MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY

No: 118./CBTT-MCG

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ha Noi, date 30 month 10 year 2026

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, Kim Lien Ward, Ha Noi
- Contact phone: 024.38694773 Fax: 024.38691568
- Email: vanphong@mcger.com

2. Information disclosure content:

- Financial statements for the third 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 third 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 third 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:

Signature Not Verified
Ký bởi: CÔNG TY CỔ PHẦN NĂNG LƯỢNG VÀ BẤT ĐỘNG SẢN MCG
Ký ngày: 30/10/2026 09:54:46

[x] Yes [ ] No

Explanatory text in case of integration:

[x] Yes [ ] No

3. This information was published on the Company's website on 30./.10/2026 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 third quarter of 2026,
- Consolidated financial statements for the third quarter of 2026.

Recipient:
- As above;
- Save: administrative department.

ORGANIZATION REPRESENTATIVE
Legal representative/Authorized person to disclose information
(Sign, full name, position, seal)

M.S.D.N: 0100103295 - C.T.C.P
CÔNG TY CỔ PHẦN NĂNG LƯỢNG VÀ BẤT ĐỘNG SẢN MCG
THÀNH PHỐ HÀ NỘI

TỔNG GIÁM ĐỐC
Nguyễn Ngọc Hưng

MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY

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CONSOLIDATED FINANCIAL STATEMENTS

THIRD 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*

HA NOI – 2026

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 third 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 september 30, 2026

Unit: VND

ASSETS	CODES	NOTES	CLOSING BALANCE	OPENING BALANCE
1	2	3	4	5
A. CURRENT ASSETS (100=110+120+130+140+150)	**100**		**57,065,750,428**	**45,958,142,401**
I. Cash and cash equivalents	**110**		**6,321,286,363**	**2,318,596,164**
1. Cash	111	V.01	6,321,286,363	2,318,596,164
II. Short-term financial investments	**120**	**V.02**	**16,712,975,155**	**10,163,384,598**
1. Trading securities	121		2,230,056,872	1,757,231,910
2. Allowance for diminution in the value of trading securities (*)	122		(335,915,280)	(384,861,910)
3. Short-term holding investments until maturity	123		21,055,210,605	13,953,482,050
4. Provision for short-term investments held to maturity (*)	124		(6,236,377,042)	(5,162,467,452)
III. Short-term receivables	**130**		**30,269,497,725**	**28,931,640,090**
1. Short-term trade receivables	131	V.03	39,275,312,364	42,920,709,251
2. Prepayments to suppliers	132		13,014,322,376	10,314,331,876
3. Other short-term receivables	135	V.04	66,873,788,908	64,782,538,700
4. Allowance for doubtful debts (*)	136		(88,893,925,923)	(89,085,939,737)
IV. Inventories	**140**		**3,610,635,748**	**3,123,127,534**
1. Inventories	141	V.07	3,610,635,748	3,123,127,534
V. Other current assets	**160**		**151,355,437**	**1,421,394,015**
1. Short-term deferred costs	161	V.10	780,065	14,945,154
2. Deductible value added tax	162		149,968,565	1,405,842,054
3. Taxes and orther receivables from the State budget	163		606,807	606,807
B - LONG-TERM ASSETS (200=210+220+240+250+260)	**200**		**1,329,703,177,285**	**1,294,668,104,360**
I. Long-term receivables	**210**		**7,000,000**	**7,000,000**
1. Other long-term receivables	215		7,000,000	7,000,000
II. Fixed assets	**220**		**207,920,624,638**	**219,495,233,061**
1. Tangible fixed assets	221	V.09	207,920,624,638	219,495,233,061
- Cost	*222*		*384,410,695,492*	*384,737,579,128*
- Accumulated depreciation (*)	*223*		*(176,490,070,854)*	*(165,242,346,067)*
IV. Investment property	**240**		**87,685,102,285**	**89,427,475,330**
- Cost	241		117,774,019,565	117,774,019,565
- Accumulated depreciation (*)	242		(30,088,917,280)	(28,346,544,235)
V. Long-term assets in progress	**250**	**V.08**	**1,014,596,853,508**	**971,988,796,183**
1. Long-term work in progress	251		42,079,198,717	42,142,198,717
2. Construction in progress	252		972,517,654,791	929,846,597,466
VI. Long-term financial investment	**260**	**V.02**	**19,461,977,995**	**13,734,602,372**
1. Investments associates	262		15,453,881,623	
2. Equity investments in other entities	263		9,891,470,000	19,891,470,000
3. Provision for impairment of long-term financial investments (*)	264		(5,883,373,628)	(8,964,213,206)
4. Long-term held-to-maturity investments	265			2,807,345,578
VII. Other long-term assets	**270**		**31,618,859**	**14,997,414**
1. Long-term deferred costs	271	V.10	31,618,859	14,997,414
TOTAL ASSETS (270=100+200)	**280**		**1,386,768,927,713**	**1,340,626,246,761**

MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY
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Phone: (04).3 869 3434 - Fax: (04).3 869 1568

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

CONSOLIDATED FINANCIAL STATEMENTS
the third quarter of the fiscal year ending December 31, 2026

