

VISICONS CONSTRUCTION AND INVESTMENT JSC.

Consolidated financial statements

For the third quarter of 2026



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CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

(Applies to businesses meet the assumption of continuous operation)

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance
2	1	3	4	5
100	A - CURRENT ASSETS		1.619.884.784.003	1.075.636.774.193
110	I. Cash and cash equivalents	04	92.761.969.112	162.968.601.397
111	1. Cash		17.761.969.112	62.968.601.397
112	2. Cash equivalents		75.000.000.000	100.000.000.000
120	II. Short-term investment	02	117.007.809.387	115.634.142.942
123	3. Held-to-maturity investments		117.007.809.387	115.634.142.942
130	III. Current accounts receivable		691.635.172.877	246.490.278.995
131	1. Short-term trade receivables		428.616.833.737	182.252.052.004
132	2. Short-term advances to suppliers		299.214.342.565	98.868.076.919
136	6. Other short-term receivables	06	1.053.677.080	3.333.932.154
137	7. Provision for doubtful short-term receivables (*)		(37.249.680.505)	(37.963.782.082)
140	IV. Inventories		626.127.154.781	487.246.212.065
141	1. Inventories	07	631.445.562.300	492.564.619.584
142	2. Provision for obsolete inventories (*)		(5.318.407.519)	(5.318.407.519)
160	VI. Other current assets		92.352.677.846	63.297.538.794
161	1. Short-term prepaid expenses		3.463.990.108	371.240.358
162	2. Value-added tax deductible		78.888.687.738	52.926.298.436
165	5. Other current assets		10.000.000.000	10.000.000.000
200	B - NON-CURRENT ASSETS		131.430.531.909	104.287.117.817
210	I. Long- term receivables		46.624.600.000	43.619.700.000
211	1. Long-term trade receivables		20.220.000.000	22.110.000.000
215	5. Other long- term receivables		39.579.600.000	34.684.700.000
216	6. Provision for other long-term receivables (*)		(13.175.000.000)	(13.175.000.000)
220	II. Fixed assets		46.446.706.226	41.158.641.436
221	1. Tangible fixed assets	08	45.755.750.670	41.158.641.436
222	- Cost		71.273.419.485	68.278.462.332
223	- Accumulated depreciation (*)		(25.517.668.815)	(27.119.820.896)
227	3. Intangible fixed assets		690.955.556	0
228	- Cost		1.031.600.000	300.000.000
229	- Accumulated amortisation (*)		(340.644.444)	(300.000.000)
240	IV. Investment properties	12	7.327.721.472	7.428.095.760
241	- Cost		9.634.256.259	9.634.256.259
242	- Accumulated depreciation (*)		(2.306.534.787)	(2.206.160.499)
250	V. Long-term assets in progress		0	1.896.308.849
252	2. Construction in progress		0	1.896.308.849
260	VI. Long-term investments	13	0	0
263	3. Investment in other entities		1.400.000.000	1.400.000.000
264	4. Provision for diminution in value of long-term investments		(1.400.000.000)	(1.400.000.000)
270	VI. Other long-term assets		31.031.504.211	10.184.371.772
271	1. Long-term prepaid expenses	1	31.031.504.211	10.184.371.772
280	TOTAL ASSETS (280 = 100 + 200)		1.751.315.315.912	1.179.923.892.010

CONSOLIDATED STATEMENT OF FINANCIAL POSITION(continued)

As at 30 September 2026

(Applies to businesses meet the assumption of continuous operation)

Currency: VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		1.548.227.305.963	994.732.233.896
310	I. Current liabilities		1.545.646.941.169	994.732.233.896
311	1. Short-term trade payables		431.742.023.067	344.645.261.791
312	2. Short-term advances from customers		600.176.847.924	374.995.315.587
313	3. Dividends Payable		486.972.084	331.934.409
314	4. Statutory obligations	16	9.895.676.233	8.731.393.418
315	5. Payables to employees		8.002.659.767	18.192.284.382
316	6. Short-term accrued expenses	17	20.995.394.314	19.257.593.931
320	10. Other short-term payables	18	2.001.110.157	1.197.167.564
321	11. Short-term loans	15	443.982.867.988	201.733.857.744
322	12. Short-term provisions		27.299.389.635	25.647.425.070
323	13. Bonus and welfare funds		1.064.000.000	0
330	II. Non-current liabilities		2.580.364.794	0
339	9. Long-term loans	20	2.580.364.794	0
400	D. OWNERS' EQUITY		203.088.009.949	185.191.658.114
411	1. Share capital		124.666.990.000	108.408.770.000
411a	- Ordinary shares with voting rights		124.666.990.000	108.408.770.000
412	2. Share premium		14.612.324.709	14.612.324.709
418	8. Investment and development fund		11.920.852.173	11.920.852.173
420	10. Undistributed earnings		41.378.822.678	39.740.166.744
420a	- Undistributed earnings by the end of prior year		10.603.069.743	5.344.947.470
420b	- Undistributed earnings of current year/period		30.775.752.936	34.395.219.274
429	12. Non-controlling interests		10.509.020.389	10.509.544.488
440	TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)		1.751.315.315.912	1.179.923.892.010

