities;
- Borrowing costs;
- Losses from the disposal and transfer of short-term securities, transaction cost of selling securities;
- Provision for diminution in value of trading securities price; provision for losses from investment in other entities, losses from sale of foreign currency, exchange loss, etc.

The above items are recorded by the total amount arising in the year without offsetting against financial income

### 2.26 . Corporate income tax

#### a) Current corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during period, and current corporate income tax rate.

#### b) Current corporate income tax rate

The Company applies the corporate income tax rate of 20% for the operating activities which has taxable income for the fiscal year ended as at 31/03/2026.



## 2.27 . Earnings per share

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

## 2.28 . Related Parties

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

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

In considering the relationship of related parties to serve for the preparation and presentation of Consolidated Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

## 2.29 . Segment information

Beacause business activities of the Company during the year were mainly commercial activities and took place in the territory of Vietnam, the Company does not prepare segment reports by business segment and geographical segment.

## 3 . CASH AND CASH EQUIVALENTS

	31/03/2026	01/01/2026
	VND	VND
Cash on hand	1.966.741.558	1.064.693.657
Demand deposits	9.145.799.844	199.879.254.163
Cash in transit	-	-
Cash equivalents	-	-
	<b>11.112.541.402</b>	<b>200.943.947.820</b>

## 4 . FINANCIAL INVESTMENTS

### a) Held to maturity investments

	31/03/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Short-term	136.777.872.370	-	168.670.784.870	-
- Term deposits	101.979.855.670	-	106.801.855.670	-
- Short-tearm loans rece	34.798.016.700	-	61.868.929.200	-
Long-term	-	-	-	-
	<b>136.777.872.370</b>	<b>-</b>	<b>168.670.784.870</b>	<b>-</b>

(\*) As at for the period then ended, term deposits (06 to 12 months) with the amount of VND 101.979.855.670 at commercial banks at the interest rate from 4,2%/year to 8,1%/year. Of which, the total value of term deposits used for guarantee is VND 101.979.855.670.

(\*) As at March 31, 2026, loans receivable amount of VND 34.798.016.700. The loan tenor depends on each individual agreements, with interest rates based on BIDV's 1-month deposit rate applicated to corporate customers at the date of loan disbursement.

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**4 . FINANCIAL INVESTMENTS**

**b) Equity investments in associates and joint - ventures**

			31/03/2026	01/01/2026
	Address	Proportion of ownership	Proportion of voting rights	Book value under the equity method
				Book value under the equity method
				VND
<b>Investments in associates</b>				<b>50.000.000.000</b>
- PetroVietnam Northern Machinery - Equipment., JSC (1)	Ha Noi	34,58%	34,58%	-
- Dong Kinh Real Estate Company Limited (2)	Lang Son	50,00%	50,00%	-
				<b>50.000.000.000</b>
				<b>-</b>

**c) Equity investments in other entities**

		31/03/2026	
	Original cost	Provision	Original cost
	VND	VND	VND
Petro Southern Machinery - Equipment., JSC	841.102.790	(841.102.790)	841.102.790
PEC Ha Noi., JSC	3.000.000.000	(3.000.000.000)	3.000.000.000
Hitachi Astemo Hanoi Co., Ltd	36.673.137.983	-	36.673.137.983
Nhon Trach Shipyard Joint Stock Company	3.621.000.000	(1.474.595.856)	3.621.000.000
Hanoi Machinery Import and Export Joint Stock Company (3)	15.015.124.800	-	15.015.124.800
	<b>59.150.365.573</b>	<b>(5.315.698.646)</b>	<b>59.150.365.573</b>
			<b>(5.315.698.646)</b>

The Company has not determined the fair value of financial investments since Vietnam Accounting Standards and Vietnam Corporate Accounting System has not had any detailed guidance on the determination of the fair value.



**Details of entities received investments**

**Investments in join ventures, associates**

Detail information on the Company's join ventures, associates as at 31/03/2026 as follows:

Name of associates	Place of establishment and operation	Rate of interest	Rate of voting rights	Principle activities
PetroVietnam Northern Machinery - Equipment., JSC (1)	Ha Noi City	34,58%	34,58%	Trade in machinery and equipment
Dong Kinh Real Estate Investment and Trading Company Limited (2)	Lang Son Province	50,00%	50,00%	Real Estate Business

(1) The investment in Northern Vietnam Petroleum Machinery and Equipment Joint Stock Company with a 34.58% interest and voting rights. The original cost of the investment remained unchanged at the beginning and end of the period, amounting to VND 1,447,257,429. The carrying value of the investment under the equity method at the beginning and end of the period was VND 0.

(2) Pursuant to Resolution No. 0010/NQ/MTB-HDQT dated March 3, 2025, the Board of Directors approved the policy to implement the Dong Kinh New Urban Area Project, located in Đông Kinh Ward, Lang Son City, through capital contribution to Dong Kinh Real Estate Co., Ltd. The capital contribution represents 50% of the company's charter capital, and a representative has been appointed to manage the contributed capital in the company. The contributed capital amount as of the current date is VND 50 billion.

**Investments in equity of other entities**

Name of entities received capital	Place of establishment and operation	Rate of interest	Rate of voting rights	Principle activities
Viet Nam Equipments and Machinery Joint Stock Company	Ho Chi Minh City	12,13%	12,13%	Trading
PEC Ha Noi., JSC	Ha Noi City	8,00%	8,00%	Construction
Hitachi Astemo Hanoi Co., Ltd	Ha Noi City	8,45%	8,45%	Manufacture of spare parts for cars and motorbikes
Nhon Trach Shipyard Joint Stock Company	Dong Nai Province	1,80%	1,80%	New construction, ship repair
Hanoi Machinery Import and Export Joint Stock Company (3)	Ha Noi City	3,60%	3,60%	Trading, service

(3) On January 18, 2024, the Board of Directors issued Resolution No. 0013/NQ/MTB-HDQT on the purchase of controlling shares of Hanoi Machinery Import and Export Joint Stock Company. In which, the Company purchased 187,200 shares from Mr. Uong Huy Dong, accounting for 3.6% of the charter capital of Hanoi Machinery Import and Export Joint Stock Company by negotiating the price. The total purchase amount is 15,015,124,800 VND.

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5 . SHORT - TERM TRADE RECEIVABLES

	31/03/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>a) Short-term</b>				
<i>Related parties</i>	<i>191.823.749</i>	<i>(191.823.749)</i>	<i>191.823.749</i>	<i>(191.823.749)</i>
PetroVietnam Northern Machinery - Equipment, JSC	191.823.749	(191.823.749)	191.823.749	(191.823.749)
<i>Others</i>	<i>343.256.216.031</i>	<i>(177.482.156.667)</i>	<i>414.280.576.647</i>	<i>(177.355.156.667)</i>
Vina Megastar Group Joint Stock Company	33.627.654.160	(33.627.654.160)	33.627.654.160	(33.627.654.160)
Tan Hong Import - Export Joint Stock Company	96.856.865.496	(96.856.865.496)	96.856.865.496	(96.856.865.496)
Phong Phu Hong Lam Company Limited	14.770.905.820	-	17.920.905.820	-
Viet Phap Shal . Aluminum Joint Stock Company	34.782.704.032	-	24.478.588.603	-
Shaltech Joint Stock Company	37.747.774.301	-	71.167.808.281	-
Hong Nguyen Agricultural Company Limited	46.966.968.100	-	49.017.839.850	-
Other trade receivables	78.503.344.122	(46.997.637.011)	121.210.914.437	(46.870.637.011)
	<u><u>343.448.039.780</u></u>	<u><u>(177.673.980.416)</u></u>	<u><u>414.472.400.396</u></u>	<u><u>(177.546.980.416)</u></u>



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**6 . PREPAYMENTS TO SUPPLIERS**

