ALPHANAM E&C JOINT STOCK COMPANY

3rd Floor, No. 108 Nguyen Trai, Thuong Dinh Ward, Thanh Xuan District, 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)

Consolidated Financial Statements – 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)

CONSOLIDATED 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**		**3,891,054,759,807**	**3,711,250,973,109**
I. Cash and cash equivalents	**110**	**V.01**	**33,394,727,996**	**20,977,317,114**
1. Cash	111		33,394,727,996	20,977,317,114
2. Cash equivalents	112			
II. Short term financial investments	**120**	**V.02**	**241,178,031,020**	**185,105,394,315**
1. Trading securities	121		118,955,018,150	118,955,018,150
2. Provision for diminution in value of trading securities (*)	122			
3. Held-to-maturity investments	123		122,223,012,870	66,150,376,165
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**		**2,760,663,959,998**	**2,659,926,841,401**
1. Short-term accounts receivable	131	V.03	1,724,104,726,720	1,654,352,040,474
2. Short-term advances to suppliers	132	V.04	926,693,398,937	871,530,786,930
3. Short-term intercompany receivables	133			
4. Receivables according to construction contract progress	134			
5. Other short-term receivables	135	V.05	126,836,938,043	151,072,117,699
6. Provision for doubtful short-term receivables (229)	136	V.14	(16,971,103,702)	(17,028,103,702)
7. Unresolved assets pending settlement	137			
IV. Inventories	**140**	**V.08**	**849,659,472,158**	**838,242,386,103**
1. Inventories	141		849,659,472,158	838,242,386,103
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			

Items	Code	Note	This Period (30/09/2026)	Beginning of year (01/01/2026)
1	2	3	4	5
V. Other short-term assets	**160**		**6,158,568,635**	**6,999,034,176**
1. Short-term prepaid expenses	161	V.15	1,975,438,223	4,499,566,305
2. VAT deductibles	162	V.13	4,162,207,331	2,496,956,831
3.Taxes and other receivables from the State	163		20,923,081	2,511,040
4. Government bond repurchase agreements (Repos)	164			
5. Other short-term assets	165			
B - NON-CURRENT ASSETS (200=210+220+230+240+250+260+270)	**200**		**169,109,534,627**	**176,079,689,537**
I. Long-term receivables	**210**		**26,175,655**	**26,175,655**
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		26,175,655	26,175,655
6. Provision for doubtful long-term receivables	216			
II. Fixed assets	**220**		**86,969,872,196**	**91,396,085,172**
1. Tangible fixed assets	221	V.10	86,937,762,887	91,335,225,858
- Cost	222	V.10	191,001,776,418	188,136,892,802
- Accumulated depreciation (*) (2141 - 21417)	223	V.10	(104,064,013,531)	(96,801,666,944)
2. Finance leases fixed assets	224			
- Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	V.11	32,109,309	60,859,314
- Cost	228	V.11	2,952,600,851	2,952,600,851
- Accumulated amortization (*)	229	V.11	(2,920,491,542)	(2,891,741,537)
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			

Items	Code	Note	This Period (30/09/2026)	Beginning of year (01/01/2026)
1	2	3	4	5
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**	V.12	**4,232,260,022**	
- Cost	241	V.12	4,310,154,374	
- Accumulated depreciation (*)	242	V.12	(77,894,352)	
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**			
1. Investment in subsidiaries	261			
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**		**77,881,226,754**	**84,657,428,710**
1. Long-term prepaid expenses	271	V.15	65,236,462,446	70,958,934,043
2. Deferred income tax assets	272			
3. Long-term equipment, spare parts for replacement	273			
4. Other none-current assets	274			
5. Goodwill	279		12,644,764,308	13,698,494,667
TOTAL ASSETS (280=100+200)	**280**		**4,060,164,294,434**	**3,887,330,662,646**
C -LIABILITIES (300=310+330)	**300**		**3,125,207,428,058**	**2,974,938,105,906**
I. Current liabilities	**310**		**3,124,799,338,058**	**2,974,530,015,906**
1. Short-term accounts payable to suppliers	311	V.17	523,436,330,029	577,812,241,420
2. Short-term advances from customers	312	V.18	627,688,271,872	392,644,867,882
3. Dividends and profits payable	313		1,012,876,000	756,876,000
4. Current taxes and obligations payable to the government	314	V.19	21,052,871,909	26,706,895,709
5. Payables to employees	315	V.22	6,107,084,442	8,169,163,462
6. Short-term accrued expenses	316	V.20	5,028,752,264	7,714,695,777
7. Short-term intercompany payables	317			

