ALPHANAM E&C JOINT STOCK COMPANY

3rd Floor, No. 108 Nguyen Trai, Thanh Xuan Ward, Hà Noi Capital

Tax code: 0100520683

CÔNG TY CỔ PHẦN ALPHANAM E&C

Digitally signed by CÔNG TY CỔ PHẦN ALPHANAM E&C
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ALPHANAM E&C JOINT STOCK COMPANY (AME)

Financial report – Third Quarter 2026

Hanoi, October 2026

ALPHANAM E&C JOINT STOCK COMPANY

3rd Floor, No. 108 Nguyen Trai, Thanh Xuan Ward, Hà Noi, Vietnam

Form No. B01-DN
(Issued under Circular No.99/2025/TT-BTC dated October 27, 2025 by the Ministry of Finance)

FINANCIAL REPORT

As at 30 September 2026

Unit: VND

Items	Code	Note	This Period (30/09/2026)	Beginning of year (01/01/2026)
1	2	3	4	5
A - CURRENT ASSETS (100=110+120+130+140+150+160)	**100**		**2,902,353,381,911**	**2,803,843,685,308**
I. Cash and cash equivalents	**110**	**V.01**	**20,510,486,493**	**14,200,369,500**
1. Cash	111		20,510,486,493	14,200,369,500
2. Cash equivalents	112		-	-
II. Short term financial investments	**120**	**V.02**	**4,848,469,205**	**1,983,669,589**
1. Trading securities	121		-	-
2. Provision for diminution in value of trading securities (*)	122		-	-
3. Held-to-maturity investments	123		4,848,469,205	1,983,669,589
4. Provision for short-term held-to-maturity investments	124		-	-
5. Other short-term investments	125		-	-
6. Provision for impairment of other short-term investments	126		-	-
III. Short-term receivables	**130**		**2,265,487,409,988**	**2,171,700,607,257**
1. Short-term accounts receivable	131	V.03	1,503,757,273,500	1,426,014,041,657
2. Short-term advances to suppliers	132	V.04	763,530,384,467	728,253,298,895
3. Short-term intercompany receivables	133		-	-
4. Receivables according to construction contract progress	134		-	-
5. Other short-term receivables	135	V.05	5,863,122,947	25,096,637,631
6. Provision for doubtful short-term receivables (229)	136	V.13	(7,663,370,926)	(7,663,370,926)
7. Unresolved assets pending settlement	137		-	-
IV. Inventories	**140**	**V.08**	**609,943,742,595**	**612,209,571,113**
1. Inventories	141		609,943,742,595	612,209,571,113
2. Provision for devaluation in inventories (*)	142		-	-
V. Short-term biological assets	**150**		-	-
1. Short-term livestock raised for one-time products	151		-	-
2. Short-term seasonal crops or one-time harvest plants	152		-	-
3. Provision for impairment of short-term biological assets	153		-	-
VI. Other short-term assets	**160**		**1,563,273,630**	**3,749,467,849**
1. Short-term prepaid expenses	161	V.14	1,172,356,371	3,749,467,849
2. VAT deductibles	162	V.12	372,505,218	0
3.Taxes and other receivables from the State	163		18,412,041	-
4. Government bond repurchase agreements (Repos)	164		-	-

Items	Code	Note	This Period (30/09/2026)	Beginning of year (01/01/2026)
1	2	3	4	5
5. Other short-term assets	165		-	-
B - NON-CURRENT ASSETS (200=210+220+230+240+250+260+270)	**200**		**557,972,180,919**	**561,516,626,079**
I. Long-term receivables	**210**		-	-
1. Long-term receivables from customers	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Business capital in dependent units	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Other long-term receivables	215		-	-
6. Provision for doubtful long-term receivables	216		-	-
II. Fixed assets	**220**		**7,975,910,437**	**10,186,081,306**
1. Tangible fixed assets	221	V.10	7,975,910,437	10,186,081,306
- Cost	222	V.10	40,557,580,732	40,358,030,732
- Accumulated depreciation (*) (2141 - 21417)	223	V.10	(32,581,670,295)	(30,171,949,426)
2. Finance leases fixed assets	224		-	-
- Cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	V.11	-	-
- Cost	228	V.11	1,051,687,851	1,051,687,851
- Accumulated amortization (*)	229	V.11	(1,051,687,851)	(1,051,687,851)
III. Non-current biological assets	**230**		-	-
1. Livestock producing recurring products	231		-	-
a) Immature livestock for recurring products	232		-	-
b) Livestock for recurring products – mature stage	233		-	-
- Cost	234		-	-
- Accumulated depreciation (*)	235		-	-
2. Long-term livestock for single-harvest products	236		-	-
3. Long-term crops for seasonal or one-time products	237		-	-
4. Provision for impairment of long-term biological assets	238		-	-
IV. Investment property	**240**		-	-
- Cost	241		-	-
- Accumulated depreciation (*)	242		-	-
V. Long-term assets in progress	**250**		-	-
1. Long-term works in progress	251		-	-
2. Construction in progress	252		-	-
VI. Long term financial investments	**260**		**494,531,083,418**	**494,531,083,418**
1. Investment in subsidiaries	261		494,531,083,418	494,531,083,418