	31/03/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>a) Trade receivables detailed by customers with large account balances</b>				
<i>Related parties</i>				
Sai Gon - Ha Noi Securities Joint Stock Company	-	-	-	-
	-	-	-	-
<b>Others</b>	<b>160.584.678.139</b>	<b>(1.073.132.968)</b>	<b>153.610.743.799</b>	<b>(1.073.132.968)</b>
LICOGI 13 Joint Stock Company	8.069.941.826	-	8.069.974.826	-
M&H Industrial Co., Ltd.	963.600.000	(963.600.000)	963.600.000	(963.600.000)
Senka International Joint Stock Company	2.511.273.956	-	2.511.273.956	-
QD Vietnam Trading and Import-Export Service Co., Ltd.	19.514.183.040	-	19.514.183.040	-
Golden Lotus Foodstuff Company Limited	6.725.536.900	-	38.608.641.300	-
Green Agros Company Limited	-	-	17.522.120.000	-
LCD VietNam Company Limited	27.703.116.670	-	5.632.621.190	-
Global Green. (Cambodia) Energy Development Co.,Ltd	49.252.974.625	-	52.690.000.000	-
Others.	45.844.051.122	(109.532.968)	8.098.329.487	(109.532.968)
	<b>160.584.678.139</b>	<b>(1.073.132.968)</b>	<b>153.610.743.799</b>	<b>(1.073.132.968)</b>

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**7 . RECEIVABLES FROM LOANS**

		During the year				31/03/2026
		01/01/2026	Increase	Decrease	Outstanding balance	Provision
		Outstanding balance				
		VND	VND	VND	VND	VND
<b>a) Short-term</b>						
	<i>Related parties</i>	<b>20.070.912.500</b>	<b>300.000.000</b>	<b>20.370.912.500</b>	-	-
-	Dong Kinh Real Estate Co.,Ltd	6.900.000.000	300.000.000	7.200.000.000	-	-
-	Mr Luong Van Hoa	13.170.912.500	-	13.170.912.500	-	-
	<i>Others</i>	<b>41.798.016.700</b>	-	<b>7.000.000.000</b>	<b>34.798.016.700</b>	-
-	Nacico Joint Stock Company	10.010.000.000	-	-	10.010.000.000	-
-	Phuc Hung Holding Construction Joint Stock Company	26.788.016.700	-	2.000.000.000	24.788.016.700	-
-	Mr Pham Binh Dan	5.000.000.000	-	5.000.000.000	-	-
	<i>Current portion of long-term loans receivable</i>	-	-	-	-	-
		<b>61.868.929.200</b>	<b>300.000.000</b>	<b>27.370.912.500</b>	<b>34.798.016.700</b>	-

**Details related to short-tearm loans receivable**

No	Loan Agreement	Loan Amount (VND)	Purpose	Term	Interest rate	Guarantee	Outstanding principal balance as at 31 March 2026 (VND)
(3)	Nacico Joint Stock Company						10.010.000.000
	06/11/2023/HDVT/2023 ngày 06 tháng 11 năm 2023	10.010.000.000	Working capital financing for business operations	Specifically stipulated for each loan in the loan confirmation minutes	Interest rates are determined in each specific credit agreement in	Unsecurity	10.010.000.000
(4)	Phuc Hung Holdings construction JSC						24.788.016.700
	07/11/2023/HDVT/2023 ngày 07 tháng 11 năm 2023	26.788.016.700	Working capital financing for business operations	Specifically stipulated for each loan in the loan confirmation minutes	Interest rates are determined in each specific credit agreement in	Unsecurity	24.788.016.700



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**8 . OTHER RECEIVABLES**

	31/03/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>a) Short-term</b>				
<b>a.1) Details by content</b>				
Receivables from interest of deposit, loan	13.685.824.654	-	11.474.658.278	-
Receivables from employees	-	-	-	-
Receivables from social insurance	-	-	-	-
Receivables from health insurance	-	-	-	-
Receivables from unemployment insurance	-	-	-	-
Advances	131.880.764.125	-	46.451.816.682	-
Deposits	1.644.984.809	-	1.644.984.948	-
Lending	-	-	-	-
On behalf payments	-	-	-	-
Dong Do Investment Trading Joint Stock Company (2)	37.300.000.000	-	-	-
Tesla Investment Joint Stock Company (3)	15.000.000.000	-	-	-
Site clearance funding advanced to the Land Development Center	26.124.160.016	-	43.658.786.598	-
ECOTECH VIET NAM Technology Invesment and Trading JSC (4)	15.531.731.598	-	14.941.522.360	-
Others	7.889.616.329	-	7.751.804.714	-
	<b>249.057.081.531</b>	<b>-</b>	<b>125.923.573.580</b>	<b>-</b>
<b>a.2) Detail by object</b>				
<b>Related parties</b>	<b>9.910.000.000</b>	<b>-</b>	<b>9.850.000.000</b>	<b>-</b>
Mr. Chu Thanh Nam	4.960.000.000	-	4.900.000.000	-
Mr. Luong Van Hoa	4.950.000.000	-	4.950.000.000	-
Dong Kinh Real Estate Investment and Trading Company Limited	-	-	-	-
<b>Others</b>	<b>239.147.081.531</b>	<b>-</b>	<b>116.073.573.580</b>	<b>-</b>
Dong Do Investment Trading Joint Stock Company (2)	37.300.000.000	-	-	-
Tesla Investment Joint Stock Company (3)	15.000.000.000	-	-	-
Land Development Centrre	26.124.160.016	-	43.658.786.598	-
ECOTECH VIET NAM Technology Invesment and Trading JSC (4)	15.531.731.598	-	14.941.522.360	-
Others	145.191.189.917	-	57.473.264.622	-
	<b>249.057.081.531</b>	<b>-</b>	<b>125.923.573.580</b>	<b>-</b>

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	31/03/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>b) Long-term</b>				
<b>b.1) Details by content</b>				
Deposits	1.000.000.000	-	1.000.000.000	-
Other receivables	600.000.000	-	600.000.000	-
	<b>1.600.000.000</b>	<b>-</b>	<b>1.600.000.000</b>	<b>-</b>
<b>b.2) Detail by object</b>				
<b>Related parties</b>	<b>600.000.000</b>	<b>-</b>	<b>600.000.000</b>	<b>-</b>
Hanoi Machinery Import-Export Joint Stock Company	600.000.000	-	600.000.000	-
<b>Others</b>	<b>1.000.000.000</b>	<b>-</b>	<b>1.000.000.000</b>	<b>-</b>
Other receivables	1.000.000.000	-	1.000.000.000	-
	<b>1.600.000.000</b>	<b>-</b>	<b>1.600.000.000</b>	<b>-</b>

(1) The advance is mainly for the Company's management to serve the implementation of business activities and the implementation of real estate investment projects.

(2) Cooperation Agreement No. 2812/2022/HĐHT dated December 28, 2022, between the Company and Dong Do Investment and Trade Joint Stock Company ("Dong Do") regarding collaboration to research, implement, and develop investment projects (real estate, industrial clusters, waste treatment, etc.) in northern provinces, with a focus on provinces such as Thai Binh (now Hung Yen) and Nam Dinh. Under this agreement, the Company advanced Dong Do an amount of VND 37,300,000,000 to carry out the agreed-upon tasks. The agreement was initially planned to be implemented within 12 months from the signing date and has been extended through an addendum and a request letter.

(3) Investment cooperation contract No. 561/2021/HDNT dated January 4, 2022 between Licogi 13 Joint Stock Company (Party A), the Company (Party B) and Tesla Investment Joint Stock Company (Party C) on investment cooperation in high quality ecological residential project Cam Phu - Cam Ranh City, Khanh Hoa;

Method of cooperation: The parties establish a Joint Venture to bid as the Investor of Cam Phu High Quality Eco-Residential Project in accordance with the provisions of law, according to which the contribution ratio of each party is as follows:

- Tesla Investment Joint Stock Company: 40% of the total cost;
- Licogi 13 Joint Stock Company: 30% of the total cost;
- The Company: 30% of the total cost.

Expenses until the Consortium receives the Decision of the actual Project Owner will be agreed and confirmed in writing by the parties and distributed to the members of the consortium according to the prescribed ratio.

The balance arising during the year relates to advance payments made to Tesla Investment Joint Stock Company based on the contract progress.