Items	Code	Note	This Period (30/09/2026)	Beginning of year (01/01/2026)
1	2	3	4	5
8. Short-term payables according to construction contract progress	318			
9. Short-term deferred revenue	319	V.23	56,739,008,810	49,227,359,936
10. Other short-term payables	320	V.21	58,923,077,866	107,209,350,687
11. Short-term borrowings and finance lease liabilities	321	V.16	1,819,970,585,195	1,800,847,712,672
12. Provisions for short-term liabilities	322		4,836,209,019	3,436,581,709
13. Bonus and welfare funds	323		4,270,652	4,270,652
14. Price stabilization fund	324			
15. Government bond repurchase agreements (repos)	325			
II. Long-term liabilities	**330**		**408,090,000**	**408,090,000**
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			
8. Other long-term payables	338		408,090,000	408,090,000
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	**934,956,866,376**	**912,392,556,740**
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			

Items	Code	Note	This Period (30/09/2026)	Beginning of year (01/01/2026)
1	2	3	4	5
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	**210,447,224,295**	**197,317,938,264**
- Retained earnings brought forward	420A	V.24	197,317,938,264	156,952,111,441
- Retained earnings for the current year	420B	V.24	13,129,286,031	40,365,826,823
Non-controlling interests	**429**		**71,863,175,171**	**62,428,151,566**
TOTAL RESOURCES (440=300+400)	**440**		**4,060,164,294,434**	**3,887,330,662,646**

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: 0100565... C.T.C.P CÔNG TY CỔ PHẦN ALPHANAM E&C THÀNH PHỐ HÀ NỘI

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

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

CONSOLIDATED INCOME STATEMENT

Third Quarter 2026

Unit: VND

Items	Code	Note	Quarter 3rd		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	4	5	6	7
1. Revenue from sales of goods and services rendered	01	VI.01	**1,216,889,246,980**	**1,419,840,030,106**	**3,835,408,942,401**	**3,810,665,289,056**
2. Deductions from revenue	02					
3. Net revenue from sales of goods and services rendered (10=01- 02)	10	VI.03	**1,216,889,246,980**	**1,419,840,030,106**	**3,835,408,942,401**	**3,810,665,289,056**
4. Cost of goods sold	11	VI.04	1,151,812,260,054	1,361,294,176,722	3,644,914,951,540	3,639,576,899,605
5. Gross profit from sales of goods and services rendered (20=10-11)	20		**65,076,986,926**	**58,545,853,384**	**190,493,990,861**	**171,088,389,451**
6. Gain/Loss from disposal of investment property	21					
7. Financial income	22	VI.05	**2,517,921,979**	**49,263,892**	**5,640,442,629**	**1,174,641,489**
8. Financial expenses	23	VI.06	51,260,988,453	30,222,800,083	140,067,024,059	99,517,215,120
- in which: interest expense	24	VI.06	51,249,286,881	29,823,436,808	139,677,720,914	97,189,305,430
9. Selling expenses	25		1,239,052,254		3,551,678,424	
10. General and administration expenses	26	VI.07	12,931,382,492	10,670,356,285	35,041,482,264	31,635,278,540
Share of profit or loss in joint ventures and associates	27					
11. Operating profit {30=20+21+22-(23+25+26)}	30		**2,163,485,706**	**17,701,960,908**	**17,474,248,743**	**41,110,537,280**
12. Other income	31	VI.08	510,288,041	50,192,071	1,032,649,632	782,594,894
13. Other expenses	32	VI.09	94,992,751	189,160,850	1,032,577,407	1,182,235,183
14. Profit from other activities (40=31-32)	40		**415,295,290**	**(138,968,779)**	**72,225**	**(399,640,289)**
15. Accounting profit before tax (50=30+40)	50		**2,578,780,996**	**17,562,992,129**	**17,474,320,968**	**40,710,896,991**
16. Current corporate income tax expenses	51	VI.10	702,200,650	3,567,956,222	4,182,951,332	8,690,149,315
17. Deferred corporate income tax expenses	52					
18. Net profit after tax (60=50-51-52)	60		**1,876,580,346**	**13,995,035,907**	**13,291,369,636**	**32,020,747,676**
Profit of Equity holders	61		1,712,703,715	13,894,700,744	13,129,286,031	31,653,841,586
Profit of Non - controlling interest	62		163,876,631	100,335,163	162,083,605	366,906,090
19. Earning per share	70		29	213	204	485
20. Diluted earnings per share	71		29	213	204	485