20 October 2026

Preparer



Le Thi Linh

Chief Accountant



Mai Phuong Anh

Legal Representative



Hoang Hoa Cuong

CONSOLIDATED INCOME STATEMENT

For the third quarter of 2026

Currency: VND

Code	ITEMS	Notes	The third quarter of 2026	The third quarter of 2025	Current year	Previous year
1	2	3	4	5	6	7
01	1. Revenue from sale of goods and rendering of services	20	941.671.217.873	350.354.363.393	2.422.224.102.588	1.744.372.771.409
10	3. Net revenue from sale of goods and rendering of services		941.671.217.873	350.354.363.393	2.422.224.102.588	1.744.372.771.409
11	4. Cost of goods sold and services rendered	21	902.427.034.713	311.604.064.427	2.330.076.735.554	1.653.891.821.866
20	5. Gross profit from sale of goods and rendering of services		39.244.183.160	38.750.298.966	92.147.367.034	90.480.949.543
21	6. Gain/Loss on Disposal of Investment Property		0	0	0	453.141.991
22	7. Finance income	23	4.334.172.605	1.545.760.980	11.779.580.875	5.084.320.052
23	8. Finance expenses	24	7.588.371.658	3.343.481.491	14.790.277.509	9.745.881.787
24	-In which: Interest expenses		7.588.371.658	3.332.457.130	14.790.277.509	9.734.857.426
25	8. Chi phí bán hàng		2.658.419.381	-	1.651.964.565	(41.959.028)
26	10. General and administrative expenses	25	16.066.387.210	30.424.217.390	44.488.156.603	53.691.602.189
30	11. Operating profit [30 = 20 + 21 + 22 - (23 + 25 + 26)]		17.265.177.516	6.528.361.065	42.996.549.232	32.622.886.638
31	12. Other income	26	1.066.246.367	340.441.214	2.320.317.235	911.375.583
32	13. Other expenses	27	2.798.234.121	7.515.349	2.821.459.148	399.258.774
40	14. Other profit (40 = 31 - 32)		-1.731.987.754	332.925.865	-501.141.913	512.116.809
50	15. Accounting profit before tax (50 = 30 + 40)		15.533.189.762	6.861.286.930	42.495.407.319	33.135.003.447
51	17. Current corporate income tax expense		6.323.089.966	1.372.962.585	11.720.178.484	6.628.512.153
60	18. Net profit after tax (60 = 50 - 51 - 52)		9.210.099.796	5.488.324.345	30.775.752.936	26.506.491.294
61	Net profit after tax attributable to shareholders of the parent		9.211.032.503	5.479.056.392		26.498.129.869
62	Net profit after tax attributable to non-controlling interests		(932.707)	9.267.953	(524.101)	8.361.425
70	19. Basic earnings per share (*)		739	506	2.469	2.445
71	20. Diluted earnings per share		739	506	2.469	2.445