(4) Business Cooperation Contract No. 01/2025/HĐHTKD/PVM-ECOTECH dated July 14, 2025, and its Appendices, entered into between Petroleum Machinery and Equipment Joint Stock Company (Party A) and ECOTECH Vietnam Technology Investment and Trading Joint Stock Company (Party B), regarding cooperation in the business of importing and transporting iron ore from Laos for sale in Vietnam, with an estimated volume of 100,000 tons (±10%).

Cooperation method: The two parties establish an Implementation Team to jointly perform contracts with suppliers and customers and to share pre-tax profits in accordance with applicable laws. The contribution ratio of each party is as follows:

Petro Vietnam Machinery and Technology Joint Stock Company: 50%;

ECOTECH Vietnam Technology Investment and Trading Joint Stock Company: 50%.

Contract term: The contract is effective from June 25, 2025, until December 30, 2026.



9 . DOUBTFUL DEBTS

	31/03/2026		01/01/2026	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Total value of receivables and debts that are overdue or not due but difficult to be recovered				
- Tan Hong Export - Import Joint Stock Company (1)	96.856.865.496	96.856.865.496	96.856.865.496	96.856.865.496
- Vina Megastar Group Joint Stock Company (2)	33.627.654.160	33.627.654.160	33.627.654.160	33.627.654.160
- Petro Hanoi Construction Investment., JSC	8.067.090.760	8.067.090.760	8.067.090.760	8.067.090.760
-	-	-	-	-
- Others	40.195.502.968	18.204.755.157	43.812.514.958	21.821.767.147
	<b>178.747.113.384</b>	<b>156.756.365.573</b>	<b>182.364.125.374</b>	<b>160.373.377.563</b>

The recoverable value of bad debt is determined based on the Board of General Directors 's assessment about the bad debts recovery. However, to ensure prudence, the Board of General Directors still determine provisions for doubtful debts.

**Information about some bad debts of great value**

(1): As at December 31, 2025, the Company is recording a receivable from Tan Hong Import - Export Joint Stock Company amounting to VND 96,856,865,496. The Company has made a full provision for this debt, however, Company is still continuing to implement measures to recover this debt.

(2): As at December 31, 2025, the Company is recording the receivable of Vina Megastar Group Joint Stock Company with amount of VND 33,627,654,160. The Company entered a lawsuit against Southeast Asia Commercial Joint Stock Bank which guaranteed payments to Vina Megastar Group Joint Stock Company at People's Court of Hoan Kiem District. The Company made provision of the whole value's doubtful debt.

10 . INVENTORIES

	31/03/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw materials	8.243.159.189	-	7.158.729.374	-
Work in process	5.935.945.080	-	3.684.199.197	-
Finished goods	52.200.879	-	46.150.099	-
Goods	7.047.044.630	(283.261.151)	40.999.273.529	(450.205.151)
Goods on consignment	58.108.246.086	-	-	-
Real estate	8.646.715.202	-	8.646.715.202	-
	<b>88.033.311.066</b>	<b>(283.261.151)</b>	<b>60.535.067.401</b>	<b>(450.205.151)</b>

11 . LONG-TERM UNFINISHED ASSET

	31/03/2026		01/01/2026	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
<b>a) a) Long-term work in process</b>				
An Phu Residential Area Construction Project (1)	12.199.553.529	12.199.553.529	11.450.127.205	11.450.127.205
Project for developing commercial housing area in Tien Phong ward and Phu Xuan commune (2)	397.040.737.262	397.040.737.262	38.907.324.895	38.907.324.895
Residential area project in Duc Noi village, Viet Hung commune, Dong Anh district, Hanoi city (3)	1.514.352.187	1.514.352.187	1.456.152.187	1.456.152.187
	<b>410.754.642.978</b>	<b>410.754.642.978</b>	<b>51.813.604.287</b>	<b>51.813.604.287</b>

(1) An Phu residential area commercial housing development project, Vu Thu town, Vu Thu district, Thai Binh province according to the land use investment project implementation contract No. 10/HD-DA DTCSDD dated August 14, 2023 between the Department of Construction of Thai Binh province and the investor including the consortium: PetroVietnam Machinery - Technology Joint Stock Company, Phuc Hung Holding Construction Joint Stock Company, Nacico Joint Stock Company and the project enterprise - Machino An Phu Joint Stock Company - Subsidiary. In which:

- Total investment of the project approved according to the investment policy: VND 681,251,975,000;
- Contract implementation period: 77 months from the effective date of the contract;
- Project land use area: 118,804.16 m2 (including residential land, green land, regulating lake and traffic land, technical infrastructure)
- Project implementation costs up to December 31, 2025 mainly include the first installment of M3 State Budget Payment Value (minimum State Budget Payment Value) and project management costs.

(2) Commercial housing development project in Tien Phong ward and Phu Xuan commune, Thai Binh province under the land use investment project implementation contract No. 10/HD-DA DTCSDD dated August 14, 2023 between the Department of Construction of Thai Binh province and the investor including the consortium: PetroVietnam Machinery - Technology Joint Stock Company, My Xuan Hanoi Housing Joint Stock Company and the project enterprise - Machino Phu Xuan Company Limited - Subsidiary. In which:

- Total investment of the project approved according to the investment policy: VND 211,179,197,000;
- Contract implementation period: 65 months from the effective date of the contract;
- Project land use area: 58,313.3 m2 (including public works land, commercial service land and urban residential land)
- Project implementation costs calculated up to December 31, 2025 mainly includes the first installment of M3 State Budget Payment Value (minimum State Budget Payment Value) and project management costs.

(3) Investment project to build and operate a residential area in Duc Noi village, Viet Hung commune (now Thu Lam commune), Dong Anh district, Hanoi city on the entire land area according to Decision No. 3494/QD-UBND on "approval of detailed planning of the residential area in Duc Noi village, Viet Hung commune, Dong Anh district, Hanoi city, scale 1/500". The balance as of December 31, 2025 is the cost for the project management board.

**b) Construction in progress**

	31/03/2026	01/01/2026
	VND	VND
<b>Construction in progress</b>	<b>904.985.953</b>	-
Thai Binh Waste Treatment Plant Project (4)	904.985.953	-



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**12 . TANGIBLE FIXED ASSETS**

	Buildings, structures	Machinery, equipment	Vehicles, transportation	Management equipment	Others	Total
	VND	VND	VND	VND	VND	VND
<b>Original cost</b>						
Beginning balance	124.044.589.421	40.430.321.976	10.025.445.605	4.734.844.813	1.648.489.043	180.883.690.858
- Purchase in the year	-	352.154.000	-	42.950.000	-	395.104.000
- Completed construction investment	-	-	-	-	-	-
- Others increase	-	-	-	-	-	-
- Transfer to investment properties	-	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-	-
- Others decrease	-	-	-	-	-	-
<b>Ending balance of the period</b>	<b>124.044.589.421</b>	<b>40.782.475.976</b>	<b>10.025.445.605</b>	<b>4.777.794.813</b>	<b>1.648.489.043</b>	<b>181.278.794.858</b>
<b>Accumulated depreciation</b>						
Beginning balance	30.456.413.366	4.019.355.221	7.551.658.306	1.233.370.268	161.200.000	43.421.997.161
- Depreciation for the period	1.515.913.296	931.467.848	181.973.286	85.862.713	51.665.274	2.766.882.417
- Others increase	-	-	-	-	-	-
- Transfer to investment properties	-	-	-	-	-	-
- Liquidation, disposal	-	-	-	-	-	-
- Others decrease	-	-	-	-	-	-
<b>Ending balance of the period</b>	<b>31.972.326.662</b>	<b>4.950.823.069</b>	<b>7.733.631.592</b>	<b>1.319.232.981</b>	<b>212.865.274</b>	<b>46.188.879.578</b>
<b>Net carrying amount</b>						
Beginning balance	93.588.176.055	36.410.966.755	2.473.787.299	3.501.474.545	1.487.289.043	137.461.693.697
<b>Ending balance</b>	<b>92.072.262.759</b>	<b>35.831.652.907</b>	<b>2.291.814.013</b>	<b>3.458.561.832</b>	<b>1.435.623.769</b>	<b>135.089.915.280</b>

*In which:*

- The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the period : VND 15,873,519,738
- Cost of fully depreciated tangible fixed assets but still in use at the end of the period: VND 12,382,780,333
- Cost of tangible fixed assets awaiting for liquidation at the end of the year: VND 227,542,909

