

**PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS**

Dear:           - State Securities Commission,  
                  - Ha Noi Stock Exchange.

**1. Organization name: MCG Energy and Real Estate Joint Stock Company**

- Stock code: **MCG**

- Address: Lane 102 Truong Chinh Street, Phuong Mai Ward, Dong Da District, Ha Noi

- Contact phone: 024.38694773

Fax: 024.38691568

- Email: vanphong@mcger.com

**2. Information disclosure content:**

- Financial statements for the first quarter of 2026:

☐ Separate financial statements (Listed organizations without subsidiaries and superior accounting units with affiliated units);

☒ Consolidated financial statements (Listed organization with subsidiaries);

☒ Financial statements (Listed organizations have their own accounting units and accounting apparatus).

- Cases that must explain the cause:

+ The audit organization gave an opinion that was not an unqualified opinion on the financial statements (for the audited financial statements of the first quarter of 2026):

☐ Yes

☐ No

Explanatory text in case of integration:

☐ Yes

☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited financial statements of the first quarter of 2026):

☐ Yes

☐ No

Explanatory text in case of integration:

☐ Yes

☐ No

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

☐ Yes

☐ No

Explanatory text in case of integration:

☐ Yes

☐ No

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



☒ Yes

☐ No

Explanatory text in case of integration:

☒ Yes

☐ No

3. This information was published on the Company's website on 29./..4./2026 at the link:

<https://www.mcger.com/dang-bai/categories/tin-tuc>

We hereby commit that the information published above is true and take full legal responsibility for the content of the information published above./.

**Attached documents:**

- Company financial statements for the first quarter of 2026,
- Consolidated financial statements for the first quarter of 2026.

**Recipient:**

- As above;
- Save: administrative department.

**ORGANIZATION REPRESENTATIVE**

Legal representative/Authorized person to disclose information

(Sign, full name, position, seal)



**TỔNG GIÁM ĐỐC**  
*Nguyễn Ngọc Hưng*





**MCG ENERGY AND REAL ESTATE JOINT STOCK  
COMPANY**

..... o0o .....

**CONSOLIDATED FINANCIAL  
STATEMENTS  
FIRST QUARTER OF 2026**

**The report includes:**

- 1. Consolidated balance sheet - Form No. B01-DN*
- 2. Consolidated income statement - Form No. B02-DN*
- 3. Consolidated cash flow statement - Form No. B03-DN*
- 4. Notes to consolidated financial statements - Form No. B09-DN*

**MCG ENERGY AND REAL ESTATE JOINT STOCK  
COMPANY**

..... o0o .....

**CONSOLIDATED FINANCIAL  
STATEMENTS  
FIRST QUARTER OF 2026**

**The report includes:**

- 1. Consolidated balance sheet - Form No. B01-DN*
- 2. Consolidated income statement - Form No. B02-DN*
- 3. Consolidated cash flow statement - Form No. B03-DN*
- 4. Notes to consolidated financial statements - Form No. B09-DN*



**MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

Phone: (04).3 869 3434 - Fax: (04).3 869 1568

**CONSOLIDATED FINANCIAL STATEMENTS**

the first quarter of the fiscal year ending December 31, 2026

**Form No. B 01 - DN**(Attached to Circular No. 99/2025/TT-BTC dated  
October 27, 2025 of the Ministry of Finance)**CONSOLIDATED FINANCIAL STATEMENT**

As at march 31, 2026

Unit: VND

ASSETS	CODES	NOTES	CLOSING BALANCE	OPENING BALANCE
1	2	3	4	5
<b>A. CURRENT ASSETS</b> (100=110+120+130+140+150)	<b>100</b>		<b>45.791.615.522</b>	<b>46.001.487.979</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>		<b>3.615.477.615</b>	<b>2.318.596.164</b>
1. Cash	111	V.01	3.615.477.615	2.318.596.164
2. Cash equivalents	112			
<b>II. Short-term financial investments</b>	<b>120</b>	<b>V.02</b>	<b>10.240.120.468</b>	<b>10.705.390.468</b>
1. Trading securities	121		1.037.155.462	1.757.231.910
2. Allowance for diminution in the value of trading securities (*)	122		(130.055.462)	(384.861.910)
3. Short-term holding investments until maturity	123		9.333.020.468	9.333.020.468
<b>III. Short-term receivables</b>	<b>130</b>		<b>26.988.281.776</b>	<b>28.432.979.798</b>
1. Short-term trade receivables	131	V.03	39.156.382.563	42.920.709.251
2. Prepayments to suppliers	132		12.284.331.876	10.314.331.876
3. Other short-term receivables	135	V.04	69.495.974.526	69.446.345.860
4. Allowance for doubtful debts (*)	136		(93.948.407.189)	(94.248.407.189)
<b>IV. Inventories</b>	<b>140</b>		<b>3.336.471.633</b>	<b>3.123.127.534</b>
1. Inventories	141	V.07	3.336.471.633	3.123.127.534
<b>V. Other current assets</b>	<b>160</b>		<b>1.611.264.030</b>	<b>1.421.394.015</b>
1. Short-term deferred costs	161	V.10	34.370.929	14.945.154
2. Deductible value added tax	162		1.576.286.294	1.405.842.054
3. Taxes and orther receivables from the State budget	163		606.807	606.807
<b>B - LONG-TERM ASSETS</b> (200=210+220+240+250+260)	<b>200</b>		<b>1.310.739.112.390</b>	<b>1.294.624.758.782</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>7.000.000</b>	<b>7.000.000</b>
1. Other long-term receivables	215		7.000.000	7.000.000
<b>II. Fixed assets</b>	<b>220</b>		<b>215.493.212.691</b>	<b>219.495.233.061</b>
1. Tangible fixed assets	221	V.09	215.493.212.691	219.495.233.061
- Cost	222		384.410.695.492	384.737.579.128
- Accumulated depreciation (*)	223		(168.917.482.801)	(165.242.346.067)
<b>IV. Investment property</b>	<b>240</b>		<b>88.846.684.315</b>	<b>89.427.475.330</b>
- Cost	241		117.774.019.565	117.774.019.565
- Accumulated depreciation (*)	242		(28.927.335.250)	(28.346.544.235)
<b>V. Long-term assets in progress</b>	<b>250</b>	<b>V.08</b>	<b>992.682.877.540</b>	<b>971.988.796.183</b>
1. Long-term work in progress	251		42.142.198.717	42.142.198.717
2. Construction in progress	252		950.540.678.823	929.846.597.466
<b>VI. Long-term financial investment</b>	<b>260</b>	<b>V.02</b>	<b>13.691.256.795</b>	<b>13.691.256.794</b>
1. Equity investments in other entities	263		19.891.470.000	19.891.470.000
2. Provision for impairment of long-term financial investments (*)	264		(8.964.213.205)	(8.964.213.206)
3. Long-term held-to-maturity investments	265		2.764.000.000	2.764.000.000
<b>VII. Other long-term assets</b>	<b>270</b>		<b>18.081.049</b>	<b>14.997.414</b>
1. Long-term deferred costs	271	V.10	18.081.049	14.997.414
<b>TOTAL ASSETS (270=100+200)</b>	<b>280</b>		<b>1.356.530.727.912</b>	<b>1.340.626.246.761</b>



**MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

Phone: (04).3 869 3434 - Fax: (04).3 869 1568

**CONSOLIDATED FINANCIAL STATEMENTS**

the first quarter of the fiscal year ending December 31, 2026

Form No. B 01 - DN

(Attached to Circular No. 99/2025/TT-BTC dated  
October 27, 2025 of the Ministry of Finance)

RESOURCES	CODES	NOTES	CLOSING BALANCE	OPENING BALANCE
1	2	3	4	5
<b>C - LIABILITIES (300=310+330)</b>	<b>300</b>		<b>1.138.034.283.183</b>	<b>1.118.826.179.223</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>198.001.912.285</b>	<b>190.626.236.660</b>
1. Short-term trade payables	311	V.12	128.760.540.256	126.011.108.225
2. Short-term advances from customers	312		13.038.045.543	13.025.173.246
3. Short-term taxes and other payments to the government	314	V.13	1.612.775.746	1.764.504.732
4. Payables to the employees	315		960.561.186	932.595.200
5. Short-term accrued expenses	316	V.14	12.126.774.014	12.126.774.014
6. Short-term deferred revenue	319		17.106.644	15.379.371
7. Other current payables	320	V.15	26.596.948.519	20.396.117.181
8. Short-term loans and obligations under finance leases	321	V.11	7.607.533.844	9.072.958.158
9. Bonus and welfare funds	323		7.281.626.533	7.281.626.533
<b>II. Long-term liabilities</b>	<b>330</b>		<b>940.032.370.898</b>	<b>928.199.942.563</b>
1. Long-term accrued expenses	334		197.503.730.324	189.469.901.989
2. Other long-term payables	338		194.289.421.250	196.186.421.250
3. Long-term loans and obligations under finance leases	339	V.11	548.239.219.324	542.543.619.324
<b>D - EQUITY (400=410+430)</b>			<b>218.496.444.729</b>	<b>221.800.067.538</b>
<b>I. Owner's equity</b>	<b>400</b>	<b>V.16</b>	<b>218.496.444.729</b>	<b>221.800.067.538</b>
1. Owner's contributed capital	411		575.100.000.000	575.100.000.000
- Ordinary shares carrying voting rights	411a		575.100.000.000	575.100.000.000
2. Share premium	412		32.960.749.348	32.960.749.348
3. Shares repurchased from oneself (*)	415		(73.426.398.513)	(73.426.398.513)
4. Retained earnings	420		(451.120.833.461)	(448.885.681.913)
- Retained earnings accumulated to the end of the previous period	420a		(448.885.681.913)	(448.885.681.913)
- Retained earnings of the current period	420b		(2.235.151.548)	
5. Non-controlling interest	421		134.982.927.355	136.051.398.616
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>1.356.530.727.912</b>	<b>1.340.626.246.761</b>