Items	Code	Note	This Period (30/09/2026)	Beginning of year (01/01/2026)
1	2	3	4	5
2. Investment in joint ventures and associates	262		-	-
3. Investment in other entities	263		-	-
4.Provision for impairment of long-term investments in other entities	264		-	-
5. Held-to-maturity long-term investments	265		-	-
6. Provision for impairment of long-term held-to-maturity investments	266		-	-
VII. Other non-current assets	**270**		**55,465,187,064**	**56,799,461,355**
1. Long-term prepaid expenses	271	V.14	55,465,187,064	56,799,461,355
2. Deferred income tax assets	272		-	-
3. Long-term equipment, spare parts for replacement	273		-	-
4. Other none-current assets	274		-	-
TOTAL ASSETS (280=100+200)	**280**		**3,460,325,562,830**	**3,365,360,311,387**
C -LIABILITIES (300=310+330)	**300**		**2,608,353,141,409**	**2,525,748,933,939**
I. Current liabilities	**310**		**2,608,353,141,409**	**2,525,748,933,939**
1. Short-term accounts payable to suppliers	311	V.17	434,534,276,126	493,667,853,556
2. Short-term advances from customers	312	V.18	511,691,160,463	365,820,755,031
3. Dividends and profits payable	313		-	-
4. Current taxes and obligations payable to the government	314	V.19	18,599,075,535	23,572,411,157
5. Payables to employees	315	V.22	4,010,851,436	5,050,876,469
6. Short-term accrued expenses	316	V.20	2,886,900,459	2,777,710,299
7. Short-term intercompany payables	317		-	-
8. Short-term payables according to construction contract progress	318		-	-
9. Short-term deferred revenue	319	V.23	1,023,753,426	-
10. Other short-term payables	320	V.21	45,708,318,067	90,887,183,433
11. Short-term borrowings and finance lease liabilities	321	V.16	1,589,898,805,897	1,543,972,143,994
12. Provisions for short-term liabilities	322		-	-
13. Bonus and welfare funds	323		-	-
14. Price stabilization fund	324		-	-
15. Government bond repurchase agreements (repos)	325		-	-
II. Long-term liabilities	**330**		-	-
1. Long-term payables to suppliers	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and payables to the State	333		-	-
4. Long-term accrued expenses	334		-	-
5. Long-term intercompany payables for business capital	335		-	-
6. Long-term intercompany payables	336		-	-
7. Long-term deferred revenue	337		-	-

Items	Code	Note	This Period (30/09/2026)	Beginning of year (01/01/2026)
1	2	3	4	5
8. Other long-term payables	338		-	-
9.Long-term borrowings and finance lease liabilities	339		-	-
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred income tax liabilities	342		-	-
13. Long-term provisions	343		-	-
14. Science and Technology Development Fund	344		-	-
D - EQUITY	**400**	V.24	**851,972,421,421**	**839,611,377,448**
1. Owner's contributed capital	411	V.24	652,000,000,000	652,000,000,000
- Ordinary shares with voting rights	411A	V.24	652,000,000,000	652,000,000,000
- Preferred shares	411B		-	-
2. Capital surplus	412	V.24	(194,400,000)	(194,400,000)
3. Option to convert bonds	413		-	-
4. Other owner's equity	414		-	-
5. Treasury stock	415		-	-
6. Revaluation surplus	416		-	-
7. Foreign exchange differences	417		-	-
8. Development investment fund	418	V.24	840,866,910	840,866,910
9. Other reserves under owner's equity	419		-	-
10. Retained earnings	420	V.24	199,325,954,511	186,964,910,538
- Retained earnings brought forward	420A	V.24	186,964,910,538	155,531,864,462
- Retained earnings for the current year	420B	V.24	12,361,043,973	31,433,046,076
TOTAL RESOURCES (440=300+400)	**440**		**3,460,325,562,830**	**3,365,360,311,387**