13 . INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Cộng
	VND	VND	VND
<b>Historical cost</b>			
Beginning balance	14.188.420.814	762.445.000	14.950.865.814
- Purchase in the period	-	92.400.000	92.400.000
- Internally generated assets	-	-	-
- Increase due to merger	-	-	-
- Other increase	-	-	-
- Liquidation, disposal	-	-	-
- Others decrease	-	-	-
<b>Ending balance of the period</b>	<b>14.188.420.814</b>	<b>854.845.000</b>	<b>15.043.265.814</b>
<b>Accumulated depreciation</b>			
Beginning balance	2.471.730.697	702.290.161	3.174.020.858
- Depreciation for the period	89.173.647	13.676.344	102.849.991
<b>Ending balance of the period</b>	<b>2.560.904.344</b>	<b>715.966.505</b>	<b>3.276.870.849</b>
<b>Net carrying amount</b>			
Beginning balance	11.716.690.117	60.154.839	11.776.844.956
<b>Ending balance</b>	<b>11.627.516.470</b>	<b>138.878.495</b>	<b>11.766.394.965</b>

In which:

- Cost of fully depreciated intangible fixed assets but still in use at the end of the period 31/03/2026: VND 611.245.000

Land use rights include:

- The land at No. 51 Phan Dang Luu, Hoa Cuong ward, Da Nang City, an area of 1,806.8 m2, used as business premises, for a period of 50 years from January 13, 2009;
- The land at No. 53 Tran Phu, Hai Chau ward, Da Nang City, an area of 281.8 m2, used as the Company's office, for a period of 50 years from January 12, 2009;

14 . INVESTMENT PROPERTIES

	Land use rights	Buildings	Others	Total
	VND	VND	VND	VND
<b>Original cost</b>				
Beginning balance	-	7.779.542.940	7.513.200.000	15.292.742.940
- Transfer to Tangible Fixed Assets	-	-	-	-
<b>Ending balance of the period</b>	<b>-</b>	<b>7.779.542.940</b>	<b>7.513.200.000</b>	<b>15.292.742.940</b>
<b>Accumulated depreciation</b>				
Beginning balance	-	7.779.542.940	7.513.200.000	15.292.742.940
- Transfer to Tangible Fixed Assets	-	-	-	-
<b>Ending balance of the period</b>	<b>-</b>	<b>7.779.542.940</b>	<b>7.513.200.000</b>	<b>15.292.742.940</b>
<b>Net carrying amount</b>				
Beginning balance	-	-	-	-
<b>Ending balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

The Company's investment property is 23,600 m2 of land in Dao Cam Moc street, Thu Lam Commune, Dong Anh district, Hanoi. In which, the value of the land use right transferred from the partner since 2012 has a term of 20 years from December 7, 1996. From 2017, the Company continues to use this land area in the form of annual land lease payment.

The fair value of the investment property has not been formally assessed and determined as of December 31, 2025. However, based on the lease position and market value of these assets, the Board of General Director believes that the fair value of the investment property is greater than the carrying amount at the balance sheet date finance.



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**15 . PREPAID EXPENSES**

	31/03/2026	01/01/2026
	VND	VND
<b>a) Short-term</b>		
Dispatched tools and supplies	542.525.230	432.783.080
Others	2.238.772.215	753.466.352
	<b>2.781.297.445</b>	<b>1.186.249.432</b>
	31/03/2026	01/01/2026
	VND	VND
<b>b) Long-term</b>		
Dispatched tools and supplies	622.562.255	718.269.374
Lands rent	675.000.000	750.000.000
Life insurance costs	4.520.098.091	4.842.962.243
Office repair costs	935.221.252	772.811.308
Others	228.164.313	446.923.989
	<b>6.981.045.910</b>	<b>7.530.966.914</b>

**16 . TRADE PAYABLES**

	31/03/2026		01/01/2026	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
<b>a) Short-term</b>				
	<b>36.743.364.353</b>	<b>36.743.364.353</b>	<b>24.557.080.649</b>	<b>24.557.080.649</b>
<b>0</b>				
Farmington Trading Joint Stock Company	-	-	-	-
Petrolimex Construction Joint Stock Company No.1	2.789.092.560	2.789.092.560	2.789.092.560	2.789.092.560
Tien Phong Technology. JSC	1.498.441.178	1.498.441.178	1.498.441.178	1.498.441.178
Green Agros Company Limited	4.682.728.300	4.682.728.300	-	-
Mitsubishi Motors Vietnam Company Limited	2.648.484.359	2.648.484.359	2.941.388.026	2.941.388.026
Others	25.124.617.956	25.124.617.956	17.328.158.885	17.328.158.885
	<b>36.743.364.353</b>	<b>36.743.364.353</b>	<b>24.557.080.649</b>	<b>24.557.080.649</b>

**17 . SHORT -TERM PREPAYMENTS FROM CUSTOMERS**

	31/03/2026	01/01/2026
	VND	VND
Petroleum Mechanical Executing and Assembly., JSC	1.009.800.000	1.009.800.000
ECOTECH VIET NAM Technology Investment and Trading JSC	318.775.067	14.946.697.367
Viet Nam Minerals Exploitation and Trading Joint Stock Company	9.577.091.520	9.577.091.520
Others	3.379.294.016	2.928.170.039
	<b>14.284.960.603</b>	<b>28.461.758.926</b>

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**18 . TAX AND PAYABLES FROM STATE BUDGET**

	Receivable at the opening period	Payable at the opening period	Payable arise in the period	Amount paid in the period	Receivable at the closing period	Payable at the closing period
	VND	VND	VND	VND	VND	VND
Value added tax	-	2.482.708.434	3.258.249.599	5.233.432.769	-	507.525.264
Special sale tax	-	-	-	-	-	-
Export, import duties	-	-	-	-	-	-
Business income tax	340.909.735	85.401.722	14.493.059	47.169.947	348.253.735	60.068.834
Personal income tax	81.082.986	236.824.244	1.531.115.061	525.871.829	-	1.160.984.490
Natural resource tax	-	-	-	-	-	-
Property tax and land rental	53.131.543	3.367.080.481	283.736.026.291	284.476.122.291	53.131.543	2.626.984.481
Environmental protection tax	-	-	-	-	-	-
Other taxes	-	-	-	-	-	-
Fees and other obligations	-	38.312.584	40.128.910	40.128.910	-	38.312.584
	<b>475.124.264</b>	<b>6.210.327.465</b>	<b>288.580.012.920</b>	<b>290.322.725.746</b>	<b>401.385.278</b>	<b>4.393.875.653</b>

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



**19 . ACCRUED EXPENSES**

	31/03/2026	01/01/2026
	VND	VND
Accrued interest expenses	280.972.350	380.425.608
Late payment interest expense	2.805.951.741	2.805.951.741
Other accrued expenses	1.954.440.237	5.213.375.428
	<b>5.041.364.328</b>	<b>8.399.752.777</b>

**20 . OTHER PAYABLES**

	31/03/2026	01/01/2026
	VND	VND
<b>a) Short-term</b>		
<b>a1) Details by content</b>		
- Trade union fund	316.472.678	396.997.758
- Social insurance	746.503.373	828.316.124
- Health insurance	114.582.165	35.387.072
- Unemployment insurance	54.791.710	11.656.698
- Short-term deposits, collateral received	29.504.323.362	47.449.488.000
- Interest payables	58.827.397	-
- Vietnam Bank for Agriculture and Rural Development (1)	25.000.000.000	25.000.000.000
- Others	1.992.804.984	1.449.872.269
	<b>57.788.305.669</b>	<b>75.171.717.921</b>
<b>a2) Detail by object</b>		
- Vietnam Bank for Agriculture and Rural Development (1)	25.000.000.000	25.000.000.000
- Pico Retail Joint Stock Company Deposit	883.561.362	1.368.846.000
- Hong Nguyen Agricultural Company Limited deposit	27.500.000.000	45.000.000.000
- Others	4.404.744.307	3.802.871.921
	<b>57.788.305.669</b>	<b>75.171.717.921</b>
<b>b) Long-term</b>		
- Vietnam Bank for Agriculture and Rural Development (1)	13.261.547.264	13.261.547.264
	<b>13.261.547.264</b>	<b>13.261.547.264</b>