RESOURCES	CODES	NOTES	CLOSING BALANCE	OPENING BALANCE
1	2	3	4	5
C - LIABILITIES (300=310+330)	**300**		**1,156,365,218,204**	**1,118,826,179,223**
I. Current liabilities	**310**		**176,126,680,534**	**190,626,236,660**
1. Short-term trade payables	311	V.12	111,543,519,638	126,011,108,225
2. Short-term advances from customers	312		13,024,425,548	13,025,173,246
3. Dividends and profits must be paid	313		87,848,300	87,848,300
4. Short-term taxes and other payments to the government	314	V.13	1,581,892,360	1,764,504,732
5. Payables to the employees	315		1,001,261,284	932,595,200
6. Short-term accrued expenses	316	V.14	12,126,774,014	12,126,774,014
7.Short-term deferred revenue	319		8,557,840	15,379,371
8. Other current payables	320	V.15	19,690,135,017	20,308,268,881
9. Short-term loans and obligations under finance leases	321	V.11	10,150,640,000	9,072,958,158
10. Bonus and welfare funds	323		6,911,626,533	7,281,626,533
II. Long-term liabilities	**330**		**980,238,537,670**	**928,199,942,563**
1. Long-term accrued expenses	334		222,218,380,776	189,469,901,989
2. Other long-term payables	338		198,556,003,750	196,186,421,250
3. Long-term loans and obligations under finance leases	339	V.11	559,464,153,144	542,543,619,324
D - EQUITY (400=410+430)			**230,403,709,509**	**221,800,067,538**
I. Owner's equity	**400**	**V.16**	**230,403,709,509**	**221,800,067,538**
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		(26,729,045,665)	32,960,749,348
3. Shares repurchased from oneself (*)	415			(73,426,398,513)
4. Retained earnings	420		(451,785,639,516)	(448,885,681,913)
- Retained earnings accumulated to the end of the previous period	*420a*		*(451,198,829,584)*	*(448,885,681,913)*
- Retained earnings of the current period	*420b*		*(586,809,932)*	
5. Non-controlling interest	429		133,818,394,690	136,051,398,616
TOTAL RESOURCES	**440**		**1,386,768,927,713**	**1,340,626,246,761**

Ha Noi, date 30 month 10 year 2026

TABLE MAKER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
HOANG MANH TUAN	PHAM THI CHINH LUONG	NGUYEN NGOC HUNG

M.S.D.N: 0100103295 - C.T.C.P - CÔNG TY CỔ PHẦN NĂNG LƯỢNG VÀ BẤT ĐỘNG SẢN MCG - THÀNH PHỐ HÀ NỘI

MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY
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CONSOLIDATED FINANCIAL STATEMENTS
the third 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

Third 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	11,892,713,492	9,334,285,802	29,272,057,525	34,744,825,015
2. Deductions	02	VI.02	-		-	-
3. Net revenue from goods sold and services rendered	10		11,892,713,492	9,334,285,802	29,272,057,525	34,744,825,015
4. Cost of sales	11	VI.03	7,180,734,746	4,347,376,182	22,752,960,330	24,182,231,327
5. Gross profit from goods sold and services rendered	20		4,711,978,746	4,986,909,620	6,519,097,195	10,562,593,688
6. Profit/loss from the sale and liquidation of investment properties	21		-	-	-	-
7. Financial income	22	VI.04	169,348,508	195,308,609	261,783,770	246,925,912
8. Financial expenses	23	VI.05	3,703,336,111	3,590,379,772	11,127,501,883	9,624,452,554
- In which: Interest expense	24		*3,380,702,074*	*2,869,615,283*	*9,568,402,400*	*8,535,345,542*
11. Profit or loss in associated companies, joint ventures	27		(490,000,000)	-	(1,465,278,799)	-
9. Selling expenses	25	VI.08	-	-	-	-
10. General and administration expenses	26	VI.08	1,354,153,654	1,172,268,749	5,687,082,160	2,928,527,862
12. Operating profit	30		(666,162,511)	419,569,708	(11,498,981,877)	(1,743,460,816)
13. Other income	31	VI.06	186,218,420	540,114,880	6,384,206,800	548,207,640
14. Other expenses	32	VI.07	13,708,085	-	18,186,452	291,935,863
15. Loss/profit from other activities	40		172,510,335	540,114,880	6,366,020,348	256,271,777
16. Accounting profit before tax	50		(493,652,176)	959,684,588	(5,132,961,529)	(1,487,189,039)
17. Current corporate income tax expense	51	VI.10	-	-	-	-
18. Deferred corporate tax expense/(income)	52		-	-	-	-
19. Net profit after corporate income tax	60		(493,652,176)	959,684,588	(5,132,961,529)	(1,487,189,039)
20. Profit after tax of shareholders of parent company	61		(586,809,932)	484,932,740	(2,899,957,603)	(1,013,576,827)
21. Profit after tax of non-controlling shareholders	62		93,157,756	474,751,848	(2,233,003,926)	(473,612,212)
22. Basic earnings per share (*)	70		(11)	9	(56)	(19)
23. Declining earnings per share (*)	71		(11)	9	(56)	(19)

Ha Noi, date 30 month 10 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
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CONSOLIDATED FINANCIAL STATEMENTS
the third 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)
Third quarter of 2026