Ha Noi, date 29 month 4 year 2026

TABLE MAKER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



HOANG MANH TUAN

PHAM THI CHINH LUONG

NGUYEN NGOC HUNG



**MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

Phone: (04).3 869 3434 - Fax: (04).3 869 1568

**CONSOLIDATED FINANCIAL STATEMENTS**

the first quarter of the fiscal year ending December 31, 2026

**Form No. B 02 - DN**

 (Attached to Circular No. 99/2025/TT-BTC dated  
October 27, 2025 of the Ministry of Finance)

**CONSOLIDATED INCOME STATEMENT**

First quarter of 2026

Unit: VND

Items	Codes	Notes	Reporting period		Accumulated from the beginning of the year to the end of this period	
			Current prior	previous period	Current year	Prior year
1. Gross revenue from goods sold and services rendered	01	VI.01	7.103.533.393	8.594.717.938	7.103.533.393	8.594.717.938
2. Deductions	02	VI.02	-		-	-
3. Net revenue from goods sold and services rendered	10		7.103.533.393	8.594.717.938	7.103.533.393	8.594.717.938
4. Cost of sales	11	VI.03	6.175.670.551	6.422.613.289	6.175.670.551	6.422.613.289
5. Gross profit from goods sold and services rendered	20		927.862.842	2.172.104.649	927.862.842	2.172.104.649
6. Profit/loss from the sale and liquidation of investment properties	21		-	-	-	-
7. Financial income	22	VI.04	77.039.168	272.480.988	77.039.168	272.480.988
8. Financial expenses	23	VI.05	2.870.342.415	2.815.149.883	2.870.342.415	2.815.149.883
- In which: Interest expense	24		2.781.121.885	2.810.918.300	2.781.121.885	2.810.918.300
8. Profit or loss in associated companies, joint ventures	25		-	-	-	-
9. Selling expenses	26	VI.08	-	-	-	-
10. General and administration expenses	27	VI.08	1.521.090.261	2.744.775.187	1.521.090.261	2.744.775.187
11. Operating profit	30		(3.386.530.666)	(3.115.339.433)	(3.386.530.666)	(3.115.339.433)
12. Other income	31	VI.06	83.884.620	3.725.310	83.884.620	3.725.310
13. Other expenses	32	VI.07	976.763	-	976.763	-
14. Loss/profit from other activities	40		82.907.857	3.725.310	82.907.857	3.725.310
15. Accounting profit before tax	50		(3.303.622.809)	(3.111.614.123)	(3.303.622.809)	(3.111.614.123)
16. Current corporate income tax expense	51	VI.10	-	-	-	-
17. Deferred corporate tax expense/(income)	52		-	-	-	-
18. Net profit after corporate income tax	60		(3.303.622.809)	(3.111.614.123)	(3.303.622.809)	(3.111.614.123)
19. Profit after tax of shareholders of parent company	61		(2.235.151.548)	(2.095.692.734)	(2.235.151.548)	(2.095.692.734)
20. Profit after tax of non-controlling shareholders	62		(1.068.471.261)	(1.015.921.389)	(1.068.471.261)	(1.015.921.389)
21. Basic earnings per share (*)	70		(43)	(40)	(43)	(40)
22. Declining earnings per share (*)	71		(43)	(40)	(43)	(40)

TABLE MAKER

HOANG MANH TUAN

CHIEF ACCOUNTANT

PHAM THI CHINH LUONG

Hanoi, date 19 month 4 year 2026

GENERAL DIRECTOR



NGUYEN NGOC HUNG



**MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

Phone: (04).3 869 3434 - Fax: (04).3 869 1568

**CONSOLIDATED FINANCIAL STATEMENTS**

the first quarter of the fiscal year ending December 31, 2026

Form No. B 03 - DN

(Attached to Circular No. 99/2025/TT-BTC dated  
October 27, 2025 of the Ministry of Finance)**CONSOLIDATED CASH FLOW STATEMENT**

(By indirect method)

First quarter of 2026

ITEMS	CODES	NOTES	ACCUMULATED FROM BEGINNING OF YEAR TO THIS PERIOD	
			CURRENT YEAR	PRIOR YEAR
1	2	3	4	5
<b>I - Cash flows from operating activities</b>				
1. Profit before tax	01		(3.303.622.809)	(3.111.614.123)
2. Adjustments for			6.397.037.686	8.112.657.539
- Depreciation of fixed assets and investment properties	02		4.255.927.749	4.463.402.476
- Provisions	03		(554.806.449)	1.075.049.092
- Profits, losses from investing activities	05		(85.205.499)	(236.712.329)
- Interest expense	06		2.781.121.885	2.810.918.300
3. Operating profit before movements in working capital	08		3.093.414.877	5.001.043.416
- Increase, decrease in receivables	09		1.680.366.593	(687.181.410)
- Increase, decrease in inventories	10		(213.344.099)	(448.339.468)
- Increase, decrease in payables (excluding accrued loan interest, corporate income tax payable)	11		6.923.192.627	(4.290.984.736)
- Increase or decrease in deferred expenses	12		(22.509.410)	(66.837.137)
- Increase, decrease in trading securities	13		720.076.448	(14.944.425)
- Interest Paid	14		(2.627.723.530)	(1.996.409.800)
Net cash generated by operating activities	20		9.553.473.506	(2.503.653.560)
<b>III - Cash flows from financing activities</b>				
- Acquisition and construction of fixed assets and other long-term assets	21		(12.486.767.741)	(735.719.785)
Net cash generated by investing activities	30		(12.486.767.741)	(735.719.785)
<b>III - Cash flows from financing activities</b>				
- Proceeds from borrowings	33		5.695.600.000	959.437.376
- Repayment of borrowings	34		(1.465.424.314)	(1.020.000.000)
Net cash used in financing activities	40		4.230.175.686	(60.562.624)
Net decreases in cash during the period (50=20+30+40)	50		1.296.881.451	(3.299.935.969)
Cash and cash equivalents at the beginning of the period	60		2.318.596.164	5.096.837.970
Effects of changes in foreign exchange rates	61			
Cash and cash equivalents at the end of the period (70=50+60+61)	70		3.615.477.615	1.796.902.001

TABLE MAKER

CHIEF ACCOUNTANT

Ha Noi, date 29 month 4 year 2026

GENERAL DIRECTOR

HOANG MANH TUAN

PHAM THI CHINH LUONG

NGUYEN NGOC HUNG





## **NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

### **Quarter 1, 2026**

#### **I. Characteristics of business operations**

**1. Form of capital ownership** : Joint Stock Company

**2. Business field** : Construction, services, manufacturing

**3. Business lines:**

- Regarding mechanics and electricity: manufacturing, repairing, installing mechanical equipment and spare parts for agriculture, forestry, salt industry, irrigation and construction; Manufacturing lifting equipment and equipment for agricultural processing lines: coffee, sugarcane, sugar, tea; Assembling small trucks for rural areas; Designing and manufacturing pumps up to 8,000m<sup>3</sup>/h; Construction and installation of power lines and transformer stations up to 35KV; Manufacturing low-voltage electrical cabinets, central control cabinets for irrigation and processing industry; Producing and trading electricity;
- Regarding construction: Investing in rural infrastructure construction; constructing irrigation works: reservoirs, canals, embankments and dams; Construction and installation of civil works, industrial wastewater treatment systems, rural clean water and environmental sanitation; Manufacturing industrial construction covers; Excavation and filling of soil and rocks, leveling the ground, developing infrastructure;
- Regarding trade and services: domestic business and import-export of materials, machinery, equipment, chemicals for agriculture (except chemicals banned by the State) and agricultural product processing; Trading in food, foodstuffs and agricultural and forestry products; Production and trading of construction materials, mirrors, glass, artificial boards; Leasing of houses, offices, warehouses, factories; Hotel business and travel services (excluding karaoke room, dance hall, bar business);
- Investment in construction of agricultural, forestry, salt industry, irrigation, industrial, civil, transport and rural infrastructure works;
- Real estate business;
- Exploitation of minerals and resources; Exploitation of construction materials (soil, stone, sand, gravel) including survey, exploration and processing (except for minerals prohibited by the State);
- Grouting, cementing, waterproofing reinforcement and foundation treatment of construction works; Waterproofing foundation and dike body, coal dam of irrigation and hydroelectric works;
- Dredging of rivers, estuaries, seaports; Production of roller compacted concrete and all kinds of concrete; Construction of roads and railways; Construction of civil and industrial works; Testing of construction materials;
- Fabrication and installation of equipment and spare parts for irrigation and hydroelectric works; Fabrication, installation and repair of agricultural and forestry product processing factories; Fabrication and installation of steel structure frame works;
- Investing in hydroelectric plants, urban areas, industrial park infrastructure, high-rise buildings;
- Trading in construction materials, electrical materials and other metals; Trading in construction equipment and spare parts; Trading in means of transport; Trading in restaurant services; Trading in apartment building management services; Leasing machinery and equipment; Trading in petrol and oil agents; Trading in consignment agents;