(1) The liability to the Vietnam Bank for Agriculture and Rural Development (Agribank) according to the decision of the Hanoi People's Court at the appeal hearing on October 19, 2023. Accordingly, the Company agrees to pay the amount of VND 52,261,547,264 and interest to Agribank according to the 5-year schedule from 2023 to 2027

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**21 . BORROWINGS AND FINANCE LEASE LIABILITIES**

	01/01/2026		During the year		31/03/2026	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
<b>a) Short-term borrowings</b>						
- Military Commercial Joint Stock Bank - Hai Ba Trung Branch	320.276.837.901	320.276.837.901	448.926.995.884	415.425.590.114	353.778.243.671	353.778.243.671
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Hai Ba Trung Branch	83.042.000.000	83.042.000.000	93.548.389.293	85.042.000.000	91.548.389.293	91.548.389.293
- Viet Nam Joint Stock Commercial Bank For Industry and Trade - Hoan Kiem Branch	4.552.000.000	4.552.000.000	4.936.603.500	4.552.000.000	4.936.603.500	4.936.603.500
- Saigon Hanoi Commercial Joint Stock Bank - Ha Noi Branch	115.827.621.387	115.827.621.387	92.158.594.398	88.617.612.820	119.368.602.965	119.368.602.965
- Dong Kinh Real Estate Company Limited	20.952.900.000	20.952.900.000	-	20.952.900.000	-	-
- LICOGL 13 Joint Stock Company	-	-	4.000.000.000	4.000.000.000	-	-
- Mekong Development Joint Stock Company	-	-	4.000.000.000	4.000.000.000	-	-
- Joint Stock Commercial Bank For Foreign Trade of Vietnam - Da Nang Branch	51.984.197.900	51.984.197.900	150.101.544.300	163.940.680.300	1.200.000.000	1.200.000.000
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Da Nang Branch	28.130.000.000	28.130.000.000	52.497.000.000	43.630.000.000	38.145.061.900	38.145.061.900
- Vietnam International Commercial Joint Stock Bank – Da Nang Branch	3.643.600.345	3.643.600.345	-	1.290.396.994	2.353.203.351	2.353.203.351
- Military Commercial Joint Stock Bank - Hai Ba Trung Branch	5.601.008.269	5.601.008.269	804.864.393	-	6.405.872.662	6.405.872.662
- Other loan	6.543.510.000	6.543.510.000	30.580.000.000	-	37.123.510.000	37.123.510.000



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**21 . BORROWINGS AND FINANCE LEASE LIABILITIES**

	01/01/2026		During the year		31/03/2026	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
- Current portion of long-term loans	8.804.385.000	8.804.385.000	1.250.000.000	2.370.510.000	7.683.875.000	7.683.875.000
- Saigon Hanoi Commercial Joint Stock Bank - Han Thuyen Branch	5.000.000.000	5.000.000.000	1.250.000.000	1.250.000.000	5.000.000.000	5.000.000.000
- Joint Stock Commercial Bank For Foreign Trade of Vietnam - Da Nang Branch	2.179.985.000	2.179.985.000	-	532.510.000	1.647.475.000	1.647.475.000
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Ha Noi Branch	1.600.100.000	1.600.100.000	-	563.700.000	1.036.400.000	1.036.400.000
- Fortune Vietnam Joint Stock Commercial Bank-Thang Long Branch	24.300.000	24.300.000	-	24.300.000	-	-
<b>b) Long-term borrowings</b>	<b>329.081.222.901</b>	<b>329.081.222.901</b>	<b>450.176.995.884</b>	<b>417.796.100.114</b>	<b>361.462.118.671</b>	<b>361.462.118.671</b>
- Saigon Hanoi Commercial Joint Stock Bank - Han Thuyen Branch	1.250.000.000	1.250.000.000	-	1.250.000.000	-	-
- Joint Stock Commercial Bank For Foreign Trade of Vietnam - Da Nang Branch	3.073.912.973	3.073.912.973	-	-	3.073.912.973	3.073.912.973
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Ha Noi Branch	2.940.200.000	2.940.200.000	-	-	2.940.200.000	2.940.200.000
- Fortune Vietnam Joint Stock Commercial Bank-Thang Long Branch	191.800.000	191.800.000	-	-	191.800.000	191.800.000
- Military Commercial Joint Stock Bank - Hai Bà Trưng Branch	-	-	274.471.590.667	-	274.471.590.667	274.471.590.667
	<b>7.455.912.973</b>	<b>7.455.912.973</b>	<b>274.471.590.667</b>	<b>1.250.000.000</b>	<b>280.677.503.640</b>	<b>280.677.503.640</b>

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No.	Credit Contract	Credit Limited (VND)	Interest Rate	Loan term	Loan purpose	Guarantee form of loan	The outstanding principal as at 31/12/2025 (VND)
<b>Detailed information on short-term borrowings:</b>							
<b>1</b>	<b>Military Joint Stock Commercial Bank - Hai Ba Trung Branch</b>						<b>91.548.389.293</b>
	No 282902.25.065.597402.TD dated March 10, 2025	150.000.000.000	Details for each debt receipt	From the date of signing this contract until the end of February 19, 2026	Serving business activities in the supply of machinery, materials, metals, and agricultural trade.	Pledging goods and accounts receivable as agreed between MB and PetroVietnam Machinery-Technology Joint Stock Company.	91.548.389.293
<b>2</b>	<b>Bank for Investment and Development of Vietnam Joint Stock Commercial Bank - Hai Ba Trung Branch</b>						<b>4.936.603.500</b>
	No 01/2025/339/HĐTDHM dated September 22, 2025	60.000.000.000	Details for each debt receipt	Contract term: 12 months from the date of signing this Contract	Supplement working capital for production and bussiness activities	Pledge/ mortgage/ guarantee/ escrow agreements or other agreements made between the Bank and the customer	4.936.603.500
<b>3</b>	<b>Vietnam Joint Stock Commercial Bank for Industry and Trade - Hoan Kiem Branch</b>						<b>119.368.602.965</b>
	No 174/HĐTD/2025-HĐCVHM/NHCT122-MAYTBDAUKHI dated August 25, 2025 and other agreements	100.000.000.000 VNĐ	Details for each debt receipt	Contract term: From August 25, 2025 to July 31, 2026	Supplement working capital for production and bussiness activities	Guarantee agreements/Collateral agreements that the Borrower and/or other Organizations/Individuals have signed with the Lender and/or other collateral measures	119.368.602.965
<b>4</b>	<b>Saigon-Hanoi Commercial Joint Stock Bank - Ha Noi Branch</b>						-
	No 0287/2025/HĐHM-PN/SHB 110200 dated August 20, 2025	135.000.000.000	Details for each debt receipt	From 20/08/2025 to 20/08/2026	To serve borrowing and guarantee activities within the business fields of supplying machinery, materials, metals, and agricultural commodity trading	Assets, real estate, margin deposits, and receivables arising from output contracts	-
<b>5</b>	<b>Dong Kinh Real Estate Company Limited</b>						
	Loan agreement No 01/2026/HĐVT/PVM-DK dated 04/02/2026; 02/2026/HĐVT/PVM-DK dated 06/02/2026; 03/2026/HĐVT/PVM-DK dated 10/02/2026; 04/2026/HĐVT/PVM-DK	16.300.000.000	1.6%/year	12 months	Supplement working capital for production and bussiness activities	Unsecured loan	15.700.000.000
<b>6</b>	<b>Saigon-Hanoi Commercial Joint Stock Bank - Ha Noi Branch</b>						-
	01/2026/HĐVT/PVM-LCG13 dated 25/03/2026	4.000.000.000	7%/year	06 months	In compliance with legal regulations	Unsecured loan	-
<b>7</b>	<b>Mekong Development Joint Stock Company</b>						<b>1.200.000.000</b>
	252/HĐVT/2026/MK-PVM dated 25/02/2026	4.000.000.000	8%/year	03 months	In compliance with legal regulations	Unsecured loan	1.200.000.000
<b>8</b>	<b>Joint Stock Commercial Bank for Foreign Trade of Vietnam - Da Nang Branch</b>						<b>38.145.061.900</b>