Date: 13 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... CÔNG TY CỔ PHẦN ALPHANAM E&C THÀNH PHỐ HÀ NỘI

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)

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

From January 1, 2026, to September 30, 2026

Unit: VND

Items	Code	TM	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**		**17,474,320,968**	**40,710,896,991**
2. Adjustments for:				
- Depreciation and amortisation	02		7,368,990,944	3,234,960,805
- Provisions	03		1,456,627,310	
- Gain, loss foreign exchange rate differences upon revaluation of monetary	04		(310,890,494)	1,954,372,689
- Gain, loss from investing activities	05		(3,902,746,226)	(1,106,439,989)
- Interest expense	06		139,694,403,695	97,189,305,430
- Other adjustments	07			
3. Operating profit before movements in working capital	**08**		**161,780,706,197**	**141,983,095,926**
- Increase, decrease in receivables	09		(136,651,948,554)	(549,509,214,070)
- Increase, decrease in inventories	10		(13,068,685,210)	45,854,143,068
- Increase, decrease in account payable	11		121,099,440,991	197,814,380,428
- Increase, decrease in accrued expenses	12		2,616,621,009	5,408,660,795
- Increase, decrease in trading securities	13			(46,410,063,700)
- Interest paid	14		(138,315,601,439)	(96,189,933,177)
- Corporate income tax paid	15		(9,731,349,708)	(6,032,827,935)
- Other cash inflowsh	16			144,593,900
- Other cash outflows	17			(1,491,290,667)
Net cashflow used in operating activities	**20**		**(12,270,816,714)**	**(308,428,455,432)**
II. Cash flows from investing activities				
1. Cash outflow for purchasing and construction of fixed assets and other long-term assets	21		(2,805,423,616)	(141,600,000)
2. Proceeds from disposal of fixed assets and other long-term assets	22		988,374,016	
3. Cash outflow for buying debt instruments of other entities	23		(213,532,599,942)	(145,155,000,000)
4. Cash recovered from lending, selling debt instruments of other companies	24		93,830,000,000	225,585,219,938

Items	Code	TM	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
5. Investment in other entities	25			
6. Cash recovered from investments in other entities	26			
7. Interest income received, dividends received	27		3,213,667,243	3,834,881,011
Net cashflow used in investing activities	**30**		**(118,305,982,299)**	**84,123,500,949**
III. Cash flows from financing activities				
1. Proceeds from issuing stocks, receiving capital from owners	31		**9,528,940,000**	
2. Capital withdrawals, buying treasury shares	32			
3. Proceeds from short-term borrowings	33		3,235,216,540,620	3,188,215,027,423
4. Repayment of borrowings	34		(3,101,751,270,725)	(2,947,735,812,126)
5. Repayment of obligations under finance leased	35			
6. Dividends paid	36			
Net cashflow used in financing activities	**40**		**142,994,209,895**	**240,479,215,297**
Net cash inflows/(outflows) in the period	**50**		**12,417,410,882**	**16,174,260,814**
Cash at beginning of the year	**60**		**20,977,317,114**	**22,946,226,838**
Effects of changes in foreign exchange rate	61			
Cash at end of the year	**70**		**33,394,727,996**	**39,120,487,652**

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: 0106... C.T.C.P. CÔNG TY CỔ PHẦN ALPHANAM E&C THÀNH PHỐ HÀ NỘI

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Third Quarter 2026

I. CORPORATE INFORMATION

01. Form of capital ownership

Alphanam E&C Joint Stock Company (hereinafter referred to as the "Company"), was formerly known as Alphanam Limited Liability Company, established under Business Registration Certificate No. 051581 issued by the Hanoi Department of Planning and Investment on 17 August 1995.