ITEMS	CODES	NOTES	ACCUMULATED FROM BEGINNING OF YEAR TO THIS PERIOD	
			CURRENT YEAR	PRIOR YEAR
1	2	3	4	5
I - Cash flows from operating activities				
1. Profit before tax	**01**		**(5,132,961,529)**	**(1,487,189,039)**
2. Adjustments for			**24,335,307,017**	**21,119,196,851**
- Depreciation of fixed assets and investment properties	02		12,990,097,832	13,072,540,253
- Provisions	03		(2,247,890,432)	(809,006,379)
- Foreign exchange profits, losses arising from translating foreign currency items	04			337,042,323
- Profits, losses from investing activities	05		4,024,697,217	(16,724,888)
- Interest expense	06		9,568,402,400	8,535,345,542
3. Operating profit before movements in working capital	**08**		**19,202,345,488**	**19,632,007,812**
- Increase, decrease in receivables	09		110,029,668	2,127,189,881
- Increase, decrease in inventories	10		(424,508,214)	(674,455,089)
- Increase, decrease in payables (excluding accrued loan interest, corporate income tax payable)	11		(12,818,557,200)	(6,435,304,669)
- Increase or decrease in deferred expenses	12		(2,456,356)	31,745,649
- Increase, decrease in trading securities	13		(472,824,962)	(572,646,019)
- Interest Paid	14		(5,272,876,522)	(6,497,999,793)
- Other cash outflows	17		(370,000,000)	
Net cash generated by operating activities	**20**		**(48,848,098)**	**7,610,537,772**
III - Cash flows from financing activities				
- Acquisition and construction of fixed assets and other long-term assets	21		(13,910,319,048)	(5,770,245,553)
- Cash outflow for lending, buying debt instruments of other entities	23		(4,204,834,112)	
- Cash spent on investment in other entities	25		(10,000,000,000)	(2,301,336,128)
- Interest earned, dividends and profits received	27		431,872,295	77,807,124
Net cash generated by investing activities	**30**		**(27,683,280,865)**	**(7,993,774,557)**
III - Cash flows from financing activities				
- Proceeds from issuing shares, receiving capital contributions from owners	31		13,736,603,500	
- Procceeds from borrowings	33		23,620,533,820	2,915,649,445
- Repayment of borrowings	34		(5,622,318,158)	(3,349,782,676)
Net cash used in financing activities	**40**		**31,734,819,162**	**(434,133,231)**
Net decreases in cash during the period (50=20+30+40)	**50**		**4,002,690,199**	**(817,370,016)**
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**		**6,321,286,363**	**4,279,467,954**

Ha Noi, date 30 month 10 year 2026

TABLE MAKER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
HOANG MANH TUAN	PHAM THI CHINH LUONG	NGUYEN NGOC HUNG

M.S.D.N: 0100103286 C.T.C.P. CÔNG TY CỔ PHẦN NĂNG LƯỢNG VÀ BẤT ĐỘNG SẢN MCG THÀNH PHỐ HÀ NỘI

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 3, 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 8,000m3/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;

- 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: 01

+ Binh Long Renewable Energy Joint Stock Company

Address: Pac Gay Hamlet, Hoa An Commune, Cao Bang Province, Vietnam

Parent Company's Interest Ratio: 20 %

Parent Company's voting rights: 20 %

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.

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.

d) 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.

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.

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:

Type of fixed asset	Number of years
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.

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.

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.

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.

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.

V- Additional information for items presented in the Balance Sheet *Unit: VND*

1- Cash and cash equivalents	**Closing banlance**	**Opening balance**
- Cash on hand	1,092,266,707	692,021,730
- Non-term bank deposits	5,229,019,656	1,626,574,434
- Cash equivalents		
Sum	**6,321,286,363**	**2,318,596,164**

2- Financial investments:	**Closing banlance**			**Opening balance**		
	Original price	**Reasonable price**	**Provision**	**Original price**	**Reasonable price**	**Provision**
a) Trading securities:	**2,230,056,872**	**1,899,818,400**	**(335,915,280)**	**1,757,231,910**	**1,372,370,000**	**(384,861,910)**
- Total stock value	2,230,056,872	1,899,818,400	(335,915,280)	1,757,231,910	1,372,370,000	(384,861,910)
+ Shares of Saigon Hanoi Commercial Joint Stock Bank	*53,578,158*	*34,350,000*	*(19,228,158)*	*551,859,735*	*490,500,000*	*(61,359,735)*
+ Shares of Construction Development Investment Joint Stock Corporation				*600,381,530*	*412,720,000*	*(187,661,530)*
+ Shares of DAP - VINACHEM Joint Stock Company	*829,432,285*	*612,360,000*	*(217,072,285)*			
+ Shares of Southern Rubber Industry Joint Stock Company				*75,686,485*	*66,750,000*	*(8,936,485)*
+ Shares of Electricity Joint Stock Finance Company	*286,706,420*	*232,000,000*	*(54,706,420)*	*286,706,420*	*221,000,000*	*(65,706,420)*
+ Shares of Dat Xanh Real Estate Services Joint Stock Company				*242,597,740*	*181,400,000*	*(61,197,740)*
+ Vietnam Gas Corporation - JSC	*198,589,307*	*164,000,000*	*(34,589,307)*			
+ Power Generation Corporation 3 - JSC	*808,931,592*	*814,608,400*				
+ Viet Bac Mining Industry Corporation - TKV (Joint Stock Company)	*52,819,110*	*42,500,000*	*(10,319,110)*			