Date 29 month 10 year 2026

PREPARER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
(Signed and Full Name)	*(Signed and Full Name)*	*(Signed and Full Name)*
Bui Thi Thuy Ha	Nguyen Phuong Thanh	Truong Thi Thu Hien

M.S.D.N: 0100520... C.T.C.P CÔNG TY CỔ PHẦN ALPHANAM E&C THÀNH PHỐ HÀ NỘI

Form No. B02-DN
(Issued under Circular No. 99/2015/TT-BTC dated October 27, 2025 by the Ministry of Finance)

ALPHANAM E&C JOINT STOCK COMPANY
3rd Floor, No. 108 Nguyen Trai, Thanh Xuân Ward, Hà Noi, Vietnam

INCOME STATEMENT
Third Quarter 2026

Unit: VND

Items	Code	Note	Quarter 3		Accumulated from the beginning of the year to the end of the Third quarter	
			Year 2026	Year 2025	Year 2026	Year 2025
1	2	3			6	7
1. Revenue from sales of goods and services rendered	01	VI.01	**1,072,673,722,896**	**1,365,323,151,489**	**3,134,123,849,839**	**3,603,987,128,426**
2. Deductions from revenue	02					
3. Net revenue from sales of goods and services rendered (10=01- 02)	10	VI.03	**1,072,673,722,896**	**1,365,323,151,489**	**3,134,123,849,839**	**3,603,987,128,426**
4. Cost of goods sold	11	VI.04	1,014,998,462,730	1,308,907,244,925	2,967,111,339,855	3,436,961,113,182
5. Gross profit from sales of goods and services rendered (20=10-11)	20		**57,675,260,166**	**56,415,906,564**	**167,012,509,984**	**167,026,015,244**
6. Gain/Loss from disposal of investment property	21					
7. Financial income	22	VI.05	**446,859,572**	**44,240,477**	**2,277,999,547**	**1,150,352,426**
8. Financial expenses	23	VI.06	**45,640,706,330**	**29,917,464,582**	**123,132,208,830**	**99,211,879,619**
- in which: interest expense	24	VI.06	45,640,706,330	29,823,436,808	122,759,135,497	97,189,305,430
9. Selling expenses	25					
10. General and administration expenses	26	VI.07	10,645,458,956	10,426,089,488	29,252,276,659	30,924,972,407
11. Operating profit {30=20+21+22-(23+25+26)}	30		**1,835,954,452**	**16,116,592,971**	**16,906,024,042**	**38,039,515,644**
12. Other income	31	VI.08	151,422	50,191,532	44,275,616	782,594,355
13. Other expenses	32	VI.09	76,917,027	189,141,753	905,627,371	1,182,216,085
14. Profit from other activities (40=31-32)	40		**(76,765,605)**	**(138,950,221)**	**(861,351,755)**	**(399,621,730)**
15. Accounting profit before tax (50=30+40)	50		**1,759,188,847**	**15,977,642,750**	**16,044,672,287**	**37,639,893,914**
16. Current corporate income tax expenses	51	VI.10	488,029,286	3,298,698,354	3,683,628,314	8,123,760,707
17. Deferred corporate income tax expenses	52					
18. Net profit after tax (60=50-51-52)	60		**1,271,159,561**	**12,678,944,396**	**12,361,043,973**	**29,516,133,207**
19. Earning per share	70		**19**	**194**	**190**	**453**
20. Diluted earnings per share	71		**19**	**194**	**190**	**453**

Date 29 month 10 year 2026

PREPARER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
(Signed and Full Name)	*(Signed and Full Name)*	*(Signed and Full Name)*
Bui Thi Thuy Ha	Nguyen Phuong Thanh	Truong Thi Thu Hien

ALPHANAM E&C JOINT STOCK COMPANY

3rd Floor, No. 108 Nguyen Trai, Thanh Xuan Ward, Hà Noi, Vietnam

Form No. B03-DN
(Issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 by the Ministry of Finance)

CASH FLOW STATEMENT

(Indirect method)