20 October 2026

Preparer



Le Thi Linh

Chief Accountant



Mai Phuong Anh

Legal Representative



Hoang Hoa Cuong

CONSOLIDATED CASH FLOW STATEMENT

(Prepared by indirect method)
For the ended 30 September 2026

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	I. Cash flows from operating activities			
1	1. Accounting profit/(loss) before tax		42.495.407.319	30.168.286.529
	2. Adjustments for:			
02	- Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets		2.465.055.072	1.866.601.412
03	- Provisions		937.862.988	15.976.583.606
05	- Profits from investing activities		(11.779.580.875)	(5.084.320.052)
06	- Interest expense		14.790.277.509	9.734.857.426
08	3. Operating profit before changes in working capital		48.909.022.013	52.662.008.921
09	- Decrease/(increase) in receivables		(468.503.181.607)	(41.850.672.852)
10	- Decrease/(increase) in inventories		(138.880.942.716)	15.573.273.602
11	- Decrease/(increase) in payables		306.976.864.524	(73.680.483.438)
12	- (Increase)/decrease in prepaid expenses		(23.939.882.189)	3.294.751.868
14	- Interest paid		(14.348.640.724)	(14.431.755.177)
15	- Corporate income tax paid		(11.412.385.411)	(5.024.208.718)
17	- Other cash outflows for operating activities		(60.000.000)	-
20	Net cash flows from/(used in) operating activities		(301.259.146.110)	(63.457.085.794)
	II. Cash flows from investing activities			
21	Purchase, construction of fixed assets and other long-term assets		(7.652.745.574)	(2.717.315.909)
22	Proceeds from disposals of fixed assets and other long-term assets		939.645.200	628.027.806
23	Loans to other entities and payments for purchase of debt instruments of other entities		(102.217.402.221)	-
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		100.544.142.942	-
27	Interest and dividends received		5.376.142.390	1.647.903.829
30	Net cash flows used in investing activities		(3.010.217.263)	(441.384.274)
	III. Cash flows from financing activities			
33	Drawdown of borrowings		995.150.724.651	359.724.522.957
34	Repayment of borrowings		(750.321.349.613)	(331.448.778.701)
36	Dividends paid		(10.766.643.950)	(9.685.118.900)
40	Net cash flows (used in)/from financing activities		234.062.731.088	18.590.625.356
50	Net increase in cash for the year		(70.206.632.285)	(42.341.127.794)
60	Cash and cash equivalents at beginning of year		162.968.601.397	136.962.651.241
70	Cash and cash equivalents at end of year		92.761.969.112	94.621.523.447

20 October 2026

Preparer

Chief Accountant

Legal Representative





Le Thi Linh

Mai Phuong Anh

Hoang Hoa Cuong

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

Visicons Construction and Investment Joint Stock Company (“the Company”), previously known as Constructions Company No.6, an independent accounting unit of Vietnam Construction and Import-export Corporation, was established through the equitization of state-owned enterprise under the Decision No. 890/QĐ-BXD dated 30 June 2000 by the Minister of Construction. The Company is currently a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate No. 0100105503 issued by the Hanoi Department of Planning and Investment on 17 July 2000 and subsequent amended enterprise registration certificates, with the latest being 16th Amendment dated 29 June 2026.

The Company’s shares have been listed (under ticker of VC6) on the Hanoi Securities Trading Center (currently known as Hanoi Stock Exchange) since 28 January 2008 pursuant to Decision No. 23/QĐ-TTGDHN dated 18 January 2008.

The current principal activities of the Company are:

- ▶ Construction of civil projects, industrial works, transportation, irrigation, hydroelectric, construction of urban infrastructures and industrial zone;
- ▶ Investment, trading of real estate, lease of office; and
- ▶ Other activities in accordance with Enterprise Registration Certificate.

The Company’s head office is located at 5th floor, 29T2 building, Hoang Dao Thuy street, Cau Giay district, Hanoi, Vietnam. The Company has a representative office in Ho Chi Minh City, following the Certificate of Representative Office Operation Registration No. 0100105503-002 issued by the Ho Chi Minh City Department of Planning and Investment on 9 October 2019.

The number of the Company’s employees as at 30 September 2026 is 461

Corporate structure

As at 30 September 2026, the Company has committed to contribute 65% of equity share in Visiland Investment and Construction Joint Stock Company.

Visiland Investment and Construction Joint Stock Company was incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 0110006861, under the form of a shareholding company, issued by the Hanoi Department of Planning and Investment on 24 May 2022. The head office of Visiland Investment and Construction Joint Stock Company is located at Floor 5, 29T2 building, Hoang Dao Thuy street, Trung Hoa ward, Cau Giay District, Hanoi, Vietnam.

2. BASIS OF PREPARATION

2.1 Accounting standards and system

The consolidated financial statements of the Company and its subsidiary (“the Group”) expressed in Vietnam Dong (“VND”), are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard – Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance.

Accordingly, the accompanying consolidated financial statements, including their utilisation are not designed for those who are not informed about Vietnam’s accounting principles, procedures and practices and furthermore are not intended to present the consolidated financial position and consolidated results of operations and consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

The Group’s applied accounting documentation system is the Voucher Journal system.

2.3 ***Fiscal year***

The Group's fiscal year applicable for the preparation of its consolidated financial statements starts on 1 January and ends on 31 December.