- The number of trading securities held at the end of the period is as follows:	**Closing banlance**	**Opening balance**
+ Shares of Saigon Hanoi Commercial Joint Stock Bank	*3,000*	*30,000*
+ Shares of Construction Development Investment Joint Stock Corporation		*24,640*
+ Shares of DAP - VINACHEM Joint Stock Company	*37,800*	
+ 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*	
+ Power Generation Corporation 3 - JSC	*37,112*	
+ Viet Bac Mining Industry Corporation - TKV (Joint Stock Company)	*3,400*	

b) Investment held until maturity

Item	**Closing banlance**			**Opening balance**		
	Original	**Recoverable**	**Reserve**	**Original**	**Recoverable value**	**Reserve**
b1) Short term	**21,055,210,605**	**14,818,833,563**	**(6,236,377,042)**	**13,953,482,050**	***8,791,014,598***	**(5,162,467,452)**
- Time deposits	6,505,972,667	6,505,972,667				
- Short-term loans	14,549,237,938	8,312,860,896	(6,236,377,042)	13,953,482,050	8,791,014,598	(5,162,467,452)
+ Van Lam Mechanical Joint	*183,020,468*		*(183,020,468)*	*183,020,468*		*(183,020,468)*
+ BHG Construction Joint Stock	*3,332,611,857*	*3,332,611,857*		*3,332,611,857*	*3,332,611,857*	
+ BHG Construction Joint Stock Co	*2,264,619,311*	*595,755,888*	*(1,668,863,423)*	*1,668,863,423*	*89,416,439*	*(1,579,446,984)*
+ Linh Vietnam Investment Co.,	*8,768,986,302*	*4,384,493,151*	*(4,384,493,151)*	*8,768,986,302*	*5,368,986,302*	*(3,400,000,000)*

b2) Long term				*2,807,345,578*	*2,807,345,578*	
- Time deposits				2,807,345,578	2,807,345,578	

	Closing banlance	Opening balance
	Reasonable	Reasonable
- Investing in affiliated companies		
+ Binh Long Renewable Energy	15,453,881,623	
Cộng	**15,453,881,623**	

b) Investing in other entities	Closing banlance			Opening balance		
	Original	Provision	Reasonable	Original	Provision	Reasonable
+ Ha Tinh Industrial Parks	1,050,000,000	(1,050,000,000)		1,050,000,000	(1,050,000,000)	
+ Meco Power Development and	2,250,000,000	(500,081)	2,249,499,919	2,250,000,000	(500,081)	2,249,499,919
+ Hoa Binh Mechanical and	2,241,470,000	(2,241,470,000)		2,241,470,000	(2,241,470,000)	
+ BP Consulting and Construction	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				10,000,000,000	(3,080,839,578)	6,919,160,422
+ Yen Bai Artificial Board Joint	2,550,000,000	(2,550,000,000)		2,550,000,000	(2,550,000,000)	
Sum	**9,891,470,000**	**(5,883,373,628)**	**4,008,096,372**	**19,891,470,000**	**(8,964,213,206)**	**10,927,256,794**

During the period, the Company purchased 1,000,000 shares of Binh Long Renewable Energy Joint Stock Company for VND 10,000,000,000 from Mr. Nguyen Ngoc Binh.

3- Accounts receivable from customers	**Closing banlance**	**Opening balance**
a) Short-term trade receivables	13,695,024,998	17,087,491,821
b) Accounts receivable from related parties	25,580,287,366	25,833,217,430
An Pha Hydropower Investment Joint Stock Company		
Production receivable	*23,685,598,780*	*23,685,598,780*
Must collect electricity, water and rent	*48,403,583*	*41,239,942*
Receivables from liquidation of fixed assets	*550,000,000*	*550,000,000*
	-	-
MCG Construction Joint Stock Company		
Must collect technical consulting fees	*370,602,935*	*241,857,352*
MECO Power Investment and Development Joint Stock Company		
Receivables from construction output, liquidation of unfinished construction assets	*925,682,068*	*925,682,068*
	-	-
Thien Nam Asset Management and Exploitation Joint Stock Company		
Electricity and water bills	-	*8,305,972*
Technical consulting fees for the Van Tu project.	-	*380,533,316*
	-	-
Sum	**39,275,312,364**	**42,920,709,251**

4- Other receivables	**Closing banlance**		**Opening banlance**	
	Value	**Provision**	**Value**	**Provision**
a) Short-term	*64,038,031,478*	*56,943,127,623*	*62,384,622,944*	*57,936,473,203*
- Advance	5,290,615,590	15,700,000	2,378,308,824	15,700,000
- Bet, deposit	15,700,000	-	15,700,000	-
- Other receivables	58,731,715,888	56,927,427,623	59,990,614,120	57,920,773,203
Other receivables are related parties	*2,835,757,430*	*281,187,589*	*2,397,915,756*	*225,941,125*
An Pha Hydropower Investment Joint	313,619,694	281,187,589	313,619,694	225,941,125
Mr. Tran Hai Anh - Advance receivables,	-	-	42,418,026	-
Mr. Nguyen Van Huyen - Advance	2,442,378,036	-	2,041,878,036	-
Mr. Nguyen Thiet - Advances receivable	79,759,700	-		-
	-	-		-
b) Long-term	*7,000,000*	-	*7,000,000*	-

- Bet, deposit	7,000,000	-	7,000,000	-
Cộng	***66,880,788,908***	***57,224,315,212***	***64,789,538,700***	***58,162,414,328***

5- bad debt	**Closing balance**		**Opening balance**	
	Original price	**Recoverable**	**Original price**	**Recoverable**
- Total value of receivables, loans that are	***(95,130,302,965)***	-	***(89,085,939,737)***	-

6- Inventories	**Closing balance**		**Opening balance**	
	Original price	**Provision**	**Original price**	**Provision**
- Raw materials	127,156,826		242,795,900	
- Tools, instruments	900,000		900,000	
- Work in progress	1,181,493,530		578,346,242	
- Finished product	52,886,080		52,886,080	
- Goods for sale	2,248,199,312		2,248,199,312	
Sum	**3,610,635,748**	-	**3,123,127,534**	-

7- Increase, decrease tangiable fixed assets:

	Original price	**Recoverable**	**Original price**	**Recoverable**
a) Long-term work in progress				
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**

Construction in progress	**Closing balance**	**Opening balance**
- Basic construction	972,517,654,791	929,846,597,466
Nam Hoa Hydropower Project	*972,517,654,791*	*929,846,597,466*
Sum	**972,517,654,791**	**929,846,597,466**

7- Increase, decrease tangiable fixed assets:

Items	Houses, buildings	Machinery and equipment	Means of transport, transmission	Other tangible fixed assets	Total
Original price					
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*
Accumulated depreciation					
Beginning balance	*60,814,911,030*	*97,928,223,745*	*6,388,197,883*	*111,013,409*	*165,242,346,067*
- Depreciation during the perio	4,681,436,976	6,467,788,922	196,563,969	-	11,345,789,867
- Other decreases	(98,065,080)	-	-	-	(98,065,080)
Closing balance	*65,398,282,926*	*104,396,012,667*	*6,584,761,852*	*111,013,409*	*176,490,070,854*
Residual value					
- 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	*139,030,331,006*	*67,830,781,990*	*1,059,511,642*	-	*207,920,624,638*

- Original price of fixed assets at the end of the year that have been fully depreciated but are *16,534,380,887*

8- Increase, decrease investment real estate:

Items	Opening balance	Increase in	Decrease in period	Closing balance
Original price	**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**
Accumulated depreciation	**28,346,544,235**	**1,742,373,045**		**30,088,917,280**
- Home	27,081,053,707	1,697,005,719		**28,778,059,426**
- Infrastructure	1,265,490,528	45,367,326		**1,310,857,854**
Residual value	**89,427,475,330**			**87,685,102,285**

- Home	88,867,944,911			87,170,939,192
- Infrastructure	559,530,419			514,163,093

- Original price of investment real estate has been fully depreciated but is still rented out or held for *580,982,864*

9- Pending costs	**Closing balance**	**Opening balance**
a) Short-term		
- Tools, supplies and other expenses	780,065	14,945,154
b) Long-term		
- Other items	31,618,859	14,997,414
Sum	**32,398,924**	**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**
a) Short term	10,150,640,000	10,150,640,000	10,261,151,974	9,183,470,132	9,072,958,158	9,072,958,158
Other short-term loans	*10,150,640,000*	*10,150,640,000*	*10,261,151,974*	*9,183,470,132*	*9,072,958,158*	*9,072,958,158*
b) Long-term	559,464,153,144	559,464,153,144	28,570,533,820	11,650,000,000	542,543,619,324	542,543,619,324
Mr Nguyen Ngoc Binh	111,827,935,820	*111,827,935,820*	*23,620,533,820*		*88,207,402,000*	*88,207,402,000*
Vay dài hạn	447,636,217,324	*447,636,217,324*	*4,950,000,000*	*11,650,000,000*	*454,336,217,324*	*454,336,217,324*
Sum	**569,614,793,144**	**569,614,793,144**	**38,831,685,794**	**20,833,470,132**	**551,616,577,482**	**551,616,577,482**

11- Payable to seller	**Closing balance**		**Opening balance**	
	Value	**Debt that can**	**Value**	**Debt that can be**
a) Short-term trade payables	102,697,822,957	102,697,822,957	117,165,411,544	117,165,411,544
sum	**102,697,822,957**	**102,697,822,957**	**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
Electromechanical Equipment and Spare Parts Jo				
Must pay for supplies	*5,220,036,449*	*5,220,036,449*	*5,220,036,449*	*5,220,036,449*
MECO Saigon Irrigation Construction Joint Stock				
Must pay for construction volume	*441,268,550*	*441,268,550*	*441,268,550*	*441,268,550*
Sum	**111,543,519,638**	**111,543,519,638**	**126,011,108,225**	**126,011,108,225**

12. Taxes and other payments to the state	**Opening balance**	**Amount**	**Amount actually**	**Closing balance**
a) Must Pay				
- Value added tax	777,014,584	384,529,471	3,100,260	1,158,443,795
- Personal Income Tax	501,460,672	169,222,343	598,100,270	72,582,745
- Resource tax	137,321,997	1,363,370,448	1,498,534,104	2,158,341
- Land tax and land rent	135,013,911	284,872,209	284,872,209	135,013,911
- Taxes, fees, charges and other payable amounts	213,693,568	-	-	213,693,568
Sum	**1,764,504,732**	**2,201,994,471**	**2,384,606,843**	**1,581,892,360**

13- Cost to Pay	**Closing balance**	**Opening balance**
a) Short-term	**12,126,774,014**	**12,126,774,014**
Payable to related parties		
Payable to other organizations and individuals	*12,126,774,014*	*12,126,774,014*
- Interest expense payable		
- 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	**222,218,380,776**	**189,469,901,989**
- Mr. Nguyen Ngoc Binh - Interest expense payable	21,401,628,331	14,790,751,729
- Interest expense payable	200,816,752,445	174,679,150,260
Sum	**234,345,154,790**	**201,596,676,003**

14- Other payable	**Closing balance**	**Opening balance**
a) Short-term		
- Surplus assets pending resolution	5,810,184,538	5,810,184,538
- Union dues	217,507,594	211,548,476
- Social insurance	761,783,124	761,783,124
- Unemployment insurance	520	440
- Must return equitization	252,180,000	252,180,000
- Receive deposits, short-term bets		1,488,098
- Dividends payable		
- Other payables	12,648,479,241	13,271,084,205
Sum	**19,690,135,017**	**20,308,268,881**
b) Long-term		
- Receive deposits, long-term bets	132,000,000	76,000,000
- Other payables	73,716,976,500	71,882,906,500
- Other payables to related parties	124,707,027,250	124,227,514,750
Thien Nam Asset Management and Exploitation Joint Stock Company	*115,900,000,000*	*121,600,000,000*
Other payments must be made to Mr. Nguyen Ngoc Binh and co-owners Nguyen Ngoc	*8,807,027,250*	*2,627,514,750*
Sum	**198,556,003,750**	**196,186,421,250**