From January 1, 2026, to September 30, 2026

Unit: VND

Items	Code	Notes	Accumulated from the beginning of the year to the end of this quarter (30/09/2026)	Accumulated from the beginning of the year to the end of this quarter (30/09/2025)
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	**01**		**16,044,672,287**	**37,639,893,914**
2. Adjustments for:				
- Depreciation and amortisation	02		2,409,720,869	2,546,896,360
- Provisions	03			
- Gain, loss foreign exchange rate differences upon revaluation of monetary	04		(306,362,254)	1,954,372,689
- Gain, loss from investing activities	05		(1,598,563,960)	(1,082,150,926)
- Interest expense	06		122,759,135,497	97,189,305,430
- Other adjustments	07			
3. Operating profit before movements in working capital	**08**		**139,308,602,439**	**138,248,317,467**
- Increase, decrease in receivables	09		(94,161,506,786)	(408,243,605,857)
- Increase, decrease in inventories	10		2,265,828,518	45,854,143,068
- Increase, decrease in account payable	11		42,670,326,473	13,725,739,037
- Increase, decrease in accrued expenses	12		2,560,983,950	5,329,129,250
- Increase, decrease in trading securities	13			
- Interest paid	14		(120,767,793,985)	(96,189,933,177)
- Corporate income tax paid	15		(8,700,593,860)	(5,944,842,207)
- Other cash inflowsh	16			144,593,900
- Other cash outflows	17			(1,491,290,667)
Net cashflow used in operating activities	**20**		**(36,824,153,251)**	**(308,567,749,186)**
II. Cash flows from investing activities				

Items	Code	Notes	Accumulated from the beginning of the year to the end of this quarter (30/09/2026)	Accumulated from the beginning of the year to the end of this quarter (30/09/2025)
1	2	3	4	5
1. Cash outflow for purchasing and construction of fixed assets and other long-term assets	21		(140,090,000)	(187,600,000)
2. Proceeds from disposal of fixed assets and other long-term assets	22			
3. Cash outflow for buying debt instruments of other entities	23		(68,197,054,070)	(25,155,000,000)
4. Cash recovered from lending, selling debt instruments of other companies	24		65,390,000,000	105,025,219,938
5. Investment in other entities	25			
6. Cash recovered from investments in other entities	26			
7. Interest income received, dividends received	27		154,752,411	3,796,633,007
Net cashflow used in investing activities	**30**		**(2,792,391,659)**	**83,479,252,945**
III. Cash flows from financing activities				
1. Proceeds from issuing stocks, receiving capital from owners	31			
2. Capital withdrawals, buying treasury shares	32			
3. Proceeds from short-term borrowings	33		2,823,403,459,512	3,068,215,027,423
4. Repayment of borrowings	34		(2,777,476,797,609)	(2,827,735,812,126)
5. Repayment of obligations under finance leased	35			
6. Dividends paid	36			
Net cashflow used in financing activities	**40**		**45,926,661,903**	**240,479,215,297**
Net cash inflows/(outflows) in the period (50= 20+30+40)	**50**		**6,310,116,993**	**15,390,719,056**
Cash at beginning of the year	**60**		**14,200,369,500**	**22,447,751,830**
Effects of changes in foreign exchange rate	61			
Cash at end of the year (70=50+60+61)	**70**		**20,510,486,493**	**37,838,470,886**

Date 29 month 10 year 2026

PREPARER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
(Signed and Full Name)	*(Signed and Full Name)*	*(Signed and Full Name)*
Bui Thi Thuy Ha	Nguyen Phuong Thanh	Truong Thi Thu Hien

M.S.D.N: 0100820888 C.T.C.P. CÔNG TY CỔ PHẦN ALPHANAM E&C THÀNH PHỐ HÀ NỘI

NOTES TO THE FINANCIAL STATEMENTS

Quarter III 2026

I. COMPANY'S OPERATING CHARACTERISTICS

01. Form of capital ownership

Alphanam E&C Joint Stock Company is a joint stock company established in Vietnam

02. Business sector

Construction and installation, investment, trading.

03. Business lines

- Trading of construction materials and other installation equipment;
- Construction and installation of electrical works with voltage of 110kV and above;
- Wholesale of other machinery, equipment and spare parts (elevators);
- Trading of means of production (mainly construction materials, electrical equipment and electrical materials);
- Construction of other civil engineering works (construction of industrial works);
- Other specialised construction activities (construction of civil works);
- Real estate business, land use rights owned, used or leased (investment, construction and trading in housing development; leasing of premises and production workshops);
- Rental of motor vehicles (cars and means of transport).

II. FINANCIAL YEAR AND CURRENCY USED IN ACCOUNTING

01. Financial year

The Company's financial year starts on 01 January and ends on 31 December each year.

02. Currency used in accounting

The currency used in accounting records is Vietnamese dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING REGIME APPLIED

01. Accounting regime applied

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the corporate accounting regime (Circular 99). Circular 99 replaces Circular No. 200/2014/TT-BTC to provide for the new corporate accounting regime.