No.	Credit Contract	Credit Limited (VND)	Interest Rate	Loan term	Loan purpose	Guarantee form of loan	The outstanding principal as at 31/12/2025 (VND)
	Credit agreement under the credit limit number: 450/2025/CTD/CV/VCB-KHDN dated November 26, 2025 between the Company and Vietcombank - Da Nang Branch	70.000.000.000	Details for each debt receipt	12 months from the date of signing this contract	Financing short-term credit needs to support business activities and the maintenance and repair of Mitsubishi cars for customers, excluding short-term needs for fixed asset investment activities	The customer's obligations under this contract are secured by the collateral and/or the Guarantee Agreement specified in the credit agreement.	38.145.061.900
9	<b>Bank for Investment and Development of Vietnam Joint Stock Commercial Bank - Da Nang Branch</b>						<b>36.997.000.000</b>
	No 01/2024/256945/HDTD dated July 24, 2024	40.000.000.000	Details for each debt receipt	12 months from the date of signing this contract	Supplement working capital to support commercial activities of Mitsubishi car brand	The new 100% Mitsubishi cars, formed from loans/existing inventory, are owned by the company. The loan has been fully registered for secured transaction.	36.997.000.000
10	<b>Vietnam International Commercial Joint Stock Bank - Da Nang Branch</b>						-
	Credit Agreement No. 9643869.24 dated July 12, 2024.	7.000.000.000	Interest rate as notified by the Lender from time to time, specified in the Debt Acknowledgement Note at the time of disbursement, and fixed for the entire loan term	24 months from the day following the date of the initial loan disbursement	To supplement working capital for the commercial business activities of Mitsubishi Vietnam automobiles	Passenger vehicles (with up to 9 seats) of the Mitsubishi brand, 100% brand new, formed from loan proceeds and/or existing inventory, and owned by the Company. The loan has been fully registered for secured transaction	-
11	<b>Military Joint Stock Commercial Bank - Hai Ba Trung Branch</b>						<b>36.997.000.000</b>
	No 323999.25.065.38518763.T D dated August 05, 2025	30.000.000.000	Details for each debt receipt	From the date of signing this contract until the end of July 30, 2026	Serve the customer's waste treatment and recycled product manufacturing business activities	Mortgages with properties	36.997.000.000
12	<b>Personal loans</b>						<b>37.123.510.000</b>
	Loan agreements	37.123.510.000	Details for each debt receipt	From 02 months to 12 months	Supplement working capital for production and bussiness activities	Unsecured loan	37.123.510.000

No.	Credit Contract	Credit Limited (VND)	Interest Rate	Loan term	Loan purpose	Guarantee form of loan	The outstanding principal as at 31/12/2025 (VND)
Detailed information on long-term borrowings:							
1	Saigon-Hanoi Commercial Joint Stock Bank - Han Thuyen Branch						
	No 022/2024/HDTDTDH-PN/SHB.111500 dated 06/02/2024	15.000.000.000	The interest rate on the loan is 12.8% per annum for the first 3 months. The interest rate will be adjusted every 3 months, with a fluctuation range of 3.8% per annum. The current interest rate is 10.2% per annum.	36 months from the date of signing this contract	Loan to reimburse investment costs for the project 'Renovation and repair of Building B, No. 8 Trang Thi, Hoan Kiem, Hanoi	Unsecured loan	5.000.000.000
2	Joint Stock Commercial Bank for Foreign Trade of Vietnam-Da Nang Branch						
	Credit agreements	14.996.000.000	Details for each debt receipt	84 months from the day following the first loan disbursement date	Payment of reasonable, valid, and legal costs related to the investment in the project implementation	Mortgages with properties under specific mortgage contracts and duly registered for secured transactions	4.721.387.973
15	Loc Phat Joint Stock Commercial Bank- Thang Long Branch						
	No HDTDI132025062 dated March 10, 2025	289.000.000	Details for each debt receipt	36 months from the date of signing this contract	The acquisition of forklifts for the purpose of supporting the borrower's business activities	One (01) brand new HELI forklift, 3.5-ton capacity, model CPCD35 W4H, H3 series, 100% new, manufactured in China.	191.800.000
16	Bank for Investment and Development of Vietnam Joint Stock Commercial Bank - Nam Ha Noi Branch						
	Credit Agreements	6.760.000.000	Details for each debt receipt	Details for each debt receipt	To supplement working capital for the commercial business activities	Mortgage of assets formed from loan capital	3.976.600.000
17	Military Joint Stock Commercial Bank - Hai Ba Trung Branch						
	No 330797.25.065.39557251.T Dated 23/10/2025	345.000.000.000	Details for each debt receipt	48 months from the day following the first loan disbursement date	Financing for the commercial housing development project in Tien Phong Ward and Phu Xuan Commune, Thai Binh City, Thai Binh Province (currently reorganized as Tran Hung Dao Ward and Thai Binh Ward, Hung Yen Province).	The loan is secured by the project and the equity interests of PetroVietnam Machinery-Technology Joint Stock Company in Machino Phu Xuan Company Limited.	274.471.590.667



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**22 . OWNER'S EQUITY**

**a) Increase and decrease in owner's equity**

	Contributed capital	Investment and development funds	Retained earnings	Non controlling interest	Total
	VND	VND	VND	VND	VND
<b>Beginning balance of previous period (Adjusted)</b>	386.386.000.000	18.920.978.074	146.874.730.711	135.555.254.471	687.736.963.256
Profit/(loss) for previous period	-	-	1.462.028.907	(536.606.025)	925.422.882
Profit distribution	-	-	-	-	-
Profit distribution (Subsidiary)	-	-	-	-	-
<b>Ending balance of previous period</b>	<b>386.386.000.000</b>	<b>18.920.978.074</b>	<b>148.336.759.618</b>	<b>135.018.648.446</b>	<b>688.662.386.138</b>
<b>Beginning balance of current period</b>	386.386.000.000	18.920.978.074	153.302.548.542	146.868.693.885	705.478.220.501
Profit/(loss) for current period	-	-	304.155.098	206.747.731	510.902.829
Profit distribution	-	-	-	-	-
Profit distribution (Subsidiary)	-	-	-	-	-
<b>Ending balance of current period</b>	<b>386.386.000.000</b>	<b>18.920.978.074</b>	<b>153.606.703.640</b>	<b>147.075.441.616</b>	<b>705.989.123.330</b>

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**b) Details of owner's invested capital**

	Rate	31/03/2026	Rate	01/01/2026
	(%)	VND	(%)	VND
Mrs. Nguyen Anh Thu	16,91	65.351.000.000	16,91	65.351.000.000
Mrs. Le Thi Kieu Van	18,12	70.000.000.000	18,12	70.000.000.000
Others	64,97	251.035.000.000	64,97	251.035.000.000
	<b>100</b>	<b>386.386.000.000</b>	<b>100</b>	<b>386.386.000.000</b>

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

	Accumulated from the beginning of 2026	Accumulated from the beginning of 2025
	VND	VND
Owner's contributed capital	386.386.000.000	386.386.000.000
- <i>At the beginning of period</i>	386.386.000.000	386.386.000.000
- <i>At the ending of period</i>	386.386.000.000	386.386.000.000
- <i>Dividend payable at the beginning of the year</i>	26.540.386.090	4.607.632.890
- <i>Dividend payable in the year:</i>	-	-
+ Dividend payable from last year's profit	-	-
+ Estimated dividend payable from this year's profit	-	-
- <i>Dividend paid in cash during the year</i>	(22.595.581.400)	(1.330.000.000)
+ Dividend paid from last year's profit	(22.595.581.400)	(1.330.000.000)
+ Provisional dividend paid from this year's profit	-	-
- <i>Dividend paid in shares during the year</i>	-	-
+ Dividend paid from last year's profit	-	-
+ Provisional dividend paid from this year's profit	-	-
- <i>Dividend payable at the end of the year</i>	<b>3.944.804.690</b>	<b>3.277.632.890</b>

**d) Stock**

	31/03/2026	01/01/2026
Quantity of Authorized issuing stocks	38.638.600	38.638.600
Quantity of issued shares and full capital contribution	38.638.600	38.638.600
- <i>Common stocks</i>	38.638.600	38.638.600
Quantity of outstanding shares in circulation	38.638.600	38.638.600
- <i>Common stocks</i>	38.638.600	38.638.600
Par value per stock (VND)	10.000	10.000

**f) Company's funds**

	31/03/2026	01/01/2026
	VND	VND
Investment and development fund	18.920.978.074	18.920.978.074
	<b>18.920.978.074</b>	<b>18.920.978.074</b>



**23 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT**

**a) Operating asset for leasing**

The company is currently leasing assets under lease contracts at 08 Trang Thi, Hoan Kiem Ward, Hanoi City with unit prices and lease terms specified in each contract signed with partners.