16- Revenue awaiting allocation	**Closing balance**	**Opening balance**
a) Ngắn hạn		
- Other pending revenue	8,557,840	15,379,371
Sum	**8,557,840**	**15,379,371**

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
Last year's opening	**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					(7,564,429,366)	(2,484,430,398)	(10,048,859,764)
Beginning balance of	**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					(2,899,957,603)	(2,233,003,926)	(5,132,961,529)
- Other increase		(59,689,795,013)		73,426,398,513			13,736,603,500
Closing balance	**575,100,000,000**	**(26,729,045,665)**			**(451,785,639,516)**	**133,818,394,690**	**230,403,709,509**

b) Owner's equity details	**Closing balance**	**Opening balance**
- Capital contributions of other entities	575,100,000,000	575,100,000,000
Sum	**575,100,000,000**	**575,100,000,000**

c) Capital transactions with shareholders and dividend and profit distribution	**Closing balance**	**Opening balance**
- Owner's equity		
+ *Beginning capital contribution*	*575,100,000,000*	*575,100,000,000*
+ *End of year capital contribution*	*575,100,000,000*	*575,100,000,000*
- Dividends, distributed profits		

d) Share	Closing balance	Opening balance
- Number of shares registered for issuance	57,510,000	57,510,000
- Number of shares sold to the public	57,510,000	57,510,000
+ Common stock	*57,510,000*	*57,510,000*
+ Preferred stock		
- Number of shares bought back		5,460,000
+ Common stock		*5,460,000*
+ Preferred stock		
- Number of shares outstanding	57,510,000	52,050,000
+ Common stock	*57,510,000*	*52,050,000*
+ Preferred stock		

** Outstanding share price:* 10.000đ/CP

16- Off-Balance Sheet Items	**Closing balance**	**Opening balance**
a) Bad debt resolved:	272,096,330,017	272,406,330,017

VI. Additional information for items presented in the Income Statement

1- Total sales and service revenue	**This period**	**Previous period**
- Real estate business revenue	1,786,544,294	
- Revenue from sales of commercial electricity	7,762,382,621	5,615,687,746
- Other revenue	2,343,786,577	3,718,598,056
Sum	**11,892,713,492**	**9,334,285,802**

2- Cost of goods sold	**This period**	**Previous period**
- Cost of real estate business operations	1,136,674,117	
- Cost of sales of commercial electricity	3,953,264,567	1,382,046,675
- Cost of operating expenses for services and others	2,090,796,062	2,965,329,507
Sum	**7,180,734,746**	**4,347,376,182**

3- Financial revenue	**This period**	**Previous period**
- Interest on deposits and loans	138,048,508	29,156,985
- Dividends, profits shared	31,300,000	5,000,000
- Other financial revenue		161,151,624
Sum	**169,348,508**	**195,308,609**

4- Financial costs	**This period**	**Previous period**
- Loan interest	3,526,410,359	2,869,615,283
- Provision for impairment of trading securities and investment losses	176,925,752	720,764,489
Sum	**3,703,336,111**	**3,590,379,772**

5- Other income	**This period**	**Previous period**
- Other items	186,218,420	540,114,880
Sum	**186,218,420**	**540,114,880**

6- Other costs	**This period**	**Previous period**
- Late tax payment penalties	13,708,085	
Sum	**13,708,085**	

7 - Selling and administrative expenses	**This period**	**Previous period**
a) Business management expenses incurred during the period		
- Employee costs	1,162,844,602	1,089,698,351
- Cost of raw materials	98,953,093	71,593,558
- Office supplies costs	3,426,103	13,037,499
- Fixed asset depreciation costs	65,521,323	67,499,897
- Taxes and fees	1,829,556	1,530,107
- Contingency costs		(122,176,000)

- Outsourcing service costs	(31,399,766)	11,236,364
- Other cash expenses	52,978,743	39,848,973
Sum	**1,354,153,654**	**1,172,268,749**

8- Production and business costs by factor	**This period**	**Previous period**
- Cost of raw materials	98,953,093	
- Employee costs	1,892,809,999	
- Fixed asset depreciation costs	3,225,526,350	
- Outsourcing service costs	302,341,656	
- Other costs	390,934,411	
Sum	**5,910,565,509**	

9- Current corporate income tax expense	**This period**	**Previous period**
- Total accounting profit before tax	**(493,652,176)**	**959,684,588**
- Adjustments to increase or decrease accounting profit to determine taxable profit	(60,975,158,351)	(52,380,188,864)
+ Adjustments to increase	834,208,085	19,894,050
Tax fines, administrative fines	*13,708,085*	
Loss in associated company	*490,000,000*	
Remuneration of non-directly operating Board of Directors and Supervisory Board	*330,500,000*	
Other items		*19,894,050*
+ Adjustments for reduction	(61,809,366,436)	(52,400,082,914)
Dividends received	*(31,300,000)*	*(1,000,000)*
Losses carried forward from previous years	*(61,778,066,436)*	*(52,399,082,914)*
- Total taxable income	**(61,468,810,527)**	**(51,420,504,276)**
- 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:	**Accumulated from the beginning of the year**
- Proceeds from borrowing under conventional agreements	23,620,533,820
2. Amount actually paid back during the period	
- Principal repayment of loan under normal contract	5,622,318,158