The Company was officially converted from a limited liability company to a joint stock company and changed its name to Alphanam Mechanical and Electrical Joint Stock Company under Enterprise Registration Certificate No. 0103014620 dated 17 November 2006, issued by the Hanoi Department of Planning and Investment.

The Company changed its name to Alphanam E&C Joint Stock Company under the 4th amended Business Registration Certificate dated 10 September 2013, issued by the Hanoi Department of Planning and Investment.

During its operation, the Company changed its Business Registration Certificate to a Joint Stock Company Enterprise Registration Certificate with registration number 0100520683, and the Hanoi Department of Planning and Investment issued the Joint Stock Company Enterprise Registration Certificate for the 8th amendment dated 07 June 2022. According to the certificate, the Company's charter capital is VND 652.000.000.000 (Six hundred and fifty-two billion Vietnamesedong).

The Company is listed on the Hanoi Stock Exchange (HNX) under the stock code AME.

02. Business sector

The Company's business activities include industrial manufacturing and commercial trading.

03. Business lines

The Company's principal business lines include:

- Construction of electrical works. Details: Construction activities, supply of materials and equipment for civil and industrial electrical works up to a voltage level of 500KV; Construction and installation of social infrastructure and technical infrastructure works in industrial zones and urban areas;
- Other specialised construction activities;
- Installation of electrical systems;
- Installation of other construction systems; Construction of other civil engineering works;
- Installation of water supply and drainage systems, heating and air-conditioning systems;
- General wholesale; Wholesale of other construction materials and installation equipment;

- Wholesale of other machinery, equipment and spare parts;
- Other specialised wholesale not elsewhere classified;
- Real estate business, land use rights owned, used or leased. Details: Investment in, construction and trading of housing development; leasing of premises and production workshops;
- Specialised design activities; Architectural activities and related technical consultancy;
- Manufacture of special-purpose machinery; Manufacture of lifting, lowering and handling equipment; Manufacture of other non-metallic mineral products not elsewhere classified; Manufacture of metal tanks, reservoirs and containers;

04. Total number of subsidiaries: 03

05. List of consolidated subsidiaries:

Company name	Address	Benefit ratio	Voting rights
Zeta Infrastructure Investment and Development JSC	Pho Noi A Industrial Zone, Nhu Quynh Commune, HungYen Province, Vietnam	99.95%	100%
Molta Joint Stock Company	3rd Floor, No. 108 Nguyen Trai, Thanh Xuan Ward, Hanoi, Vietnam	54.97%	0%
Alpec Joint Venture JSC	Pho Noi A Industrial Zone, Nhu Quynh Commune, HungYen Province, Vietnam	99.53%	100%

06. Scope of consolidation of the financial statements

As at 31/03/2025, the parent company, Alphanam E&C Joint Stock Company, owned 99,95% of the charter capital of Zeta Infrastructure Investment and Development JSC. At the same time, Zeta Infrastructure Investment and Development JSC owned 55% of the charter capital of Molta Joint Stock Company. Accordingly, Molta Joint Stock Company is considered an indirect subsidiary of the parent company in accordance with Article 2 of Circular 202/2014/TT-BTC.

As at 01/10/2025, the parent company, Alphanam E&C Joint Stock Company, owned 99,53% of the charter capital of Alpec Joint Venture Joint Stock Company.

The consolidated financial statements for Quarter III 2026 are prepared on the basis of consolidating all items of assets, liabilities, revenue, expenses and cash flows of the parent company and the above-mentioned subsidiaries, using the acquisition method. All intra-group transactions, balances and unrealised profits between related parties within the Group have been eliminated in preparing the consolidated financial statements.

II. FINANCIAL YEAR AND ACCOUNTING CURRENCY

01. Financial year

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

02. Accounting currency

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

III. APPLICABLE ACCOUNTING STANDARDS AND REGIME

01. Applicable accounting standards and regime

The Company applies Vietnamese Accounting Standards and the Vietnamese Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance guiding the Corporate Accounting Regime.