In addition, the Company has annual operating lease contracts with partners in Dao Cam Moc street, Thu Lam commune, Dong Anh district, Hanoi city for warehouse rental purposes. In which, the unit price and lease term are specified according to each contract signed with the partner.

**b) Operating leased assets**

The Company is using a land area of 1,202.5 m2 at No. 08 Trang Thi, Hoan Kiem Ward, Hanoi City and 23,600 m2 of land in Thu Lam Commune, Dong Anh District, Hanoi with the method of renting land with annual payment, which is used for business purposes, as an headquarter. The Company is in the process of renewing land lease contracts with relevant parties and continues to pay annual land rent for these plots of land as notified by competent authorities.

Subsidiary company - Danang Petroleum Machinery - Technology., JSC signed the land lease contract No. 36/HDTD dated 13 June 2017 in Dong Nam Thuy An New Urban Area, Thanh Thuy ward, Hue City to invest in building Daesco Motor Center in Hue with a 50-year lease term from December 29, 2016. The Company has prepaid the land rental in advance for 10 years with the amount of VND 3 billion.

Subsidiary company - Danang Petroleum Machinery - Technology., JSC signed a land lease contract at No. 10 Nguyen Phuc, Son Tra Ward, Da Nang City with an area of 15,366 m2 with a term of up to January 30, 2052 with the method of paying land lease annually.

Subsidiary company - Danang Petroleum Machinery - Technology., JSC is using a land area of 3,241.6 m2 in 495 Nguyen Luong Bang street, Hoa Van Ward, Da Nang City with the annual payment method of land lease, used for business purposes and is in the process of renewing the land lease contract with related parties.

**c) Foreign currencies**

	31/03/2026	01/01/2026
- USD	1.330,02	1.277,98

**d) Doubtful debts written-off**

	31/03/2026	01/01/2026
	VND	VND
	65.193.021.617	65.193.021.617

**24 . TOTAL REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES**

	Accumulated from the beginning of 2026	Accumulated from the beginning of 2025
	VND	VND
Revenue from sale of goods	414.864.214.929	391.050.238.956
Revenue from rendering of services	17.901.484.298	12.848.864.006
Revenue from investment real estate business	-	-
Revenue from construction contracts	-	-
	<b>432.765.699.227</b>	<b>403.899.102.962</b>

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**25 . COSTS OF GOODS SOLD**

	Accumulated from the beginning of 2026	Accumulated from the beginning of 2025
	VND	VND
Costs of merchandise	384.159.595.883	374.888.244.100
Costs of services rendered	14.254.731.881	11.186.494.767
Costs of investment real estate business	-	-
Costs of construction contract	-	-
Revesal of provision for devaluation of inventory	-	-
	<b>398.414.327.764</b>	<b>386.074.738.867</b>

**26 . FINANCE INCOME**

	Accumulated from the beginning of 2026	Accumulated from the beginning of 2025
	VND	VND
Interest income, interest from loans	1.118.024.376	9.148.724.085
Gain from selling investments	-	3.420.000.000
Dividends, profits earned	-	-
Realized gain from foreign exchange difference	779	-
Unrealized gain from foreign exchange difference	105.762	170.408
Others	-	-
	<b>1.118.130.917</b>	<b>12.568.894.493</b>
Finance income from related parties	20.726.246	7.699

**27 . FINANCIAL EXPENSES**

	Accumulated from the beginning of 2026	Accumulated from the beginning of 2025
	VND	VND
Interest expenses	5.463.536.534	4.826.183.884
Realized loss from foreign exchange difference	285.600.311	942.143.409
Unrealized loss from foreign exchange difference	-	-
Provisions/Reversal of provision for devaluation of trading securities and investments	-	-
Others	-	-
	<b>5.749.136.845</b>	<b>5.768.327.293</b>

**28 . SELLING EXPENSES**

	Accumulated from the beginning of 2026	Accumulated from the beginning of 2025
	VND	VND
Raw materials	20.067.972	134.899.522
Labor	5.136.130.404	2.728.638.785
Depreciation and amortisation	466.603.455	543.387.000
Expenses from external services	839.619.204	4.036.199.288
Other expenses by cash	18.210.000.138	6.911.245.678
	<b>24.672.421.173</b>	<b>14.354.370.273</b>



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**29 . GENERAL ADMINISTRATIVE EXPENSES**

	Accumulated from the beginning of 2026	Accumulated from the beginning of 2025
	VND	VND
Raw materials	711.244.630	324.150.817
Labor	2.983.706.046	5.537.635.535
Depreciation and amortisation	275.392.220	270.729.645
Tax, Charge, Fee	-	444.284.131
Provision expenses	(50.000.000)	(100.000.000)
Expenses from external services	1.046.550.490	993.963.666
Other expenses by cash	1.610.155.370	1.948.739.052
	<b>6.577.048.756</b>	<b>9.419.502.846</b>

**30 . OTHER INCOME**

	Accumulated from the beginning of 2026	Accumulated from the beginning of 2025
	VND	VND
Gain from liquidation, disposal of fixed assets	-	-
Collected fines	-	-
Income from bad debts	-	-
Income from car sales support	2.785.702.702	2.409.620.767
Others	43.004	1
	<b>2.785.745.706</b>	<b>2.409.620.768</b>

**31 . OTHER EXPENSE**

	Accumulated from the beginning of 2026	Accumulated from the beginning of 2025
	VND	VND
Remaining value and costs from sale and liquidation of fixed assets	-	-
Fines	659.035.766	151.312.307
Non-deductible VAT	-	-
Financing expenses of Department of Planning and Investment of Lang Son province	-	1.818.181.818
Accrued expenses according to the court's decision	-	347.822.082
Others	72.209.658	11.268.780
	<b>731.245.424</b>	<b>2.328.584.987</b>

**32 . CURRENT CORPORATE INCOME TAX EXPENSES**

	Accumulated from the beginning of 2026 VND	Accumulated from the beginning of 2025 VND
Current corporate income tax expense in Parent company	-	-
Current corporate income tax expense in Danang Petroleum Machinery - Technology, JSC	-	-
Current corporate income tax expense in MACHINO Thanh Dat Joint Stock Company	14.280.768	6.230.460
Current corporate income tax expense in MACHINO An Phu Joint Stock Company	212.291	76.572
Current corporate income tax expense in MACHINO Phu Xuan Company Limited	-	364.043
<b>Current corporate income tax expense</b>	<b>14.493.059</b>	<b>6.671.075</b>

**33 . BASIC EARNINGS PER SHARE**

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

	Accumulated from the beginning of 2026 VND	Accumulated from the beginning of 2024 VND
Net profit after tax	304.155.098	1.462.028.907
Profit distributed for common stocks	304.155.098	1.462.028.907
Average number of outstanding common shares in circulation in the period	38.638.600	38.638.600
<b>Basic earnings per share</b>	<b>8</b>	<b>38</b>

As at March 31, 2026 , the Company did not have shares with dilutive potential for earnings per share.

**34 . BUSINESS AND PRODUCTIONS COST BY ITEMS**

The activities of the Company during the year are mainly commercial activities, accounts for more than 90% of the Company's operating revenue. Therefore, the Company does not disclose business and production cost by items, because it has already disclosed the elements of selling expenses and administrative expenses in Note 28 and Note 29.