From 01 January 2026, the Company has applied the corporate accounting regime in accordance with the guidance in Circular 99/2025/TT-BTC.

02. Statement of compliance with Accounting Standards and the Accounting Regime

The financial statements are prepared and presented in accordance with Vietnamese accounting standards and the prevailing Vietnamese corporate accounting regime.

03. Accounting form applied

The Company applies the computerised accounting form.

IV. ACCOUNTING POLICIES APPLIED

01. Principles for recognising cash and cash equivalents

Cash comprises cash on hand, bank deposits and cash in transit.

Cash equivalents are short-term investments with a maturity of no more than 03 months from the date of purchase that are readily convertible into known amounts of cash and are subject to an insignificant risk of conversion into cash.

Economic transactions arising in foreign currencies are translated into Vietnamese dong at the actual exchange rate at the transaction date of the commercial bank with which the Company transacts. At the year-end, monetary items denominated in foreign currencies are translated at the buying rate of the commercial bank where the Company opens its accounts, as announced at the date of preparing the financial statements.

Actual exchange differences arising during the period and exchange differences from the revaluation of monetary items at the year-end are recognised in financial income or financial expenses in the financial year.

02. Principles for recognising inventories

Inventories are recognised at cost. Where the net realisable value is lower than cost, inventories are stated at net realisable value. The cost of inventories comprises purchase costs, conversion costs and other directly related costs incurred in bringing the inventories to their present location and condition.

The value of inventories is determined using the weighted average method.

Inventories are accounted for using the perpetual inventory method.

03. Principles for recognising and depreciating fixed assets

Principles for recognising tangible fixed assets and intangible fixed assets

Tangible and intangible fixed assets are recognised at cost. During use, tangible fixed assets and intangible fixed assets are recorded at cost, accumulated depreciation and net book value.

Depreciation method for tangible fixed assets and intangible fixed assets

Fixed assets are depreciated using the straight-line method over their estimated useful lives. The depreciation periods of specific categories of fixed assets are as follows:

Buildings and structures	6 – 25 years

Machinery and equipment	6 – 7 years
Motor vehicles and transmission equipment	6 – 8 years
Office equipment and tools	3 – 5 years

From 10 June 2013, the Company has applied the regulations of Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance guiding the regime for management, use and depreciation of fixed assets. This Circular replaces Circular No. 203/2009/TT-BTC dated 20/10/2009 of the Minister of Finance guiding the regime for management, use and depreciation of fixed assets.

04. Principles for recognising financial investments

Investments in subsidiaries are accounted for using the cost method. Net profits distributed from subsidiaries arising after the investment date are recognised in the Income Statement. Other distributions (other than net profits) are regarded as a recovery of investments and are recognised as a reduction of the investment cost.

Provision for diminution in the value of securities investments is made at the year-end and is the difference between the cost of the investments recorded in the accounting books and their market value at the date of making the provision, where cost is higher.

05. Principles for recognising and capitalising borrowing costs

Borrowing costs are recognised as production and business expenses in the period when incurred, except for borrowing costs directly attributable to the investment in construction or production of work-in-progress assets, which are included in the value of those assets (capitalised) when the conditions prescribed in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met.

06. Principles for recognising and capitalising other expenses

Prepaid expenses that are capitalised for gradual allocation to business results include:

- Tools and supplies issued for use with large value;
- Floor space rental expenses for floors 2&3 of Sakura Tower;
- Floor space rental expenses for floor 3B of Sakura Tower;

Prepaid expenses are allocated using the straight-line method.

Floor space rental expenses of Sakura Tower at No. 47 Vu Trong Phung are allocated over the lease term of 50 years.

07. Principles for recognising accrued expenses

Expenses that have not actually been incurred but are accrued in advance to production and business expenses for the period, to ensure that when such expenses are actually incurred they do not cause abrupt fluctuations in production and business expenses, on the basis of ensuring the matching principle between revenue and expenses. When such expenses are incurred, if there is any difference from the

accrued amount, the accountant makes additional entries or reduces expenses correspondingly for the difference.

08. Principles for recognising owners' equity

Owners' contributed capital is recognised at the actual capital contributed by the owners.

09. Principles and methods for recognising revenue

Revenue from sales of goods

Revenue from sales of goods is recognised when all of the following conditions are satisfied simultaneously:

- Most of the risks and rewards of ownership of the products or goods have been transferred to the buyer;
- The Company no longer retains managerial involvement to the degree usually associated with ownership, or effective control over the goods;
- Revenue can be measured with reasonable certainty;
- The Company has received or will receive economic benefits from the sales transaction;
- The costs related to the sales transaction can be identified.