02. Statement of compliance with Accounting Standards and Accounting Regime

The Board of Directors ensures compliance with the requirements of Vietnamese accounting standards and the Vietnamese corporate accounting regime promulgated under Circular No. 99/2025/TT-BTC dated 27/10/2025 and the Ministry of Finance's circulars guiding the implementation of Vietnamese accounting standards in preparing and presenting the financial statements.

03. Applicable accounting form

The Company applies the computerised accounting form.

IV. APPLICABLE ACCOUNTING POLICIES

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 not more than 03 months that are readily convertible into known amounts of cash and subject to an insignificant risk of conversion into cash from the date of purchase of such investments.

Economic transactions arising in foreign currencies are converted into Vietnamese dong at the actual exchange rate at the time of the foreign currency transaction of the commercial bank where the enterprise conducts transactions. At year-end, monetary items denominated in foreign currencies are translated at the buying exchange rate of the commercial bank where the enterprise opens its account, announced at the time of preparing the Financial Statements.

Actual exchange rate differences arising during the period and exchange rate differences from revaluation of monetary items at 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 measured at net realisable value. The cost of inventories includes 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 and intangible fixed assets

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

Depreciation method for tangible and intangible fixed assets

Fixed assets are depreciated using the straight-line method based on 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 applies the provisions 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 considered a recovery of investment and are recognised as a reduction of the investment cost.

The provision for diminution in value of securities investments, made at year-end, is the difference between the cost of the investments recorded in the accounting books and their market value at the time the provision is made, where cost exceeds market value.

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 construction or production of qualifying assets in progress, 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 to be gradually allocated to the business results include:

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

Prepaid expenses are allocated using the straight-line method.

For the floor rental expenses of Sakura Tower at No. 47 Vu Trong Phung, the expenses 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 in the period to ensure that, when expenses actually arise, they do not cause abrupt changes in production and business expenses, on the basis of ensuring the matching principle between revenue and expenses. When such expenses actually arise, if there is any difference from the amount accrued, the accountant makes additional entries or reduces expenses correspondingly for the difference.

08. Principles for recognising owners' equity

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

09. Principles and methods for recognising revenue

Sales of goods

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

- The significant 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, nor effective control over the goods sold;
- The amount of revenue can be measured with reasonable certainty;
- The Company has received or will receive economic benefits from the sales transaction;
- The costs incurred or to be incurred in respect of the sales transaction can be measured.

Revenue from sales of goods is measured at the fair value of the amounts received or receivable on an accrual basis. Amounts received in advance 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 spans several periods, revenue is recognised in the period by reference to the percentage of work completed at the Balance Sheet date of that period. The outcome of a service transaction is determined when all of the following conditions are satisfied:

- The amount of revenue can be measured with reasonable certainty;
- It is probable that economic benefits will flow from the service transaction;
- The percentage of work completed at the Balance Sheet date can be measured;
- The costs incurred for the transaction and the costs to complete the service transaction can be measured.

Revenue from construction contracts

Under the construction contracts being performed by the Company, contractors are paid based on the value of work performed. Revenue from construction contracts is recognised corresponding to the portion of work completed as confirmed by customers in the year. The contract outcome is reliably estimated based on acceptance and payment documents with the investors.

Financial income

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

- It is probable that economic benefits will flow from the transaction;
- The amount of 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 arising from changes in foreign exchange rates on transactions involving foreign currencies;
- Provision for diminution in 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. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

Unit: VND

01. Cash and cash equivalents

	30/09/2026	01/01/2026
- Cash on hand	223,261,576	652,096,902
- Bank deposits	33,171,466,420	20,325,220,212
- Foreign currency bank deposits	-	-
- Cash equivalents	-	-
Total	**33,394,727,996**	**20,977,317,114**

02. Financial investments

	30/09/2026	01/01/2026
- Trading securities	118,955,018,150	118,955,018,150
- Held-to-maturity investments	122,223,012,870	66,150,376,165
- Investments in other entities		-
Total	**241,178,031,020**	**185,105,394,315**