**35 . FINANCIAL INSTRUMENTS**

**Financial risk management**

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

**Market risk**

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

**Price Risk**

The Company bears price risk of equity instruments from short-term investments in securities due to the uncertainty of future prices of the securities.



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	Under 1 year	From 1 to 5 years	From more than 5 years	Total
<b>As at 01/01/2026</b>				
Short term investments	-	-	-	-
	-	-	-	-

Exchange rate risk

The Company is exposed to exchange rate risk when there are transactions in currencies other than Vietnam Dong such as loans, revenue, expenses, import of materials, goods, machinery and equipment, etc. .

Interest rate risk

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

**Credit Risk**

Credit risk is the risk of financial loss to the Company if a counterparty fails to perform its contractual obligations. The Company has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, loans and other financial instruments), detailed as follows:

	Under 1 year VND	From 1 to 5 years VND	From more than 5 years VND	Total VND
<b>As at 31/03/2026</b>				
Cash and cash equivalents	9.145.799.844	-	-	9.145.799.844
Trade receivables, other receivables	414.831.140.895	1.600.000.000	-	416.431.140.895
Loans	136.777.872.370	-	-	136.777.872.370
	<b>560.754.813.109</b>	<b>1.600.000.000</b>	<b>-</b>	<b>562.354.813.109</b>
<b>As at 01/01/2026</b>				
Cash and cash equivalents	199.879.254.163	-	-	199.879.254.163
Trade receivables, other receivables	362.848.993.560	1.600.000.000	-	364.448.993.560
Loans	168.670.784.870	-	-	168.670.784.870
	<b>731.399.032.593</b>	<b>1.600.000.000</b>	<b>-</b>	<b>732.999.032.593</b>

**Liquidity Risk**

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

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

	Under 1 year	From 1 to 5 years	From more than 5 years	Total
	VND	VND	VND	VND
<b>As at 31/03/2026</b>				
Borrowings and debts	361.462.118.671	280.677.503.640	-	642.139.622.311
Trade payables, other payables	94.531.670.022	13.261.547.264	-	107.793.217.286
Accrued expenses	5.041.364.328	-	-	5.041.364.328
	<b>461.035.153.021</b>	<b>293.939.050.904</b>	<b>-</b>	<b>754.974.203.925</b>
<b>As at 01/01/2026</b>				
Borrowings and debts	329.081.222.901	7.455.912.973	-	336.537.135.874
Trade payables, other payables	99.728.798.570	13.261.547.264	-	112.990.345.834
Accrued expenses	8.399.752.777	-	-	8.399.752.777
	<b>437.209.774.248</b>	<b>20.717.460.237</b>	<b>-</b>	<b>457.927.234.485</b>

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

**36 . EVENTS AFTER BALANCE SHEET DATE**

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the Consolidated Financial Statements.

**37 . TRANSACTION AND BALANCES WITH RELATED PARTIES**

List and relation between related parties and the Company detail as follows:

Related parties	Relation
PetroVietnam Northern Machinery-Equipment., JSC	Associate
Dong Kinh Real Estate Investment and Trading Company Limited	Associate
Saigon Hanoi Commercial Joint Stock Bank - Han Thuyen Branch	Director of SHB Han Thuyen Branch - Mr. Dang Van Than
Hanoi Machine Import Export Joint Stock Company	Mr. Phạm Văn Hiệp, a member of the Board of Directors and the General Director of the company, also serves as the Chairman of the Board of Directors of this company
Members of The Board of Management	Operating company
Members of The Board of General Director, Chief Accountant and Board of Supervision	Operating company



**PETROVIETNAM MACHINERY - TECHNOLOGY JOINT STOCK COMPANY**

No. 8 Trang Thi, Hoan Kiem Ward, Ha Noi, Viet Nam

**Interim Consolidated Financial Statements**

For the period from 01 January 2026 to 31 March 2026

In addition to the information with related parties presented in the above notes, the Company also had transactions during the year with related parties as follows:

	Accumulated from the beginning of 2026 VND	Accumulated from the beginning of 2025 VND
<b>Payments made on behalf of subsidiaries and affiliates</b>	-	<b>1.500.000.000</b>
Dong Kinh Real Estate Investment and Trading Company Limited	-	1.500.000.000
<b>Financial expenses</b>	<b>204.440.674</b>	<b>294.066.808</b>
Dong Kinh Real Estate Investment and Trading Company Limited	36.427.397	-
Saigon Hanoi Commercial Joint Stock Bank - Han Thuyen Branch	168.013.277	294.051.410
<b>Interest on deposits and loans</b>	<b>20.726.246</b>	<b>7.699</b>
Dong Kinh Real Estate Investment and Trading Company Limited	20.721.096	-
Saigon Hanoi Commercial Joint Stock Bank - Han Thuyen Branch	5.150	7.699
	31/03/2026 VND	01/01/2026 VND
<b>Demand deposits</b>	<b>2.081.230</b>	<b>7.446.809</b>
Deposits at Saigon Hanoi Commercial Joint Stock Bank - Han Thuyen Branch	2.081.230	7.446.809
<b>Lending</b>	-	<b>6.900.000.000</b>
Dong Kinh Real Estate Investment and Trading Company Limited	-	6.900.000.000
<b>Borrowing</b>	<b>25.700.000.000</b>	<b>11.250.000.000</b>
Dong Kinh Real Estate Investment and Trading Company Limited	15.700.000.000	-
Saigon Hanoi Commercial Joint Stock Bank - Han Thuyen Branch	10.000.000.000	11.250.000.000

Transactions with other related parties:

	Accumulated from the beginning of 2026 VND	Accumulated from the beginning of 2025 VND
<b>Remuneration to Board of Management</b>	<b>445.000.000</b>	<b>923.500.000</b>
Dang Van Than - Chairman of Board of Management	40.000.000	248.000.000
Nguyen Minh Tuan - Member of Board of Management	185.000.000	385.500.000
Vuong Hoang Thang - Member of Board of Management	120.000.000	145.000.000
Tong Thi Diep - Member of Board of Management-Resigned on April 24, 2025 (3)	-	145.000.000
Nguyen Thi Hoai Thanh - Member of Board of Management- Appointed on April 24, 2025 (4)	100.000.000	-
<b>Remuneration to Board of General Directors and other management members</b>	<b>1.141.000.000</b>	<b>2.212.881.000</b>
Pham Van Hiep - Member of Board of Management - General Director	406.000.000	766.000.000
Chu Thanh Nam - Vice General Director	184.000.000	369.881.000
Pham Thi My Huong - Vice General Director	185.000.000	369.500.000
Luong Van Hoa - Vice General Director	185.000.000	370.000.000
Hoang Minh Duc - Chief Accountant	181.000.000	337.500.000
<b>Remuneration to Board of Supervision</b>	<b>160.000.000</b>	<b>287.970.000</b>
Le Thi Kieu Van - Head of Department	80.000.000	147.970.000
Pham Thi Hai An - Member of Board of Supervision- Resigned on April 24, 2025 (3)	-	70.000.000
Nguyen Le Thuy - Member of Board of Supervision- Appointed on April 24, 2025 (4)	40.000.000	-
Ha Thi Thanh Hau - Member of Board of Supervision	40.000.000	70.000.000

Legend/Note:

(3) Resigned in the previous year

(4) Appointed in the previous year

Apart from the related party transactions mentioned above, other related parties had no transactions during the year and no outstanding balances at the end of the fiscal year with the Company.

### 38 . COMPARATIVE FIGURES

The comparative figures presented in the Interim Consolidated Balance Sheet and the accompanying Notes are those of the audited Consolidated Financial Statements for the fiscal year ended December 31, 2025, audited by AASC Auditing Firm Co., Ltd. The comparative figures presented in the Interim Consolidated Statement of Profit or Loss, the Interim Consolidated Statement of Cash Flows, and the accompanying Notes are those of the Interim Consolidated Financial Statements for the period from January 1, 2025 to March 31, 2025.

**Le Thi Thu Hien**  
Preparer

*Hanoi, April 29th, 2026*

**Hoang Minh Duc**  
Chief Accountant



**Phạm Văn Hiệp**  
General Director