Revenue from sales of goods is measured at the fair value of the amounts received or receivable under the accrual accounting principle. Advances received from customers are not recognised as revenue in the year.

Revenue from rendering of services

Revenue from rendering of services is recognised when the outcome of the transaction can be measured reliably. Where the rendering of services relates to several periods, revenue is recognised in the period by reference to the stage of completion at the date of the Balance Sheet of that period. The outcome of a service transaction is determined when all of the following conditions are satisfied:

- Revenue can be measured with reasonable certainty;
- It is probable that economic benefits will flow from the service transaction;
- The stage of completion at the Balance Sheet date can be determined;
- The costs incurred for the transaction and the costs to complete the service transaction can be determined.

Construction contract revenue

The construction contracts that the Company is performing stipulate that the contractor is paid based on the value of the volume of work performed. Construction contract revenue is recognised corresponding to the work completed and confirmed by customers in the year. The contract outcome is reliably estimated based on the payment acceptance records with the investors.

Financial income

Revenue arising from interest, royalties, dividends, profits distributed and other financial income is recognised when both of the following two (02) conditions are satisfied:

- It is probable that economic benefits will flow from the transaction;
- Revenue can be measured with reasonable certainty.

10. Principles and methods for recognising financial expenses

Expenses recognised in financial expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs;
- Losses from changes in foreign exchange rates on transactions involving foreign currencies;
- Provision for diminution in the value of securities investments.

The above items are recognised at the total amount incurred in the period, without offsetting against financial income.

11. Principles and methods for recognising current corporate income tax (CIT) expense and deferred corporate income tax expense

Current corporate income tax expense is determined on the basis of taxable income and the CIT rate in the current year.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

Unit: VND

01. Cash and cash equivalents

	30/09/2026	01/01/2026
- Cash on hand	75,192,180	236,872,195
- Cash in banks	20,435,294,313	13,963,497,305
- Foreign currency deposits at banks	-	-
- Cash equivalents	-	
Total	**20,510,486,493**	**14,200,369,500**

02. Financial investments

	30/09/2026	01/01/2026
- Trading securities	-	-
- Held-to-maturity investments	4,848,469,205	1,983,669,589
- Capital contributions to other entities		-
Total	**4,848,469,205**	**1,983,669,589**

03. Trade receivables

	30/09/2026	01/01/2026
- Short-term	1,503,757,273,500	1,426,014,041,657
- Long-term		
Total	**1,503,757,273,500**	**1,426,014,041,657**

04. Prepayments to suppliers

	30/09/2026	01/01/2026
- Short-term	763,530,384,467	728,253,298,895
- Long-term	-	-
Total	**763,530,384,467**	**728,253,298,895**

05. Other receivables

	30/09/2026	01/01/2026
- Short-term	5,863,122,947	25,096,637,631
- Long-term		
Total	**5,863,122,947**	**25,096,637,631**

06. Shortage of assets pending resolution

07. Bad debts

08. Inventories

	30/09/2026	01/01/2026
- Work-in-progress production and business costs	609,894,481,669	612,202,547,557
- Finished goods	-	-
- Tools and supplies	49,260,926	7,023,556
- Merchandise	-	-
Total cost of inventories	**609,943,742,595**	**612,209,571,113**

09. Long-term assets in progress

Unit: VND

10. Movements in tangible fixed assets

Item	Buildings and structures	Machinery and equipment	Motor vehicles and transmission	Office equipment and tools	Total
I. Cost					
01/01/2026	***1,078,509,040***	***9,302,782,950***	***25,889,453,343***	***4,087,285,399***	***40,358,030,732***
- Purchases during the year		105,550,000		94,000,000	***199,550,000***
- Completed capital construction investment					-
- Other increases					-
- Transferred to investment property					-
- Other decreases					-
30/09/2026	***1,078,509,040***	***9,309,782,950***	***25,759,503,343***	***4,409,785,399***	***40,557,580,732***
II. Accumulated depreciation					
01/01/2026	***1,078,509,040***	***7,195,941,270***	***18,228,958,811***	***3668540305***	***30,171,949,426***
- Depreciation for the year		546,868,662	1,712,513,124	150,339,083	2,409,720,869
- Other increases					0
- Transferred to investment property					0
- Other decreases			-		-
30/09/2026	***1,078,509,040***	***7,810,517,208***	***19,811,521,935***	***3,881,122,112***	***32,581,670,295***
III. Net book value					
1. As at 01/01/2026	-	***2,106,841,680***	***7,660,494,532***	***418,745,094***	***10,186,081,306***
2. As at 30/09/2026	-	***1,499,265,742***	***5,947,981,408***	***528,663,287***	***7,975,910,437***