03. Receivables from customers

	30/09/2026	01/01/2026
- Short-term	1,724,104,726,720	1,654,352,040,474
- Long-term		
Total	**1,724,104,726,720**	**1,654,352,040,474**

04. Prepayments to suppliers

	30/09/2026	01/01/2026
- Short-term	926,693,398,937	871,530,786,930
- Long-term	-	-
Total	**926,693,398,937**	**871,530,786,930**

05. Other receivables

	30/09/2026	01/01/2026
- Short-term	126,836,938,043	151,072,117,699
- Long-term		
Total	**126,836,938,043**	**151,072,117,699**

06. Shortage of assets awaiting resolution

07. Bad debts

08. Inventories

	30/09/2026	01/01/2026
- Work in progress	704,516,893,381	695,456,305,803
- Finished goods	57,547,395,841	57,873,965,583
- Tools and supplies	130,195,926	87,958,556
- Raw materials	76,023,423,743	73,549,514,640
- Merchandise	11,441,563,267	11,274,641,521
Total cost of inventories	**849,659,472,158**	**838,242,386,103**

09. Long-term assets in progress

Unit: VND

10. Increase, decrease in tangible fixed assets

Item	Buildings and structures	Machinery and equipment	Motor vehicles and transmission equipment	Office equipment and tools	Total
I. Historical cost					
01/01/2026	***115,677,656,403***	***37,810,482,931***	***29,279,684,433***	***5,369,069,035***	***188,136,892,802***
- Purchased during the year	*1,130,846,800*	*1,360,036,816*	*280,000,000*	*94,000,000*	2,864,883,616
- Completed capital construction investment	***0***	***0***	***0***	***0***	0
- Other increases	***0***	***0***	***0***	***0***	0
- Transfer to investment property	***0***	***0***	***0***	***0***	0
- Other decreases	***0***	***0***	***0***	***0***	0
30/09/2026	***116,808,503,203***	***39,170,519,747***	***29,559,684,433***	***5,463,069,035***	***191,001,776,418***
II. Accumulated depreciation					
01/01/2026	***45,703,670,597***	***25,429,038,390***	***20,895,657,038***	***4,773,300,919***	***96,801,666,944***
- Depreciation for the year	*3,078,730,930*	*2,047,655,093*	*1,974,855,735*	*161,104,829*	7,262,346,587
- Other increases	*0*	*0*	*0*	*0*	0
- Transfer to investment property	*0*	*0*	*0*	*0*	0
- Other decreases	*0*	*0*	*0*	*0*	0
30/09/2026	***48,782,401,527***	***27,476,693,483***	***22,870,512,773***	***4,934,405,748***	***104,064,013,531***
III. Net book value					
1. As at 01/01/2026	***69,973,985,806***	***12,381,444,541***	***8,384,027,395***	***595,768,116***	***91,335,225,858***
2. As at 30/09/2026	***68,026,101,676***	***11,693,826,264***	***6,689,171,660***	***528,663,287***	***86,937,762,887***

11. Increase, decrease in intangible fixed assets

Item	Computer software	Total
I. Historical cost		
01/01/2026	**2,952,600,851**	**2,952,600,851**
- Purchased during the year	-	-
- Disposals, sales	-	-
- Other decreases	-	-
30/09/2026	**2,952,600,851**	**2,952,600,851**
II. Accumulated depreciation		
01/01/2026	**2,891,741,537**	**2,891,741,537**
- Depreciation for the year	28,750,005	28,750,005
- Disposals, sales	-	-
- Other decreases	-	-
30/09/2026	**2,920,491,542**	**2,920,491,542**
III. Net book value		
1. As at 01/01/2026	**60,859,314**	**60,859,314**
2. As at 30/09/2026	**32,109,309**	**32,109,309**

12. Increase, decrease in investment property

Item	Investment property	Total
I. Historical cost		
01/01/2026	-	-
- Purchased during the year	4,310,154,374	4,310,154,374
- Disposals, sales	-	-
- Other decreases	-	-
30/09/2026	**4,310,154,374**	**4,310,154,374**
II. Accumulated depreciation		
01/01/2026	-	-
- Depreciation for the year	77,894,352	77,894,352
- Disposals, sales	-	-
- Other decreases	-	-
30/09/2026	**77,894,352**	**77,894,352**
III. Net book value		
1. As at 01/01/2026	-	-
2. As at 30/09/2026	**4,232,260,022**	**4,232,260,022**