2.4 ***Accounting currency***

The consolidated financial statements are prepared in VND which is also the Group's accounting currency.

2.5 ***Basis of consolidation***

The consolidated financial statements comprise the financial statements of the Company and its subsidiary for the ended 30 September 2026.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The financial statements of the Company and its subsidiary are prepared for the same reporting year and using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses result from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets of the subsidiary not held by the Group and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 ***Cash and cash equivalents***

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 ***Inventories***

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase, costs of conversion (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value.

Net realisable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Work-in-process of construction contracts - includes costs of materials, labour costs, construction cost payable to sub-contractors and other related costs which have not been certified by the customers at the date of the consolidated financial statements and overheads cost allocated on an appropriate basis.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of inventories owned by the Group, based on appropriate evidence of impairment available at the consolidated balance sheet date.

When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the consolidated income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the consolidated income statement.

3.3 Receivables

Receivables are presented in the consolidated financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the consolidated balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the consolidated income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the consolidated income statement.

3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises of its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

3.5 Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Group is the lessee

Rentals under operating leases are charged to the consolidated income statement on a straight-line basis over the lease term.

Where the Group is the lessor

Assets subject to operating leases are included as the Group's investment properties in the consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the consolidated income statement as incurred.

For other cases under operating leases, lease income is recognised in the consolidated income statement on a straight-line basis over the lease term.

3.6 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises of its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the consolidated income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

3.7 Depreciation and amortisation

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	5 - 50 years
Machinery and equipment	4 - 15 years
Means of transportation	6 - 10 years
Office equipment	3 - 10 years
Computer software	3 - 5 years

3.8 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Group.

Depreciation and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Land-use and infra-structure rights	50 years
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Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the consolidated income statement in the year of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3.9 Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.10 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the consolidated balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

3.11 Business combinations and goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortisation. Goodwill is amortised over 10-year period on a straight-line basis. The parent company conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the consolidated income statement.

3.12 Investments

Investments in other entities

Investments in other entities are stated at their acquisition costs.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the consolidated income statement and deducted against the value of such investments.

Provision for diminution in value of investments

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the consolidated balance sheet date.

Increases and decreases to the provision balance are recorded as finance expense in the consolidated income statement.

3.13 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Group.

3.14 Provisions

General

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

3.15 Foreign currency transactions

Transactions in currencies other than the Group's reporting currency of (VND) are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transactions resulting in receivables are recorded at the buying exchange rates of the Group's commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the Group's commercial banks designated for payment;
- ▶ Capital contributions are recorded at the buying exchange rates of the Group's commercial banks designated for capital contribution; and
- ▶ Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the Group's commercial banks that process these payments.

At the end of the period, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the consolidated balance sheet dates which are determined as follows:

- ▶ Monetary assets are translated at buying exchange rate of the commercial bank where the Group conduct transactions regularly; and
- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Group conduct transactions regularly.

All foreign exchange differences incurred are taken to the consolidated income statement.

3.16 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Rendering of services

Where the contract outcome can be reliably measured, revenue is recognised by reference to the stage of completion. Where the contract outcome cannot be reliably measured, revenue is recognised only to the extent of the expenses recognised which are recoverable.

Rental income

Rental income arising from operating leases is accounted for in the consolidated income statement on a straight-line basis over the terms of the lease.

Interest

Revenue is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

3.17 Construction contract

Where the outcome of a construction contract can be estimated reliably, and the construction contract is paid according to the value of the realized volume, revenue and costs are recognised by reference to the stage of completion of the contract activity at the consolidated balance sheet date, which is certified by customers during the year according to construction volume certificates. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable.

3.18 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the consolidated balance sheet date.

Current income tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Group to set off current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the consolidated balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporarily differences associated with investments in associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporarily differences associated with investments in associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each consolidated balance sheet date 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 tax asset to be utilised.

Previously unrecognised deferred tax assets are re assessed at each consolidated balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset realised, or the liability is settled based on tax rates and tax laws that have been enacted at the consolidated balance sheet date.

Deferred tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Group intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.19 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Group maintains the following reserve funds which are appropriated from the Group's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting.

Investment and development fund

This fund is set aside for use in the expansion of operation or in-depth investments of the Group.

3.19 Earnings per share

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

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Group (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.21 Segment information

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment) or providing products or services in a particularly economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

The Group's principal activities are construction. Activities relating to real estate trading or other leases are also to support construction activities and accounted a very small proportion of sales as presented in Note 20. These activities are mainly taking place within Vietnam. Therefore, the Group's risks and returns are not impacted by the Group's products that The Group is doing business or the locations where the Group is trading. As a result, the Group's management is of the view that there is only one segment for business and geography. As a result, the Group is not required to present segmental information.