11. Movements in intangible fixed assets

Item	Computer software	Total
I. Cost		
01/01/2026	**1,051,687,851**	**1,051,687,851**
- Purchases during the year	-	-
- Disposals, sales	-	-
- Other decreases	-	-
30/09/2026	**1,051,687,851**	**1,051,687,851**
II. Accumulated depreciation		
01/01/2026	**1,051,687,851**	**1,051,687,851**
- Depreciation for the year	-	-
- Disposals, sales	-	-
- Other decreases	-	-
30/09/2026	**1,051,687,851**	**1,051,687,851**
III. Net book value		
1. As at 01/01/2026	**-**	**-**
2. As at 30/09/2026	**-**	**-**

12. Deductible value added tax

	30/09/2026	01/01/2026
Total	**372,505,218**	**0**

13. Provision for doubtful receivables

	30/09/2026	01/01/2026
Total	**(7,663,370,926)**	**(7,663,370,926)**

14. Prepaid expenses

	30/09/2026	01/01/2026
Short-term	1,172,356,371	3,749,467,849
Long-term	55,465,187,064	56,799,461,355
Total	**56,637,543,435**	**60,548,929,204**

15. Other assets

	30/09/2026	01/01/2026
Short-term	-	-
Long-term	-	-
Total	**-**	**-**

16. Borrowings and finance lease liabilities

	30/09/2026	01/01/2026
Short-term borrowings	1,589,898,805,897	1,543,972,143,994
Current portion of long-term debts	-	-
Long-term borrowings	-	-
Total	**1,589,898,805,897**	**1,543,972,143,994**

17. Trade payables

	30/09/2026	01/01/2026
Short-term	434,534,276,126	493,667,853,556
Long-term	-	-
Total	**434,534,276,126**	**493,667,853,556**

18. Advances from customers

	30/09/2026	01/01/2026
Short-term	511,691,160,463	365,820,755,031
Long-term	-	-
Total	**511,691,160,463**	**365,820,755,031**

19. Taxes and amounts payable to the State

	30/09/2026	01/01/2026
Value added tax	14,214,743,306	14,754,701,550
Corporate income tax	3,683,628,314	8,700,593,860
Personal income tax	-	117,115,747
Environmental protection tax and other taxes	700,703,915	
Total	**18,599,075,535**	**23,572,411,157**

20. Accrued expenses

	30/09/2026	01/01/2026
	2,886,900,459	2,777,710,299
Total	**2,886,900,459**	**2,777,710,299**

21. Other payables

	30/09/2026	01/01/2026
Short-term	45,708,318,067	90,887,183,433
Long-term	-	-
Overdue debts unpaid		
Total	**45,708,318,067**	**90,887,183,433**

22. Payables to employees

	30/09/2026	01/01/2026
Total	**4,010,851,436**	**5,050,876,469**

23. Deferred revenue

	30/09/2026	01/01/2026
Short-term	1,023,753,426	-
Long-term	-	-
Possibility of failure to perform contracts	-	-
Total	**1,023,753,426**	**-**

Unit: VND

24. Owners' equity

a. Statement of changes in owners' equity

	Owners' contributed capital	Share premium	Investment and development fund	Undistributed profit after tax	Total
Balance at beginning of prior year	**652,000,000,000**	**(194,400,000)**	**840,866,910**	**155,531,864,462**	**808,178,331,372**
Capital increase in prior year	-	-	-	-	-
Profit in prior year	-	-	-	31,433,046,076	31,433,046,076
Other increases	-	-	-	-	-
Capital decrease in the period	-	-	-	-	-
Other decreases	-	-	-	0	-
Balance at end of prior year **Balance at beginning of current year**	**652,000,000,000**	**(194,400,000)**	**840,866,910**	**186,964,910,538**	**839,611,377,448**
Capital increase in the period	-	-	-	-	-
Profit for the period	-	-	-	12,361,043,973	12,361,043,973
Other increases	-	-	-	-	-
Capital decrease in the period	-	-	-	-	-
Other decreases	-	-	-	-	-
Balance at end of period	**652,000,000,000**	**(194,400,000)**	**840,866,910**	**199,325,954,511**	**851,972,421,421**

b. **Details of owners' contributed capital**

	30/09/2026	01/01/2026
Total	**652.000.000.000**	**652.000.000.000**

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

	30/09/2026	01/01/2026

d. **Shares**

	30/09/2026	01/01/2026
- Number of shares registered for issuance	65.200.000	65.200.000
- Number of shares sold to the public	65.200.000	65.200.000
+ *Ordinary shares*	65.200.000	65.200.000
+ *Preference shares*	-	-
- Number of shares outstanding	65.200.000	65.200.000
+ *Ordinary shares*	65.200.000	65.200.000
+ *Preference shares*	-	-

* Par value of outstanding shares: VND 10.000 per share.