## **MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

### **CONSOLIDATED FINANCIAL STATEMENTS**

First quarter of the fiscal year ending December 31, 2026

#### **Notes to the consolidated financial statements**

---

- Preschool education, primary education, secondary education, high school education, vocational secondary education, college and university education; Short-term and long-term vocational training in the fields of: business and management, computers, construction, mining engineering technology, geology and food processing (only allowed to operate after permission from competent State agencies);
- Design of general layout, interior and exterior architecture: for civil and industrial construction works;
- Design of civil construction structures;
- Design of hydroelectric and irrigation works;
- Design and installation of mechanical equipment for hydroelectric works;
- Construction supervision of civil, industrial and hydroelectric works in the specialized supervision field: Construction and completion;
- Real estate brokerage;
- Real estate valuation;
- Real estate trading floor;
- Consulting, advertising, real estate management;
- Installation of industrial machinery and equipment;
- Installation of elevator systems, automatic stairs, all types of automatic doors, lighting systems, vacuum systems, sound systems and entertainment equipment systems;
- Management consulting activities (excluding legal, financial, tax, auditing, accounting, securities consulting).

#### **4. Normal business production cycle:**

#### **5. Characteristics of business operations during the fiscal year that affect the Financial Statements**

#### **6. Corporate structure**

- Total number of subsidiaries: 01
- + Number of Consolidated Subsidiaries: 01
- + Number of Non-Consolidated Subsidiaries: 0
- List of Consolidated Subsidiaries
- + An Pha Hydropower Investment Joint Stock Company

Address: Pa Sang Village, Muong Bam Commune, Son La, Viet Nam

Parent Company's Interest Ratio: 61 %

Parent Company's voting rights: 61 %

- List of significant Associates reflected in the Consolidated Financial Statements using the equity method: 0

## **II. Accounting period, currency used in accounting**

### **1. Annual accounting period**

The Company's fiscal year begins on January 1 and ends on December 31 each year. Fiscal year 2026 is the Company's 21th fiscal year since its conversion to a joint stock company.



## **MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

### **CONSOLIDATED FINANCIAL STATEMENTS**

First quarter of the fiscal year ending December 31, 2026

#### **Notes to the consolidated financial statements**

---

## **2. Currency used in accounting**

The currency used in accounting is Vietnamese Dong (VND)

## **III. Applicable Accounting Standards and Regimes**

### **1. Applicable accounting regime**

The Company applies the Vietnamese Enterprise Accounting Regime issued together with Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance.

### **2. Declaration on compliance with accounting standards and accounting regimes**

The Board of Directors of MCG Energy and Real Estate JSC declares compliance with the issued Vietnamese Accounting Standards in accordance with the characteristics of the Company's production and business activities.

## **IV. Applicable accounting policies**

### **1. Types of exchange rates applied in accounting:**

Economic transactions arising in foreign currencies are accounted for at the actual exchange rate of the transaction bank at the time of the transaction. At the end of the year, assets in cash and liabilities denominated in foreign currencies are converted at the buying exchange rate of the commercial bank where the Company opens an account on the closing date of the accounting year. All actual exchange rate differences arising during the period and revaluation differences of currency items are transferred to the business performance report of the fiscal year.

### **2. Principles of recording cash and cash equivalents.**

Cash and cash equivalents include cash, bank deposits, cash in transit and short-term investments with maturity or maturity not exceeding 3 months from the date of purchase, easily convertible to known amounts of cash and subject to insignificant risk of change in value.

### **3. Principles of accounting for financial investments.**

a) Trading securities: are recorded at original cost, including: purchase price plus purchase costs (if any) such as brokerage, transaction, information provision, taxes, fees and bank fees. The original cost of trading securities is determined according to the fair value of payments at the time the transaction occurs. The time of recording trading securities is the time of ownership, specifically as follows:

- Listed securities are recorded at the time of order matching (T+0)

- Unlisted securities are recorded at the time of official ownership according to the provisions of law.

b) Investments held to maturity: Term bank deposits (including types of bills, promissory notes), bonds, preferred shares that the issuer is required to repurchase at a certain time in the future.

c) Loans: Loans under contracts between parties but are not traded on the market like securities.

d) Investments in subsidiaries and associates: are accounted for using the cost method. Net profits distributed from subsidiaries and associates arising after the date of investment are recorded in the Income Statement. Other distributions are deductions from the cost of investment.

Investments in joint ventures are accounted for using the cost method. Joint venture capital contributions do not adjust for changes in the company's ownership share in the net assets of the joint venture. The income statement of the company reflects the income distributed from the accumulated net profits of the joint venture arising after the joint venture capital contribution.

đ) Investments in equity instruments of other entities: are recorded at cost starting from the date of investment capital contribution.

e) Accounting methods for other transactions related to financial investments.



## **MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

### **CONSOLIDATED FINANCIAL STATEMENTS**

First quarter of the fiscal year ending December 31, 2026

#### **Notes to the consolidated financial statements**

---

Provision for devaluation of securities is made for each type of securities traded on the market and whose market price is lower than the price recorded in the books. The market price used as the basis for considering provision is determined as follows:

- For securities listed on the Hanoi Stock Exchange (HNX), it is the average trading price on the date of provision.
- For securities listed on the Ho Chi Minh City Stock Exchange (HOSE), it is the closing price on the date of provision.
- For securities registered for trading on the trading market of unlisted public companies (UPCom), it is the average trading price on the system on the date of provision.
- For securities not registered for trading on the trading market of public companies, it is the average price based on the trading price announced by at least 3 securities companies on the date of provision.
- For listed securities that are cancelled or suspended from trading from the sixth trading day onwards, the book value is the date of the most recent Balance Sheet.

Provision for losses for financial investments in other economic organizations is set up when these economic organizations suffer losses (except for planned losses determined in the business plan before investment) with the provision level equal to the difference between the actual capital contributions of the parties in the economic organization and the actual equity multiplied (x) by the Company's capital contribution ratio compared to the total actual capital contributions of the parties in the economic organization.

When liquidating an investment, the difference between the net liquidation value and the book value is recorded as income or expense.

#### **4. Principles of accounting for receivables**

Accounts receivable from customers, prepayments to sellers, internal receivables and other receivables are recorded according to invoices and documents. At the time of reporting, if:

- The collection or payment period is less than 1 year (or within a production and business cycle), it is classified as a short-term asset.
- The collection or payment period is more than 1 year (or over a production and business cycle), it is classified as a long-term asset.

Provision for doubtful debts is established for each doubtful debt based on the age of the debt or the expected loss that may occur, specifically as follows:

☐ For overdue receivables:

- 30% of the value for receivables overdue for less than 1 year.
- 50% of the value for receivables overdue from 1 year to less than 2 years.
- 70% of the value for receivables overdue from 2 years to less than 3 years.
- 100% of the value for receivables overdue for 3 years or more.

☐ For receivables that are not overdue but are unlikely to be recovered: based on the expected loss level to establish a provision.

Provision for doubtful debts (if any) is established at the end of the accounting year.

#### **5. Principles of inventory recording**

Inventories are stated at cost. The cost of inventories comprises all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.



## **MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

### **CONSOLIDATED FINANCIAL STATEMENTS**

First quarter of the fiscal year ending December 31, 2026

#### **Notes to the consolidated financial statements**

---

Inventories are valued at the weighted average cost method and accounted for using the perpetual inventory method.

Provision for inventories is recognised when the cost is greater than the net realisable value. The net realisable value is the estimated selling price of the inventories less the estimated costs of completion and the estimated costs necessary to make the sale.

#### **6. Principles of recording and depreciating fixed assets, financial lease fixed assets, investment real estate**

Fixed assets are stated at cost less accumulated depreciation. The cost of fixed assets includes all costs incurred by the Company to acquire the fixed assets up to the date when the assets are ready for use. Expenditures incurred after initial recognition are only recorded as an increase in the cost of fixed assets if it is certain that these costs will result in an increase in future economic benefits from the use of the assets. Expenditures that do not satisfy the above conditions are recorded as expenses in the period.

When fixed assets are sold or liquidated, the cost and accumulated depreciation are written off and any gain or loss arising from the liquidation is included in the income or expenses of the period.