3.22 *Related parties*

Parties are considered to be related parties of the Group 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, or when the Group and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of their families.

Currency: VND

	As at 30 September 2026	As at 01 January 2026
1- Cash and cash equivalents		
- Cash on hand	11.209.166.245	1.144.394.936
- Cash at banks	6.552.802.867	61.824.206.461
- Cash equivalents	75.000.000.000	100.000.000.000
Total	92.761.969.112	162.968.601.397
2- Short-term investment		
- Held-to-maturity investments	117.007.809.387	115.634.142.942
Total	117.007.809.387	115.634.142.942
6- Other short-term receivables		
- Contribution under business cooperation contract	-	-
- Other receivables	1.053.677.080	3.681.596.697
Total	1.053.677.080	3.681.596.697
7- Inventories		
- Work-in progress of construction contracts	631.445.562.300	492.564.619.584
- Provision for obsolete inventories	(5.318.407.519)	(5.318.407.519)
Total	626.127.154.781	487.246.212.065
9- Long- term receivables		
- Long-term trade receivables	20.220.000.000	22.110.000.000
- Other long- term receivables	39.579.600.000	34.684.700.000
- Provision for other long-term receivables	(13.175.000.000)	(13.175.000.000)
Total	46.624.600.000	43.619.700.000
12- Investment properties		
- Cost	9.634.256.259	20.555.073.347
- Accumulated depreciation	(2.306.534.787)	(2.072.328.115)
Total	7.327.721.472	18.482.745.232
13- Long-term investments		
- Investment in subsidiaries	-	-
- Investment in other entities	1.400.000.000	1.400.000.000
- Provision for diminution in value of long-term	(1.400.000.000)	(1.400.000.000)
Total	-	-
15- Short-term loans		
a. Short-term loans	440.650.867.988	200.327.966.744
- Short-term loans from banks	440.650.867.988	200.327.966.744
b. Long-term loans	3.332.000.000	1.405.891.000
Total	443.982.867.988	201.733.857.744

		<i>Currency: VND</i>
	As at 30 September 2026	As at 01 January 2026
17- Short-term accrued expenses		
a) Short-term	20.995.394.314	19.257.593.931
- Completed construction work, waiting for billing from contractors, warranty provision	20.369.387.825	19.073.224.227
- Interest accruals	626.006.489	184.369.704
b) Long-term		
Total	20.995.394.314	19.257.593.931

	As at 30 September 2026	As at 01 January 2026
18- Other short-term payables		
- Union fund	224.847.897	185.580.433
- Other payables	1.776.262.260	1.011.587.131
Total	2.001.110.157	1.197.167.564

		<i>Currency: VND</i>
	Current year	Previous year
20- Revenue		
- Revenue from leasing offices, machinery and	-	10.895.591.327
- Revenue from construction contracts	2.422.224.102.588	1.733.477.180.082
Total	2.422.224.102.588	1.744.372.771.409

21- Cost of goods sold and services rendered

	Current year	Previous year
- Cost of leasing activities	-	10.442.449.336
- Cost of construction contract delivered	2.330.076.735.554	1.733.930.322.073
Total	2.330.076.735.554	1.744.372.771.409

23- Finance income

	Current year	Previous year
- Bank interest, Interest from the advance to	11.779.580.875	5.084.320.052
- Other financial revenue	-	-
Total	11.779.580.875	5.084.320.052

24- Finance expenses

	Current year	Previous year
- Interest expenses	14.790.277.509	9.745.881.787
- Provision for investment	-	-
- Other expenses	-	-
Total	14.790.277.509	9.745.881.787

25- General and administrative expenses

	Current year	Previous year
- Labour costs	32.718.298.140	28.752.110.744
- Tool and supply cost	1.149.080.474	515.982.346
- Depreciation expense	1.830.394.099	1.380.940.169
- Provisions	(714.101.577)	16.016.879.990
- Expense for external services	1.830.747.388	1.703.039.710
- Others	7.673.738.079	5.322.649.230
Total	44.488.156.603	53.691.602.189

26 - Other income

	Current year	Previous year
- Disposal of assets	2.320.317.235	911.375.583
- Others	-	-
Total	2.320.317.235	911.375.583