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	535,247,330	501,190,944
In there:		
- Directly managing members:	***535,247,330***	***458,393,417***
+ Board of Directors:	467,843,629	389,887,890
Nguyen Ngoc Binh - Chairman of the Board of Directors	128,951,998	120,174,727
Nguyen Ngoc Hung - General Director	118,299,646	101,680,873
Nguyen Thi Phuong Ngoc - Member of Board of Directors (Appointed on March 21,	79,839,843	84,036,945
Pham Thi Chinh Luong - Chief Accountant	87,776,141	82,995,345
Nguyen Van Huyen - Deputy General Director	52,976,001	1,000,000
+ Board of Control, Internal Audit:	67,403,701	68,505,527
Kieu Thi Thanh Hai (Appointed on March 21, 2025)		42,797,527
Nguyen Thiet - Member (Appointed on March 10, 2022)	67,403,701	68,505,527
- Board of Directors and Supervisory Board members who are not directly in charge o		***42,797,527***
+ Board of Control, Internal Audit:		42,797,527
Nghiem Thi Mai Hoa - Head of the Board of Supervisors (Resigned on June 12, 2020)		42,797,527
Sum	**535,247,330**	**501,190,944**

Transactions during the period with key management members and related individuals

Business content	**This period**

Mr. Nguyen Ngoc Binh - Chairman of the Board of Directors	Other payables to co-owners	1,820,000,000
Mr. Nguyen Van Huyen - Member of Board of Directors	Advance	252,500,000
Mr. Nguyen Thiet - Member of Board of Supervisors	Advance	52,834,693

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	**Relationship**
MECO Minerals Joint Stock Company	Related parties of the Chairman of the Board of Directors
Van Lam Mechanical Joint Stock Company	Related parties of the Chairman of the Board of Directors
An Pha Hydropower Investment Joint Stock Company	Subsidiary
Meco Saigon Irrigation Construction Joint Stock Company	Related parties of the Chairman of the Board of Directors
Thien Nam Asset Management and Exploitation Joint Stock Company	Related parties of the Chairman of the Board of Directors
Electromechanical Equipment and Spare Parts Joint Stock Company	Related parties of the Chairman of the Board of Directors
Khanh Khe Hydropower Joint Stock Company	Related parties of the Chairman of the Board of Directors
Meco Power Investment and Development Joint Stock Company	Related parties of the Chairman of the Board of Directors
Binh Long Renewable Energy Joint Stock Company	Related parties of the Chairman of the Board of Directors
MCG Construction Joint Stock Company	Related parties of the General Director
HTC Global Joint Stock Company	Related parties of the Chairman of the Board of Directors
Long Giang Company Limited (formerly Long Giang Glass Company	Related parties of Deputy General Director
Linh Viet Nam Investment Company Limited	Related parties of the General Director
Tien Thanh Investment and Development Joint Stock Company	Related parties of the Chairman of the Board of Directors
My Hung Renewable Energy Joint Stock Company	Related parties of the Chairman of the Board of Directors
VINA Mechanical Joint Stock Company Nha Trang	Related parties of the Chairman of the Board of Directors
Song Da 7.09 Joint Stock Company	Related parties of the Chairman of the Board of Directors
Son La Coffee Production and Processing Joint Stock Company	Related parties of the Chairman of the Board of Directors

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

	This period
An Pha Hydropower Investment Joint Stock Company	
Must collect electricity bill, rent	3,644,411
Interest on loans must be collected.	88,471,233
HTC Global Joint Stock Company	
Collect electricity bill	10,451,066
Electricity bill receivable	9,676,913
Long Giang Company Limited	
Collect electricity bill	11,982,844
Electricity bill receivable	11,095,226
VINA Mechanical Joint Stock Company Nha Trang	
Electricity and service fees must be collected	628,940
Song Da 7.09 Joint Stock Company	
Collect electricity	4,080,143
Electricity must be collected	3,777,910
Thien Nam Asset Management and Exploitation Joint Stock Company	
Must collect electricity, water, rent	2,072,777,577
Collect rent, electricity and water	2,742,813,527
Deposit payment	2,029,600,000
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:

	Closing balance	**Opening balance**
An Pha Hydropower Investment Joint Stock Company		
Must collect electricity bill, rent	48,403,583	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
Loans must be collected	4,500,000,000	

MECO Power Investment and Development Joint Stock Company		
Receivable for construction volume	715,682,068	715,682,068
Receivables from liquidation of construction assets	210,000,000	210,000,000
MCG Construction Joint Stock Company		
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	370,602,935	241,857,352
MECO Saigon Irrigation Construction Joint Stock Company		
Construction advance payment	2,249,613,240	1,749,613,240
Thien Nam Asset Management and Exploitation Joint Stock Company		
Must collect electricity and water bills		8,305,972
Technical consulting fees must be charged for the Van Tu project.		380,533,316
VINA Mechanical Joint Stock Company Nha Trang		
Electricity and service fees must be collected	1,838,123	
Khanh Khe Hydropower Joint Stock Company		
Other receivables	34,218,546	33,484,218
Binh Long Renewable Energy Joint Stock Company		
Must collect construction volume money	3,886,116,665	3,886,116,665
Van Lam Mechanical Joint Stock Company		
Receivables for factory rent and other amounts	13,380,381,831	13,380,381,831
Loan receivable	183,020,468	183,020,468
Linh Viet Nam Investment Company Limited		
Interest receivable	768,986,302	768,986,302
Loan principal receivable	8,000,000,000	8,000,000,000
Total receivables	**62,434,027,441**	**57,482,439,848**