Fixed assets are depreciated using the straight-line method over their estimated useful lives. The depreciation period is calculated according to the depreciation period prescribed in Circular No. 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance. The specific depreciation years are as follows:

<u>Type of fixed asset</u>	<u>Number of years</u>
Houses, buildings	10 - 50
Machinery and equipment	3 - 20
Means of transport, transmission	6 - 20
Management equipment and tools	3 - 10
Other fixed assets	4 - 6

Borrowing costs are recorded as expenses in the period. In particular, borrowing costs for investment in construction of the high-rise residential and office project at 102 Truong Chinh are capitalized into the value of the project.

#### **7. Deferred corporate income tax accounting principles**

Deferred income tax is the income tax payable or recoverable in respect of temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their amounts used for tax purposes. Deferred income tax liabilities are recognised for all taxable temporary differences. Deferred income tax assets are recognised only to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences can be utilised.

The carrying amount of deferred income tax assets is reviewed at the end of each financial year and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability settled, based on tax rates that have been enacted at the end of the financial year. Deferred income tax is recognised in the income statement except to the extent that it relates to items recognised directly in equity, in which case it is recognised directly in equity.

#### **8. Principles of accounting for prepaid expenses.**



## **MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

### **CONSOLIDATED FINANCIAL STATEMENTS**

First quarter of the fiscal year ending December 31, 2026

#### **Notes to the consolidated financial statements**

---

Tools and equipment that have been put into use are allocated to expenses using the straight-line method over a period of no more than 3 years.

In particular, tools and equipment that have been reclassified due to not meeting the criteria of Fixed Assets as prescribed in Circular 45/2013/TT-BTC dated April 25, 2013 are allocated over a period of no more than 3 years from January 1, 2013.

#### **9. Principles of accounting for liabilities.**

Payables to suppliers, internal payables, other payables, loans at the reporting time if:

- Having a payment term of less than 1 year or within a business production cycle are classified as short-term debt.
- Having a payment term of more than 1 year or over a business production cycle are classified as long-term debt.

#### **10. Principles of recording loans and financial lease liabilities**

Finance lease loans are monitored by payment term. Loans with repayment term of more than 12 months from the date of the Financial Statement are classified as long-term loans and finance lease debts. Loans due within the next 12 months from the date of the Financial Statement are classified as short-term loans and finance lease debts.

#### **11. Principle of recording payable expenses**

Actual expenses that have not yet been incurred but are deducted in advance into production and business expenses in the period to ensure the principle of matching between revenue and expenses. When such expenses arise, if there is a difference with the amount deducted, the accountant will make an additional addition or reduce the cost corresponding to the difference.

#### **12. Principles and methods of recording provisions for payables.**

Provisions for payables are recorded in business management expenses, except for provisions for payables for product and goods warranties, which are recorded in sales expenses, and provisions for payables for construction warranty costs, which are recorded in general production costs.

#### **13. Principles of recognizing unrealized revenue.**

Unearned revenue includes revenue received in advance such as: Amounts paid in advance by customers for one or more accounting periods for asset leases, interest received in advance for lending capital or purchasing debt instruments; and other unearned revenue.

#### **14. Principles of recording convertible bonds.**

Convertible bonds are bonds that can be converted into common stock under predetermined conditions.

Convertible bonds are recognized as liabilities and equity. The liability portion is estimated using the market interest rate of similar non-convertible bonds at the issuance date. The liability portion is adjusted for the actual interest rate over the life of the bond through recognition as expense. The portion recognized as equity is the difference between the fair value of the convertible bond and the liability portion. The costs associated with the issuance of convertible bonds are allocated to liabilities and equity on a pro rata basis.

#### **15. Principles of equity recognition.**

The Company's operating capital includes:

- ☐ Owner's investment capital: recorded according to the actual amount invested by shareholders.
- ☐ Share capital surplus: the difference due to the issuance of shares higher than the par value.



## **MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

### **CONSOLIDATED FINANCIAL STATEMENTS**

First quarter of the fiscal year ending December 31, 2026

#### **Notes to the consolidated financial statements**

---

Undistributed profit after tax is the profit from the business's operations after deducting the current year's corporate income tax expense and adjustments due to retroactive application of changes in accounting policies and retroactive adjustments of material errors of previous years.

After being approved by the Board of Directors, the profit after corporate income tax is allocated to funds according to the Company's Charter and current legal regulations, and will be distributed to shareholders based on the proportion of shares owned.

Dividends payable to shareholders are recorded as payables in the Company's Balance Sheet after the Company's Board of Directors announces the dividend payment.

The Company's funds are allocated according to the Charter and the decision of the Annual General Meeting of Shareholders.

#### **16. Principles and methods of revenue recognition**

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have been transferred to the buyer and no significant uncertainties remain regarding the payment of consideration, associated costs or the possible return of the goods.

Revenue from the provision of services is recognised when there are no significant uncertainties regarding the payment of consideration or associated costs. In the case of services being performed over several accounting periods, the determination of revenue in each period is based on the percentage of service completion at the end of the fiscal year.

Revenue from construction activities: construction contracts stipulate that contractors are paid according to the value of the volume performed, revenue related to the contract is recognised corresponding to the completed work confirmed by the customer during the year.

Revenue from real estate trading is recognised when the transfer contract has been signed by both parties and the boundary has been handed over.

Interest is recognised on the basis of time and the actual interest rate for each period.

Dividends and profits are recorded when the Company is entitled to receive dividends or profits from capital contributions. Dividends received in the form of shares are not recorded in income but only the increased quantity is monitored. Other income includes: income from liquidation of fixed assets, difference in revaluation of assets contributed as capital, fines, compensation and other income.

#### **17. Principles of accounting for cost of goods sold.**

The cost of land transfer with infrastructure is determined according to the investment estimate.

For construction activities: cost of goods sold is recorded according to actual costs incurred but does not exceed the contract rate on revenue recorded in the period for each project. The contract rate is determined according to each contract between the Company and the Enterprise, Branch and is applied consistently for each period during the construction process of each project..

#### **18. Principles of financial cost accounting.**

Financial expenses include expenses or losses related to financial investment activities, costs of lending and borrowing capital, costs of contributing capital to joint ventures and associations, losses on short-term securities transfers, costs of securities sales transactions, provisions for devaluation of trading securities, provisions for losses on investments in other entities, exchange rate differences and other financial expenses.



## **MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

### **CONSOLIDATED FINANCIAL STATEMENTS**

First quarter of the fiscal year ending December 31, 2026

#### **Notes to the consolidated financial statements**

---

Financial expenses are recorded according to the amount incurred in the period without offsetting against financial revenue.

#### **19. Principles of accounting for sales costs and business management costs**

Selling expenses are actual expenses incurred in the process of selling products, goods, and providing services, including costs of offering, introducing products, advertising products, sales commissions, product warranty costs (except for construction and installation activities), product preservation and packaging costs, and other sales expenses.

Business management expenses are general management expenses of the enterprise, including salary expenses and deductions based on salaries of employees in the business management department, office materials, labor tools, depreciation of fixed assets used for business management, land rent, business license tax, provision for bad debts, outsourced services, and other cash expenses.

All sales and business management expenses incurred during the period are immediately recorded in the business performance report of that period when such expenses do not bring economic benefits in the following periods..

#### **20. Principles and methods of recording current corporate income tax expenses and deferred corporate income tax expenses.**

The Company is obliged to pay corporate income tax at the rate of 20%.

Corporate income tax expense for the period includes current income tax and deferred income tax.

Current income tax is the tax calculated based on taxable income for the period using the tax rate applicable at the end of the period. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting as well as adjustments for income and expenses that are not taxable or deductible.

#### **21. Principles and methods of preparing Consolidated Financial Statements**

##### ***Method of recording non-controlling interest:***

Non-controlling interests are presented in the consolidated balance sheet as a separate item in equity. The non-controlling interest in the group income statement is also presented separately in the consolidated income statement.

##### ***Accounting method for recording profits and losses when there is a change in ownership ratio at a subsidiary:***

##### ***Method of eliminating internal transactions:***

The carrying amount of the Parent Company's investment in each subsidiary and the Parent Company's share of the subsidiary's equity are eliminated in full.



## MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

### CONSOLIDATED FINANCIAL STATEMENTS

First quarter of the fiscal year ending December 31, 2026

#### Notes to the consolidated financial statements

---

The balance of receivables, payables, loans... between units in the group is completely eliminated.

Revenues, income and expenses arising from intra-group transactions are completely eliminated.

Unrealised profits arising from intra-group transactions that are included in the carrying amount of assets are eliminated in full. Unrealised losses arising from intra-group transactions that are included in the carrying amount of assets are eliminated unless the cost causing the loss is unrecoverable.

***Basis for preparing consolidated financial statements:*** Financial statements are prepared and presented based on basic accounting principles and methods: accrual basis, going concern, historical cost, relevance, consistency, prudence, materiality, offsetting and comparability.

***Stakeholders:*** Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence.

In considering any possible related party relationship, attention is directed more to the substance of the relationship than to the legal form.

**MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

**CONSOLIDATED FINANCIAL STATEMENTS**

the first quarter of the fiscal year ending December 31, 2026

**Notes to the consolidated financial statements****V- Additional information for items presented in the Balance Sheet**

Unit: VND

				Closing balance	Opening balance
<b>1- Cash and cash equivalents</b>					
- Cash on hand				916.303.138	692.021.730
- Non-term bank deposits				2.699.174.477	1.626.574.434
- Cash equivalents					
<b>Sum</b>				<b>3.615.477.615</b>	<b>2.318.596.164</b>
<b>2- Financial investments:</b>				<b>Opening balance</b>	
	Original price	Reasonable price	Provision	Original price	Reasonable price
<b>a) Trading securities:</b>	<b>1.037.155.462</b>	<b>907.100.000</b>	<b>(130.055.462)</b>	<b>1.757.231.910</b>	<b>1.372.370.000</b>
- Total stock value	1.037.155.462	907.100.000	(130.055.462)	1.757.231.910	1.372.370.000
+ Shares of Saigon Hanoi Commercial Joint Stock Bank	551.859.735	466.500.000	(85.359.735)	551.859.735	490.500.000
+ Shares of Construction Development Investment Joint				600.381.530	412.720.000
+ Shares of Southern Rubber Industry Joint Stock Company				75.686.485	66.750.000
+ Shares of Electricity Joint Stock Finance Company	286.706.420	284.000.000	(2.706.420)	286.706.420	221.000.000
+ Shares of Dat Xanh Real Estate Services Joint Stock Company				242.597.740	181.400.000
+ Vietnam Gas Corporation - JSC	198.589.307	156.600.000	(41.989.307)		
- The number of trading securities held at the end of the period is as follows:				Closing balance	Opening balance
+ Shares of Saigon Hanoi Commercial Joint Stock Bank				30.000	30.000
+ Shares of Construction Development Investment Joint Stock Corporation					24.640
+ Shares of Southern Rubber Industry Joint Stock Company					5.000
+ Shares of Electricity Joint Stock Finance Company				20.000	20.000
+ Shares of Dat Xanh Real Estate Services Joint Stock Company					20.000
+ Vietnam Gas Corporation - JSC				2.000	

**b) Đầu tư nắm giữ đến ngày đáo hạn**

Chỉ tiêu	Cuối kỳ			Đầu kỳ		
	Giá gốc	Giá trị có	Giá trị dự	Giá gốc	Giá trị có thể thu	Giá trị dự
<b>b1) Ngắn hạn</b>	<b>9.333.020.468</b>	<b>8.000.000.000</b>	<b>(1.333.020.468)</b>	<b>9.333.020.468</b>	<b>8.000.000.000</b>	<b>(1.333.020.468)</b>
- Cho vay ngắn hạn	9.333.020.468	8.000.000.000	(1.333.020.468)	9.333.020.468	8.000.000.000	(1.333.020.468)
+ Công ty CP Cơ khí Văn Lâm	183.020.468	183.020.468		183.020.468	183.020.468	
+ Cho vay ngắn hạn khác	1.150.000.000		(1.150.000.000)	1.150.000.000		(1.150.000.000)
+ Công ty TNHH đầu tư Linh Việt	8.000.000.000	7.816.979.532	(183.020.468)	8.000.000.000	7.816.979.532	(183.020.468)
<b>b2) Dài hạn</b>	<b>2.764.000.000</b>			<b>2.764.000.000</b>		
- Tiền gửi có kỳ hạn	2.764.000.000			2.764.000.000		

**b) Investing in other entities**

				Closing balance	Opening balance
				Original price	Reasonable price
+ Ha Tinh Industrial Parks Investment and Development Joint Stock Company				1.050.000.000	(1.050.000.000)
+ Mecos Power Development and Investment Joint Stock Company				2.250.000.000	(500.081) 2.249.499.919
+ Hoa Binh Mechanical and Construction Joint Stock Company				2.241.470.000	(2.241.470.000)



# MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

## CONSOLIDATED FINANCIAL STATEMENTS

the first quarter of the fiscal year ending December 31, 2026

### Notes to the consolidated financial statements

+ BP Consulting and Construction							
Investment Joint Stock Company	1.800.000.000	(41.403.547)	1.758.596.453	1.800.000.000	(41.403.547)	1.758.596.453	
+ Binh Long Renewable Energy							
Joint Stock Company	10.000.000.000	(3.080.839.578)	6.919.160.422	10.000.000.000	(3.080.839.578)	6.919.160.422	
+ Yen Bai Artificial Board Joint							
Stock Company	2.550.000.000	(2.550.000.000)		2.550.000.000	(2.550.000.000)		
<b>Sum</b>	<b>19.891.470.000</b>	<b>(8.964.213.206)</b>	<b>10.927.256.794</b>	<b>19.891.470.000</b>	<b>(8.964.213.206)</b>	<b>10.927.256.794</b>	

### 3- Accounts receivable from customers

	Closing balance	Opening balance
a) Short-term trade receivables	13.647.981.834	17.087.491.821
b) Accounts receivable from related parties	25.508.400.729	25.833.217.430
<i>An Pha Hydropower Investment Joint Stock Company</i>		
<i>Production receivable</i>	23.685.598.780	23.685.598.780
<i>Must collect electricity, water and rent</i>	41.880.522	41.239.942
<i>Receivables from liquidation of fixed assets</i>	550.000.000	550.000.000
<i>MCG Construction Joint Stock Company</i>		
<i>Must collect technical consulting fees</i>	241.857.352	241.857.352
<i>MECO Power Investment and Development Joint Stock Company</i>		
<i>Receivables from construction output, liquidation of unfinished construction assets</i>	925.682.068	925.682.068
<i>Thien Nam Asset Management and Exploitation Joint Stock Company</i>		
<i>Electricity and water bills</i>	63.382.007	8.305.972
<i>Technical consulting fees for the Van Tu project.</i>	-	380.533.316
<b>Sum</b>	<b>39.156.382.563</b>	<b>42.920.709.251</b>

### 4- Other receivables

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
a) Short-term	66.167.467.500	57.862.414.328	66.279.443.802	58.162.414.328
- Advance	2.920.279.594	15.700.000	2.378.308.824	15.700.000
- Bet, deposit	15.700.000	-	15.700.000	-
- Other receivables	63.231.487.906	57.846.714.328	63.885.434.978	58.146.714.328
<i>Other receivables are related parties</i>	3.328.507.026	-	3.166.902.058	-
An Pha Hydropower Investment Joint	339.584.078	-	313.619.694	-
Stock Company				
Linh Viet Nam Investment Company	768.986.302	-	768.986.302	-
Limited				
Mr. Tran Hai Anh - Advance receivables,	43.058.610	-	42.418.026	-
Mr. Nguyen Van Huyen - Advance	2.176.878.036	-	2.041.878.036	-
b) Long-term	7.000.000	-	7.000.000	-
- Bet, deposit	7.000.000	-	7.000.000	-
<b>Cộng</b>	<b>69.502.974.526</b>	<b>57.862.414.328</b>	<b>69.453.345.860</b>	<b>58.162.414.328</b>

### 5- bad debt

	Closing balance		Opening balance	
	Original price	Recoverable value	Original price	Recoverable value
- Total value of receivables, loans that are overdue or not overdue but unlikely to be recovered	(93.948.407.189)	-	(94.248.407.189)	-

### 6- Inventories

	Closing balance		Opening balance	
	Original price	Provision	Original price	Provision
- Raw materials	242.795.900		242.795.900	
- Tools, instruments	900.000		900.000	
- Work in progress	791.690.341		578.346.242	
- Finished product	52.886.080		52.886.080	
- Goods	-		-	
- Goods for sale	2.248.199.312		2.248.199.312	
<b>Sum</b>	<b>3.336.471.633</b>	<b>-</b>	<b>3.123.127.534</b>	<b>-</b>

# MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

## CONSOLIDATED FINANCIAL STATEMENTS

the first quarter of the fiscal year ending December 31, 2026

### Notes to the consolidated financial statements

#### 7- Increase, decrease tangible fixed asset:

	Original price	Recoverable	Original price	Recoverable
<i>a) Long-term work in progress</i>				
Project 102 Truong Chinh	42.142.198.717	42.142.198.717	42.142.198.717	42.142.198.717
Sum	42.142.198.717	42.142.198.717	42.142.198.717	42.142.198.717
<i>Construction in progress</i>			<b>Closing balance</b>	<b>Opening balance</b>
Nam Hoa Hydropower Project			950.540.678.823	929.846.597.466
Sum			950.540.678.823	929.846.597.466

#### 7- Increase, decrease tangible fixed assets:

Items	Houses, buildings	Machinery and equipment	Means of transport, transmission	Other tangible fixed assets	Total
<b>Original price</b>					
Beginning balance	204.755.497.568	172.226.794.657	7.644.273.494	111.013.409	384.737.579.128
- Other decreases	(326.883.636)	-	-	-	(326.883.636)
Closing balance	204.428.613.932	172.226.794.657	7.644.273.494	111.013.409	384.410.695.492
<b>Accumulated depreciation</b>					
Beginning balance	60.814.911.030	97.928.223.745	6.388.197.883	111.013.409	165.242.346.067
- Depreciation during the period	1.560.478.992	2.147.201.499	65.521.323	-	3.773.201.814
- Other decreases	(98.065.080)	-	-	-	(98.065.080)
Closing balance	62.277.324.942	100.075.425.244	6.453.719.206	111.013.409	168.917.482.801
<b>Residual value</b>					
- On New Year's Day	143.940.586.538	74.298.570.912	1.256.075.611	-	219.495.233.061
- At the end of the period	142.151.288.990	72.151.369.413	1.190.554.288	-	215.493.212.691