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

01. Revenue from sales of goods and rendering of services

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
- Revenue from sales of goods	955,864,800,415	966,707,471,900
- Revenue from construction and installation activities	113,909,915,097	396,488,044,652
- Revenue from rendering of services	548,897,095	765,403,889
- Revenue from real estate business	2,350,110,289	1,362,231,048
Total	**1,072,673,722,896**	**1,365,323,151,489**

02. Revenue deductions

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
- Trade discounts	-	-
- Sales allowances	-	-
- Sales returns	-	-
Total	**-**	**-**

03. Net revenue from sales of goods and rendering of services

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
- Revenue from sales of goods	955,864,800,415	966,707,471,900
- Revenue from construction and installation activities	113,909,915,097	396,488,044,652
- Revenue from rendering of services	548,897,095	765,403,889
- Revenue from real estate business	2,350,110,289	1,362,231,048
Total	**1,072,673,722,896**	**1,365,323,151,489**

04. Cost of goods sold

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
- Cost of merchandise sold	948,379,765,272	961,766,335,545
- Cost of construction and installation activities	65,220,179,153	346,107,226,104
- Cost of services rendered	445,917,788	498,115,501
- Cost of real estate business	952,600,517	535,567,775
Total	**1,014,998,462,730**	**1,308,907,244,925**

05. Financial income

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
- Interest on deposits and loans	91,565,250	44,240,477
- Realised foreign exchange gains	355,294,322	-
- Other financial gains		
Total	**446,859,572**	**44,240,477**

06. Financial expenses

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
- Interest expense	45,640,706,330	29,823,436,808
- UPAS LC fees		
- Realised foreign exchange losses	-	94,027,774
- Unrealised foreign exchange losses		
Total	**45,640,706,330**	**29,917,464,582**

07. General and administrative expenses

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
- General and administrative expenses	10,645,458,956	10,426,089,488
Total	**10,645,458,956**	**10,426,089,488**

08. Other income

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
- Penalty income	-	-
- Write-off of payables to suppliers who have abandoned their business addresses	-	-
- Others	151,422	50,191,532
Total	**151,422**	**50,191,532**

09. Other expenses

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
- Others	76,917,027	189,141,753
Total	**76,917,027**	**189,141,753**

10. Current corporate income tax expense

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
- Corporate income tax expense on taxable income of the current year	488,029,286	3,298,698,354
- Adjustment of prior years' corporate income tax expense to the current year's current corporate income tax expense	-	
Total current corporate income tax expense	**488,029,286**	**3,298,698,354**

(*) **Details**

Total accounting profit before tax	(1)	**1,759,188,847**
Non-deductible expenses when determining taxable income for CIT	(2)	**680,957,585**
Total taxable income for CIT ((3)= (1) + (2))	(3)	**2,440,146,432**
Current corporate income tax rate:	(4)	20%
Current corporate income tax ((5)=(3)x(4))	(5)	**488,029,286**

VII. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT

The cash flow statement is prepared using the indirect method, reflecting the actual cash flows arising from operating, investing and financing activities during the period.

VIII. OTHER INFORMATION:

01. Fair value of financial assets and financial liabilities

02. Going concern information

During the financial year, no activities or events arose that significantly affect the Company's ability to continue as a going concern. Therefore, the Company's financial statements are prepared on the going concern assumption.

03. Comparative information:

The comparative figures in the statement of financial position are those in the financial statements for the financial year ended 31/12/2025, which were audited by Vietnam Auditing and Valuation Company Limited

The comparative figures in the income statement and the cash flow statement are those in the Quarter III/2025 financial statements that have been disclosed.

As presented in Note 3, from 1 January 2026 the Company applies Circular 99. Due to this change in accounting policy, certain comparative information as at 1 January 2026 and for the year ended 31 December 2025 has been restated. In addition, certain other comparative figures have also been reclassified to conform with the regulations of Circular 99 relating to the presentation of financial statements.

Date 29 *month* 10 *year* 2026

Preparer	Chief Accountant	General Director
Bui Thi Thuy Ha	Nguyen Phuong Thanh	Truong Thi Thu Hien