	Closing balance	Opening balance
MECO Power Investment and Development Joint Stock Company		
Must pay for materials	1,470,513,396	1,470,513,396
Advance payment for Suoi Choang experiment	55,000,000	55,000,000
MCG Construction Joint Stock Company		
Must pay for construction of project 102, Nam Hoa 1, Ban Mong, Binh	2,921,747,949	2,921,747,949
MECO Saigon Irrigation Construction Joint Stock Company		
Must pay for construction	441,268,550	441,268,550
Electromechanical Equipment and Spare Parts Joint Stock Company		
Must pay for materials	5,220,036,449	5,220,036,449
Thien Nam Asset Management and Exploitation Joint Stock Company		
Other payables	115,900,000,000	121,600,000,000
Van Lam Mechanical Joint Stock Company		
Must pay machine rental fee	638,000,000	638,000,000
Song Da 7.09 Joint Stock Company		
Collect electricity bills in advance.		1,759,405
Total liabilities	**126,646,566,344**	**132,348,325,749**

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

	Closing balance	Opening balance
- An Pha Hydropower Investment Joint Stock Company		
+ 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
+ Mr. Nguyen Van Huyen advances	2,442,378,036	2,041,878,036
+ Must pay loan to Mr. Nguyen Ngoc Binh	127,569,564,151	97,338,153,729
+ Payable for construction of Nam Hoa 1 project to MCG Construction	584,300,260	584,300,260
	201,945,206	

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:

	Construction	Commerce	Real estate	Other services	Sum
This period					
Net revenue from sales and services to outside			1,786,544,294	10,106,169,198	11,892,713,492
Total net revenue from sales and services			**1,786,544,294**	**10,106,169,198**	**11,892,713,492**
Component cost			1,136,674,117	7,398,214,283	8,534,888,400
Business results by department			649,870,177	2,707,954,915	3,357,825,092
Profit from business activities					2,867,825,092
Financial revenue					169,348,508
Financial costs					3,703,336,111
Other income					186,218,420
Other costs					13,708,085
Profit after corporate income tax					(493,652,176)

Assets and liabilities of business segments

	Construction	Commerce	Real estate	Other services	Sum
Closing balance					
Assets allocated to the department	1,016,747,673,495	219,298,187,546	110,764,714,504	39,958,352,168	1,386,768,927,713
Total assets	**1,016,747,673,495**	**219,298,187,546**	**110,764,714,504**	**39,958,352,168**	**1,386,768,927,713**
Liabilities allocated to the departme	949,115,022,804	85,558,195,400	116,032,000,000	5,660,000,000	1,156,365,218,204
Total liabilities	**949,115,022,804**	**85,558,195,400**	**116,032,000,000**	**5,660,000,000**	**1,156,365,218,204**
Opening balance					
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
Total assets	**959,560,149,483**	**227,311,770,046**	**108,978,170,210**	**44,776,157,022**	**1,340,626,246,761**
Liabilities allocated to the departme	905,931,983,823	85,558,195,400	121,676,000,000	5,660,000,000	1,118,826,179,223
Total liabilities	**905,931,983,823**	**85,558,195,400**	**121,676,000,000**	**5,660,000,000**	**1,118,826,179,223**

3- Comparative information (changes in information in the financial statements of previous accounting periods)

a) The comparative figures for the fiscal year ending December 31, 2025 have been restated as follows:

	Code	Pre-adjusted figures	Adjustments	Adjusted figures	Note
Balance sheet					
3. Short-term holding investments until maturity	123	9,333,020,468	4,620,461,582	13,953,482,050	(i)

4. Provision for short-term investments held to maturity (*)	131		(5,162,467,452)	(5,162,467,452)	(ii)
3. Other short-term receivables	135	69,446,345,860	(4,663,807,160)	64,782,538,700	
4. Allowance for doubtful debts (*)	136	(94,248,407,189)	5,162,467,452	(89,085,939,737)	
3. Dividends and profits must be paid	137		87,848,300	87,848,300	(iii)
8. Other current payables	139	20,396,117,181	(87,848,300)	20,308,268,881	
9. Short-term loans and obligations under finance leases	320	9,072,958,158		9,072,958,158	(iv)
5. Long-term investment holding until maturity	321	2,764,000,000	43,345,578	2,807,345,578	(v)

b) The adjustments include:

Content		*Số tiền*
(i)	Reclassify other receivables including interest on loans to Linh Vietnam Investment Co., Ltd.; provisional interest on savings deposits at SHB Bank; loans to BHG Construction Joint Stock Company; provisional interest on loans to Tay Bac Construction Joint Stock Company.	4,620,461,582
(ii)	Reclassify the provision for doubtful receivables to a provision for short-term investments held to maturity; loans to Linh Vietnam Investment Co., Ltd. and Van Lam Mechanical Joint Stock Company; and provisional principal and interest for loans to Tay Bac Construction Joint Stock Company.	(5,162,467,452)
(iii)	Reclassify other payables to dividend payables.	87,848,300
(iv)	Reclassify other payables to short-term loans.	
(v)	Reclassify other receivables from long-term deposit interest to long-term investments held to maturity.	43,345,578

Ha Noi, date 30 month 10 year 2026

TABLE MAKER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
HOANG MANH TUAN	PHAM THI CHINH LUONG	NGUYEN NGOC HUNG