- Original price of fixed assets at the end of the year that have been fully depreciated but are still in use

16.497.647.887

#### 8- Increase, decrease investment real estate:

Items	Opening balance	Increase in period	Decrease in period	Closing balance
<b>Original price</b>	117.774.019.565			117.774.019.565
- Home	115.948.998.618			115.948.998.618
- Infrastructure	1.825.020.947			1.825.020.947
<b>Accumulated depreciation</b>	28.346.544.235	580.791.015		28.927.335.250
- Home	27.081.053.707	565.668.573		27.646.722.280
- Infrastructure	1.265.490.528	15.122.442		1.280.612.970
<b>Residual value</b>	89.427.475.330			88.846.684.315
- Home	88.867.944.911			88.302.276.338
- Infrastructure	559.530.419			544.407.977

- Original price of investment real estate has been fully depreciated but is still rented out or held for price increase

580.982.864

#### 9- Pending costs

	Closing balance	Opening balance
<i>a) Short-term</i>		
- Tools, supplies and other expenses	34.370.929	14.945.154
<i>b) Long-term</i>		
- Other items	18.081.049	14.997.414
Sum	52.451.978	29.942.568

#### 10- Loans and financial leases

Closing balance		during the period		Opening balance	
Value	Debt that can be paid	Increases	Decreases	Value	Debt that can be paid



**MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

**CONSOLIDATED FINANCIAL STATEMENTS**

the first quarter of the fiscal year ending December 31, 2026

**Notes to the consolidated financial statements**

a) Short term	7.607.533.844	7.607.533.844	311.049.618	1.776.473.932	9.072.958.158	9.072.958.158
<i>Other short-term loans</i>	<i>7.607.533.844</i>	<i>7.607.533.844</i>	<i>311.049.618</i>	<i>1.776.473.932</i>	<i>9.072.958.158</i>	<i>9.072.958.158</i>
b) Long-term	548.239.219.324	548.239.219.324	5.695.600.000		542.543.619.324	542.543.619.324
<i>Mr. Nguyen Ngoc Binh</i>	<i>93.903.002.000</i>	<i>93.903.002.000</i>	<i>5.695.600.000</i>		<i>88.207.402.000</i>	<i>88.207.402.000</i>
<i>Vay dài hạn khác</i>	<i>454.336.217.324</i>	<i>454.336.217.324</i>			<i>454.336.217.324</i>	<i>454.336.217.324</i>
<b>Sum</b>	<b>555.846.753.168</b>	<b>555.846.753.168</b>	<b>6.006.649.618</b>	<b>1.776.473.932</b>	<b>551.616.577.482</b>	<b>551.616.577.482</b>

**11- Payable to seller**

	Closing balance		Opening balance	
	Value	Debt that can be paid	Value	Debt that can be paid
a) Short-term trade payables	119.914.843.575	119.914.843.575	117.165.411.544	117.165.411.544
b) Payable to related parties	8.845.696.681	8.845.696.681	8.845.696.681	8.845.696.681
<i>MCG Construction Joint Stock Company</i>				
<i>Must pay for construction volume</i>	<i>1.713.878.286</i>	<i>1.713.878.286</i>	<i>1.713.878.286</i>	<i>1.713.878.286</i>
<i>Electromechanical Equipment and Spare Parts Joi</i>				
<i>Must pay for supplies</i>	<i>5.220.036.449</i>	<i>5.220.036.449</i>	<i>5.220.036.449</i>	<i>5.220.036.449</i>
<i>MECO Saigon Irrigation Construction Joint Stock</i>				
<i>Must pay for construction volume</i>	<i>441.268.550</i>	<i>441.268.550</i>	<i>441.268.550</i>	<i>441.268.550</i>
<b>Sum</b>	<b>128.760.540.256</b>	<b>128.760.540.256</b>	<b>126.011.108.225</b>	<b>126.011.108.225</b>

	Closing balance		Opening balance	
	Value	Debt that can be paid	Value	Debt that can be paid
a) Short-term trade payables	119.914.843.575	119.914.843.575	117.165.411.544	117.165.411.544
b) Payable to related parties	8.845.696.681	8.845.696.681	8.845.696.681	8.845.696.681
<i>MCG Construction Joint Stock Company</i>				
<i>Must pay for construction volume</i>	<i>1.713.878.286</i>	<i>1.713.878.286</i>	<i>1.713.878.286</i>	<i>1.713.878.286</i>
<i>Electromechanical Equipment and Spare Parts Joi</i>				
<i>Must pay for supplies</i>	<i>5.220.036.449</i>	<i>5.220.036.449</i>	<i>5.220.036.449</i>	<i>5.220.036.449</i>
<i>MECO Saigon Irrigation Construction Joint Stock</i>				
<i>Must pay for construction volume</i>	<i>441.268.550</i>	<i>441.268.550</i>	<i>441.268.550</i>	<i>441.268.550</i>
<b>Sum</b>	<b>128.760.540.256</b>	<b>128.760.540.256</b>	<b>126.011.108.225</b>	<b>126.011.108.225</b>

**12. Taxes and other payments to the state**

	Opening balance	Amount payable during the period	Amount actually paid during the period	Closing balance
- Value added tax	777.014.584	63.526	2.500.785	774.577.325
- Personal Income Tax	501.460.672	30.034.960	44.163.031	487.332.601
- Resource tax	137.321.997	167.203.935	302.367.591	2.158.341
- Land tax and land rent	135.013.911	-	-	135.013.911
- Taxes, fees, charges and other payable amounts	213.693.568	-	-	213.693.568
<b>Sum</b>	<b>1.764.504.732</b>	<b>197.302.421</b>	<b>349.031.407</b>	<b>1.612.775.746</b>

**13- Cost to Pay**

	Closing balance	Opening balance
a) Short-term	12.126.774.014	12.126.774.014
<i>Payable to other organizations and individuals</i>	<i>12.126.774.014</i>	<i>12.126.774.014</i>
- Bond interest payable	75.242.000	75.242.000
- Construction costs	10.431.131.741	10.431.131.741
- Relocation support costs	1.620.400.273	1.620.400.273
b) Long-term	197.503.730.324	189.469.901.989
- Mr. Nguyen Ngoc Binh - Interest expense payable	16.424.541.306	14.790.751.729
- Interest expense payable to bank	181.079.189.018	174.679.150.260
<b>Sum</b>	<b>209.630.504.338</b>	<b>201.596.676.003</b>

**14- Other payable**

	Closing balance	Opening balance
a) Short-term		
- Surplus assets pending resolution	5.810.184.538	5.810.184.538
- Union dues	219.472.555	211.548.476
- Social insurance	761.783.124	761.783.124
- Unemployment insurance	800	440
- Must return equitization	252.180.000	252.180.000
- Receive deposits, short-term bets		1.488.098
- Dividends payable	87.848.300	87.848.300
- Other payables	19.465.479.202	13.271.084.205
<b>Sum</b>	<b>26.596.948.519</b>	<b>20.396.117.181</b>

# MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

## CONSOLIDATED FINANCIAL STATEMENTS

the first quarter of the fiscal year ending December 31, 2026

### Notes to the consolidated financial statements

#### b) Long-term

- Receive deposits, long-term bets	79.000.000	76.000.000
- Other payables	65.703.394.000	71.882.906.500
- Other payables to related parties	128.507.027.250	124.227.514.750
<i>Thien Nam Asset Management and Exploitation Joint Stock Company</i>	119.700.000.000	121.600.000.000
<i>Other payments must be made to Mr. Nguyen Ngoc Binh and co-owners Nguyen Ngoc Binh, Le Van Do, and Dao Kim Phuong.</i>	8.807.027.250	2.627.514.750
<b>Sum</b>	<b>194.289.421.250</b>	<b>196.186.421.250</b>

#### 15- Equity

##### a) Equity Fluctuation Reconciliation Table

Content	Owner's equity	Capital surplus	Development investment fund	Treasury stock	Undistributed net profit	Non-controlling interest	Sum
A	1	2	3	4	5	6	7
<b>Last year's opening</b>	575.100.000.000	32.960.749.348		(73.426.398.513)	(441.321.252.547)	138.535.829.014	231.848.927.302
- Profit (loss) in the previous year					(7.564.429.366)	(2.484.430.398)	(10.048.859.764)
<b>Beginning balance of this year</b>	575.100.000.000	32.960.749.348		(73.426.398.513)	(448.885.681.913)	136.051.398.616	221.800.067.538
- Profit (loss) for the period					(2.235.151.548)	(1.068.471.261)	(3.303.622.809)
<b>Closing balance</b>	575.100.000.000	32.960.749.348		(73.426.398.513)	(451.120.833.461)	134.982.927.355	218.496.444.729

#### b) Owner's equity details

- Capital contributions of other entities	<b>Closing balance</b>	<b>Opening balance</b>
	575.100.000.000	575.100.000.000
<b>Sum</b>	<b>575.100.000.000</b>	<b>575.100.000.000</b>