27 - Other expenses

	Current year	Previous year
- Others	2.821.459.148	399.258.774
Total	2.821.459.148	399.258.774

16- Statutory obligations	As at 01 January 2026	Payable during the period	Amount paid during the period	As at 30 September 2026
- VAT	(52.926.228.436)	(23.604.507.577)	2.357.951.725	(78.888.687.738)
- Corporate Income Tax	8.530.164.954	11.945.557.909	11.412.385.411	9.063.337.452
- Personal income tax	198.384.375	7.587.418.299	6.953.463.893	832.338.781
- Other taxes	2.844.089	1.507.930.342	1.510.774.431	-
Total	(44.194.835.018)	(2.563.601.027)	22.234.575.460	(68.993.011.505)

Currency: VND

8 - Tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Means of transportation	Other tangible fixed assets	Total
I. Cost			-		
1 Beginning balance	39.400.468.670	20.372.342.993 #	4.995.403.371	3.510.247.298	68.278.462.332
2 New purchase	-	4.103.309.260	-	2.817.836.314	6.921.145.574
3 Disposal	(1.140.308.023)	(322.673.160)	-	(2.463.207.238)	(3.926.188.421)
4 Ending balance	38.260.160.647	24.152.979.093	4.995.403.371	3.864.876.374	71.273.419.485
II. Accumulated depreciation					
1 Beginning balance	12.073.006.650	9.804.693.025 #	1.778.878.717	3.463.242.504	27.119.820.896
2 Depreciation for the period	574.066.107	1.203.785.604	315.921.609	230.263.020	2.324.036.340
3 Disposal	(1.140.308.023)	(322.673.160)	-	(2.463.207.238)	(3.926.188.421)
4 Ending balance	11.506.764.734	10.685.805.469	2.094.800.326	1.230.298.286	25.517.668.815
III. Net carrying amount					
1 Beginning balance	27.327.462.020	10.567.649.968	3.216.524.654	47.004.794	41.158.641.436
2 Ending balance	26.753.395.913	13.467.173.624	2.900.603.045	2.634.578.088	45.755.750.670

22- Qwners' equity

Currency: VND

a- Increase and decrease in
owners' equity

Items	Share capital	Share premium	Investment and development fund	Undistributed earnings	Non-controlling interest	Total
As at 01 January 2025	96.796.860.000	14.612.324.709	11.920.852.173	26.696.543.470	10.501.261.268	160.527.841.620
- Net profit for the year	-	-	-	34.395.219.274	8.283.220	34.403.502.494
- Stock dividends	11.611.910.000	-	-	(11.611.910.000)	-	-
- Dividends declared	-	-	-	(9.679.686.000)	-	(9.679.686.000)
- Remuneration for Board of Directors and Board of Supervision	-	-	-	(60.000.000)	-	(60.000.000)
As at 01 January 2026	108.408.770.000	14.612.324.709	11.920.852.173	39.740.166.744	10.509.544.488	185.191.658.114
- Stock dividends	16.258.220.000	-	-	(16.258.220.000)	-	-
- Net profit for the year	-	-	-	30.775.752.936	(524.101)	30.775.228.835
- Dividends declared	-	-	-	(10.840.877.000)	-	(10.840.877.000)
- Remuneration for Board of Directors and Board of Supervision	-	-	-	(60.000.000)	-	(60.000.000)
As at 30 September 2026	124.666.990.000	14.612.324.709	11.920.852.173	41.378.822.680	10.509.020.387	203.088.009.949

b- Details of owner's	As at 30 September 2026	Tỷ lệ (%)	As at 01 January 2026	Tỷ lệ (%)
- Tran Van Khanh	23.803.280.000	19,09%	20.698.510.000	19,09%
- Hoang Hoa Cuong	22.522.940.000	18,07%	19.585.170.000	18,07%
- Maeda Corporation	12.467.840.000	10,00%	10.841.600.000	10,00%
- Nguyen Phan Tuan	8.749.300.000	7,02%	7.608.090.000	7,02%
- Phung Thi Kim Oanh	7.229.220.000	5,80%	6.286.280.000	5,80%
- Mai Phuong Anh	6.419.530.000	5,15%	5.582.200.000	5,15%
- Other owners	43.474.880.000	34,87%	37.806.920.000	34,87%
Total	124.666.990.000	100%	108.408.770.000	100%

Prepaper


Le Thi Linh

Chief Accountant


Mai Phuong Anh

Hanoi, 20 October 2026.

Legal Representative


Hoang Hoa Cuong