#### c) Capital transactions with shareholders and dividend and profit distribution

- Owner's equity	<b>Closing balance</b>	<b>Opening balance</b>
+ <i>Beginning capital contribution</i>	575.100.000.000	575.100.000.000
+ <i>End of year capital contribution</i>	575.100.000.000	575.100.000.000

#### d) Share

- Number of shares registered for issuance	<b>Closing balance</b>	<b>Opening balance</b>
	57.510.000	57.510.000
- Number of shares sold to the public	57.510.000	57.510.000
+ <i>Common stock</i>	57.510.000	57.510.000
- Number of shares bought back	5.460.000	5.460.000
+ <i>Common stock</i>	5.460.000	5.460.000
- Number of shares outstanding	52.050.000	52.050.000
+ <i>Common stock</i>	52.050.000	52.050.000

\* *Outstanding share price:* 10.000đ/CP

#### 16- Off-Balance Sheet Items

a) Bad debt resolved:	<b>Closing balance</b>	<b>Opening balance</b>
	272.326.330.017	272.406.330.017

#### VI. Additional information for items presented in the Income Statement

	<b>This period</b>	<b>Previous period</b>
<b>1- Total sales and service revenue</b>		
a) Revenue		
- Real estate business revenue	1.777.803.182	
- Revenue from sales of commercial electricity	3.930.557.352	5.197.982.905
- Other revenue	1.395.172.859	3.396.735.033
<b>Sum</b>	<b>7.103.533.393</b>	<b>8.594.717.938</b>
<b>2- Cost of goods sold</b>	<b>This period</b>	<b>Previous period</b>
- Cost of real estate business operations	1.131.174.117	
- Cost of sales of commercial electricity	3.780.597.191	3.756.875.875
- Cost of operating expenses for services and others	1.263.899.243	2.665.737.414
<b>Sum</b>	<b>6.175.670.551</b>	<b>6.422.613.289</b>
<b>3- Financial revenue</b>	<b>This period</b>	<b>Previous period</b>
- Interest on deposits and loans	59.416.055	259.429.293



**MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

**CONSOLIDATED FINANCIAL STATEMENTS**

the first quarter of the fiscal year ending December 31, 2026

**Notes to the consolidated financial statements**

- Other financial revenue	17.623.113	13.051.695
<b>Sum</b>	<b>77.039.168</b>	<b>272.480.988</b>
<b>4- Financial costs</b>	<b>This period</b>	<b>Previous period</b>
- Loan interest	2.781.121.885	2.810.918.300
- Provision for impairment of trading securities and investment losses	(254.806.449)	4.231.583
- Other financial costs	344.026.979	
<b>Sum</b>	<b>2.870.342.415</b>	<b>2.815.149.883</b>
<b>5- Other income</b>	<b>This period</b>	<b>Previous period</b>
- Other items	83.884.620	3.725.310
<b>Sum</b>	<b>83.884.620</b>	<b>3.725.310</b>
<b>6- Other costs</b>	<b>This period</b>	<b>Previous period</b>
- Late tax payment penalties	976.763	
<b>Sum</b>	<b>976.763</b>	
<b>7 - Selling and administrative expenses</b>	<b>This period</b>	<b>Previous period</b>
<i>a) Business management expenses incurred during the period</i>		
- Employee costs	1.424.043.583	1.319.792.892
- Cost of raw materials	58.392.596	64.543.495
- Office supplies costs	17.054.882	9.855.681
- Fixed asset depreciation costs	67.051.866	87.885.199
- Taxes and fees	1.382.312	6.191.816
- Contingency costs	(300.000.000)	(15.000.000)
- Outsourcing service costs	2.284.127	94.610.538
- Other cash expenses	250.880.895	1.176.895.566
<b>Sum</b>	<b>1.521.090.261</b>	<b>2.744.775.187</b>
<b>8- Production and business costs by factor</b>	<b>This period</b>	<b>Previous period</b>
- Cost of raw materials	58.392.596	64.543.495
- Employee costs	2.175.457.515	1.387.021.249
- Fixed asset depreciation costs	3.227.056.893	1.199.597.890
- Outsourcing service costs	731.668.090	566.038.531
- Contingency costs	(300.000.000)	
- Other costs	2.116.188.027	3.488.977
<b>Sum</b>	<b>8.008.763.121</b>	<b>3.220.690.142</b>
<b>9- Current corporate income tax expense</b>	<b>This period</b>	<b>Previous period</b>
- Total accounting profit before tax	(3.303.622.809)	(3.111.614.123)
In there		
+ Construction and other activities	(3.303.622.809)	(3.111.614.123)
- Adjustments to increase or decrease accounting profit to determine taxable profit	(58.487.825.586)	(50.281.816.978)
+ Adjustments to increase	20.870.813	19.894.050
Tax fines, administrative fines	976.763	
Other items	19.894.050	19.894.050
+ Adjustments for reduction	(58.508.696.399)	(50.301.711.028)
Dividends received		10.000.000
Losses carried forward from previous years	(58.508.696.399)	(50.311.711.028)
- Total taxable income	(61.791.448.395)	(53.393.431.101)
In there:		
Construction and other activities	(61.791.448.395)	(53.393.431.101)
- Corporate income tax rate	20%	20%

**VII- Additional information for items presented in the Cash Flow Statement**

1. Actual loan amount collected during the period:
- Proceeds from borrowing under conventional agreements

Accumulated from the beginning of the year  
5.695.600.000



**MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

**CONSOLIDATED FINANCIAL STATEMENTS**

the first quarter of the fiscal year ending December 31, 2026

**Notes to the consolidated financial statements**

2. Amount actually paid back during the period

- Principal repayment of loan under normal contract

1.465.424.314

**VIII. Other information****1- Information about related parties (in addition to the information explained in the above sections)***The income of key management members is as follows:*

	This period	Previous period
Salary	696.293.921	564.297.188
<i>In there:</i>		
- <i>Directly managing members:</i>	<i>696.293.921</i>	<i>564.297.188</i>
+ Board of Directors:	613.404.557	450.238.949
Nguyen Ngoc Binh - Chairman of the Board of Directors	237.916.956	135.530.728
Nguyen Ngoc Hung - General Director	199.961.664	112.508.472
Nguyen Thi Phuong Ngoc - Member of Board of Directors (Appointed on March 21,	164.523.273	94.623.495
Pham Thi Chinh Luong - Chief Accountant	112.579.391	92.576.254
Nguyen Van Huyen - Deputy General Director	132.523.273	15.000.000
+ Board of Control, Internal Audit:	82.889.364	114.058.239
Hoang Thi Kim Anh - Member (Resigned on March 21, 2025)		50.105.331
Kieu Thi Thanh Hai (Appointed on March 21, 2025)		13.812.436
Nguyen Thiet - Member (Appointed on March 10, 2022)	82.889.364	50.140.472
<b>Sum</b>	<b>696.293.921</b>	<b>564.297.188</b>

**Transactions during the period with key management members and related individuals**

	<b>Business content</b>	<b>This period</b>
Mr. Nguyen Ngoc Binh - Chairman of the Board of Directors	Other payables to co-owners	11.875.112.500
Mr. Nguyen Van Huyen - Member of Board of Directors	Advance	135.000.000
Mr. Tran Hai Anh - Member of Board of Directors	Other receivables	640.584
Liabilities to key management members and related individuals are presented in notes No. V.4, V.10, V.13		

**Transactions with other related parties**

Other related parties to the Company include:

**Related parties**

MECO Minerals Joint Stock Company  
 Van Lam Mechanical Joint Stock Company  
 An Pha Hydropower Investment Joint Stock Company  
 Mecos Saigon Irrigation Construction Joint Stock Company  
 Thien Nam Asset Management and Exploitation Joint Stock Company  
 Electromechanical Equipment and Spare Parts Joint Stock Company  
 Khanh Khe Hydropower Joint Stock Company  
 Mecos Power Investment and Development Joint Stock Company  
 Binh Long Renewable Energy Joint Stock Company  
 MCG Construction Joint Stock Company  
 HTC Global Joint Stock Company  
 Long Giang Company Limited (formerly Long Giang Glass Company)  
 Linh Viet Nam Investment Company Limited  
 Tien Thanh Investment and Development Joint Stock Company  
 My Hung Renewable Energy Joint Stock Company  
 VINA Mechanical Joint Stock Company Nha Trang  
 Song Da 7.09 Joint Stock Company  
 Son La Coffee Production and Processing Joint Stock Company

**Relationship**

Related parties of the Chairman of the Board of Directors  
 Related parties of the Chairman of the Board of Directors  
 Subsidiary  
 Related parties of the Chairman of the Board of Directors  
 Related parties of the Chairman of the Board of Directors  
 Related parties of the Chairman of the Board of Directors  
 Related parties of the Chairman of the Board of Directors  
 Related parties of the Chairman of the Board of Directors  
 Related parties of the Chairman of the Board of Directors  
 Related parties of the General Director  
 Related parties of the Chairman of the Board of Directors  
 Related parties of Deputy General Director  
 Related parties of the General Director  
 Related parties of the Chairman of the Board of Directors  
 Related parties of the Chairman of the Board of Directors  
 Related parties of the Chairman of the Board of Directors  
 Related parties of the Chairman of the Board of Directors  
 Related parties of the Chairman of the Board of Directors

**Transactions during the period between the Company and other related parties are as follows:**

	<b>This period</b>
<i>An Pha Hydropower Investment Joint Stock Company</i>	
Must collect electricity bill, rent	593.130
<i>Công ty CP Xây dựng thủy lợi MECO Sài Gòn</i>	
Thanh toán khối lượng thi công, thanh toán khác	500.000.000
<i>Khanh Khe Hydropower Joint Stock Company</i>	



**MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

**CONSOLIDATED FINANCIAL STATEMENTS**

the first quarter of the fiscal year ending December 31, 2026

**Notes to the consolidated financial statements**

Insurance receivable	734.328
<i>HTC Global Joint Stock Company</i>	
Collect electricity bill	2.672.960
Electricity bill receivable	2.474.963
<i>Long Giang Company Limited</i>	
Collect electricity bill	5.688.751
Electricity bill receivable	5.267.362
<i>VINA Mechanical Joint Stock Company Nha Trang</i>	
Collect electricity and service fees.	2.035.699
<i>Song Da 7.09 Joint Stock Company</i>	
Electricity must be collected	709.818
<i>Thien Nam Asset Management and Exploitation Joint Stock Company</i>	
Must collect electricity, water, rent	1.925.613.469
Collect rent, electricity and water	2.503.848.168
Deposit payment	1.900.000.000
Payment for electrical and plumbing services is required.	60.000.000

At the end of the quarter, the liabilities to other related parties were as follows:

	<u>Closing balance</u>	<u>Opening balance</u>
<i>An Pha Hydropower Investment Joint Stock Company</i>		
Must collect electricity bill, rent	41.880.522	41.239.942
Receivables from construction volume, receivables from liquidation of fixe	24.235.598.780	24.235.598.780
Payroll receivable	313.619.694	313.619.694
Interest on loans must be collected.	25.964.384	
Loans must be collected	4.500.000.000	
<i>MECO Power Investment and Development Joint Stock Company</i>		
Receivable for construction volume	715.682.068	715.682.068
Receivables from liquidation of construction assets	210.000.000	210.000.000
<i>MCG Construction Joint Stock Company</i>		
Advance payment for project construction, Ban Mong, Binh Long, Ho	3.334.000.000	3.334.000.000
Must collect electricity and water bills, technical consulting fees	241.857.352	241.857.352
Other advances payable	3.332.611.857	3.332.611.857
<i>MECO Saigon Irrigation Construction Joint Stock Company</i>		
Construction advance payment	2.249.613.240	1.749.613.240
<i>Thien Nam Asset Management and Exploitation Joint Stock Company</i>		
Must collect electricity and water bills	63.382.007	8.305.972
Technical consulting fees must be charged for the Van Tu project.		380.533.316
<i>Khanh Khe Hydropower Joint Stock Company</i>		
Other receivables	34.218.546	33.484.218
<i>Binh Long Renewable Energy Joint Stock Company</i>		
Must collect construction volume money	3.886.116.665	3.886.116.665
<i>Van Lam Mechanical Joint Stock Company</i>		
Receivables for factory rent and other amounts	13.380.381.831	13.380.381.831
Loan receivable	183.020.468	183.020.468
<i>Linh Viet Nam Investment Company Limited</i>		
Interest receivable	768.986.302	768.986.302
Loan principal receivable	8.000.000.000	8.000.000.000

**MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY**

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

**CONSOLIDATED FINANCIAL STATEMENTS**

the first quarter of the fiscal year ending December 31, 2026

**Notes to the consolidated financial statements**

<b>Total receivables</b>	<b>65.516.933.716</b>	<b>60.815.051.705</b>
	<b><u>Closing balance</u></b>	<b><u>Opening balance</u></b>
<i><b>MECO Power Investment and Development Joint Stock Company</b></i>		
Must pay for materials	1.470.513.396	1.470.513.396
Advance payment for Suoi Choang experiment	55.000.000	55.000.000
<i><b>MCG Construction Joint Stock Company</b></i>		
Must pay for construction of project 102, Nam Hoa 1, Ban Mong, Binh	2.921.747.949	2.921.747.949
<i><b>MECO Saigon Irrigation Construction Joint Stock Company</b></i>		
Must pay for construction	441.268.550	441.268.550
<i><b>Electromechanical Equipment and Spare Parts Joint Stock Company</b></i>		
Must pay for materials	5.220.036.449	5.220.036.449
<i><b>Thien Nam Asset Management and Exploitation Joint Stock Company</b></i>		
Other payables	119.700.000.000	121.600.000.000
<i><b>Van Lam Mechanical Joint Stock Company</b></i>		
Must pay machine rental fee	638.000.000	638.000.000
<i><b>VINA Mechanical Joint Stock Company Nha Trang</b></i>		
Collect electricity bills in advance.	2.035.699	
<i><b>Song Da 7.09 Joint Stock Company</b></i>		
Collect electricity bills in advance.	992.802	1.759.405
<b>Total liabilities</b>	<b>130.449.594.845</b>	<b>132.348.325.749</b>

*The liabilities of the Subsidiaries and Associates with other related parties at the end of the quarter had the following balances:*

	<b><u>Closing balance</u></b>	<b><u>Opening balance</u></b>
<b>- An Pha Hydropower Investment Joint Stock Company</b>		
+ Payable for construction of Nam Hoa 1 project to MCG Energy and	24.235.598.780	24.235.598.780
+ Advance payment for construction of Nam Hoa 1 project for Van Lam	2.748.776.287	2.748.776.287
+ Payable for purchasing construction materials for Nam Hoa 1 project	16.104.933.820	16.104.933.820
+ Mr. Nguyen Van Huyen advances	2.176.878.036	2.041.878.036
+ Must pay loan to Mr. Nguyen Ngoc Binh	88.243.002.000	82.547.402.000
+ Payable for construction of Nam Hoa 1 project to MCG Construction	584.300.260	584.300.260

**2- Present assets, revenue, and business results by segment (by business sector or geographical area) in accordance with**  
Segment information is presented by business segment and geographical area. Segment reporting is primarily by business segment

**Business Field**

The company has the following main business areas:

- Construction Field
- Commercial Business Field
- Real Estate Business
- Other Service Business Fields

**Geographical area**

All activities of the Company take place only in Vietnam.

Information on business results, fixed assets and other long-term assets and the value of major non-cash expenses of the Company's business segments is as follows:

	<b>Construction</b>	<b>Commerce</b>	<b>Real estate</b>	<b>Other services</b>	<b>Sum</b>
<b>This period</b>					
Net revenue from sales and services to outside			1.777.803.182	5.325.730.211	7.103.533.393
<b>Total net revenue from sales and services</b>			<b>1.777.803.182</b>	<b>5.325.730.211</b>	<b>7.103.533.393</b>



# MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

## CONSOLIDATED FINANCIAL STATEMENTS

the first quarter of the fiscal year ending December 31, 2026

### Notes to the consolidated financial statements

Component cost	1,131,174,117	6,565,586,695	7,696,760,812
Business results by department	646,629,065	(1,239,856,484)	(593,227,419)
Profit from business activities			(593,227,419)
Financial revenue			77,039,168
Financial costs			2,870,342,415
Other income			83,884,620
Other costs			976,763
Profit after corporate income tax			(3,303,622,809)

### Assets and liabilities of business segments

	Construction	Commerce	Real estate	Other services	Sum
<b>Closing balance</b>					
Assets allocated to the department	970,129,699,506	227,311,770,046	110,755,973,392	48,333,284,968	1,356,530,727,912
<b>Total assets</b>	<b>970,129,699,506</b>	<b>227,311,770,046</b>	<b>110,755,973,392</b>	<b>48,333,284,968</b>	<b>1,356,530,727,912</b>
Liabilities allocated to the department	927,037,087,783	85,558,195,400	119,779,000,000	5,660,000,000	1,138,034,283,183
<b>Total liabilities</b>	<b>927,037,087,783</b>	<b>85,558,195,400</b>	<b>119,779,000,000</b>	<b>5,660,000,000</b>	<b>1,138,034,283,183</b>
<b>Opening balance</b>					
Assets allocated to the department	959,560,149,483	227,311,770,046	108,978,170,210	44,776,157,022	1,340,626,246,761
<b>Total assets</b>	<b>959,560,149,483</b>	<b>227,311,770,046</b>	<b>108,978,170,210</b>	<b>44,776,157,022</b>	<b>1,340,626,246,761</b>
Liabilities allocated to the department	905,931,983,823	85,558,195,400	121,676,000,000	5,660,000,000	1,118,826,179,223
<b>Total liabilities</b>	<b>905,931,983,823</b>	<b>85,558,195,400</b>	<b>121,676,000,000</b>	<b>5,660,000,000</b>	<b>1,118,826,179,223</b>

TABLE MAKER



HOANG MANH TUAN

CHIEF ACCOUNTANT



PHAM THI CHINH LUONG

GENERAL DIRECTOR



NGUYEN NGOC HUNG