13. Deductible value added tax

	30/09/2026	01/01/2026
Total	**4,162,207,331**	**2,496,956,831**

14. Provision for doubtful receivables

	30/09/2026	01/01/2026
Total	**(16,971,103,702)**	**(17,028,103,702)**

15. Prepaid expenses

	30/09/2026	01/01/2026
Short-term	1,975,438,223	4,499,566,305
Long-term	65,236,462,446	70,958,934,043
Total	**67,211,900,669**	**75,458,500,348**

16. Borrowings and finance lease liabilities

	30/09/2026	01/01/2026
Short-term borrowings	1,819,970,585,195	1,800,847,712,672
Current portion of long-term debts	-	-
Long-term borrowings	-	-
Total	**1,819,970,585,195**	**1,800,847,712,672**

17. Payables to suppliers

	30/09/2026	01/01/2026
Short-term	523,436,330,029	577,812,241,420
Long-term	-	-
Total	**523,436,330,029**	**577,812,241,420**

18. Advances from customers

	30/09/2026	01/01/2026
Short-term	627,688,271,872	392,644,867,882
Long-term	-	-

	30/09/2026	01/01/2026
Total	**627,688,271,872**	**392,644,867,882**

19. Taxes and amounts payable to the State

	30/09/2026	01/01/2026
Value added tax	16,273,282,055	17,064,275,831
Corporate income tax	4,032,015,082	9,521,495,515
Personal income tax	46,870,857	121,124,363
Environmental protection tax and other taxes	700,703,915	
Total	**21,052,871,909**	**26,706,895,709**

20. Accrued expenses

	30/09/2026	01/01/2026
	5,028,752,264	7,714,695,777
Total	**5,028,752,264**	**7,714,695,777**

21. Other payables

	30/09/2026	01/01/2026
Short-term	58,923,077,866	107,209,350,687
Long-term	-	-
Overdue debts unpaid		
Total	**58,923,077,866**	**107,209,350,687**

22. Payables to employees

	30/09/2026	01/01/2026
Total	**6,107,084,442**	**8,169,163,462**

23. Unearned revenue

	30/09/2026	01/01/2026
Short-term	56,739,008,810	49,227,359,936
Long-term	-	-
Possibility of non-performance of contracts	-	-
Total	**56,739,008,810**	**49,227,359,936**

Unit: VND

24. Owners' equity

a. Statement of changes in owners' equity

	Owners' investment capital	Difference in foreign exchange rate	ER Difference	Investment and development fund	Undistributed profit after tax	Non-controlling interests	Total
Opening balance of the prior year	**652,000,000,000**	**(194,400,000)**	**-**	**840,866,910**	**156,952,111,441**	**61,310,802,669**	**870,909,381,020**
Capital increase in the prior year							-
Profit in the prior year	-		-	-	40,365,821,288		40,365,821,288
Other increases	-		-	-	-	1,117,348,897	1,117,348,897
Capital decrease in the period			-	-	-		-
Other decreases	-		-	-	0		-
Closing balance of the prior year							
Opening balance of the current year	**652,000,000,000**	**(194,400,000)**	**-**	**840,866,910**	**197,317,932,729**	**62,428,151,566**	**912,392,556,740**
Capital increase in the period			-	-	-		-
Profit in the period	-		-	-	13,129,286,031		13,129,286,031

Other increases	-	-		-	9,435,023,605	9,435,023,605
Capital decrease in the period	-	-	-	-		-
Other decreases	-	-	-	-	0	-
Closing balance	**652,000,000,000**	**(194,400,000)**	**840,866,910**	**210,447,224,295**	**71,863,175,171**	**934,956,866,376**

***b.* Details of owners' investment 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, profits

	30/09/2026	Prior year

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 in circulation	65.200.000	65.200.000
+ *Ordinary shares*	65.200.000	65.200.000
+ *Preference shares*	-	-

* Par value of shares in circulation: 10.000 dong/share.

VI. SUPPLEMENTARY 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	1,019,742,266,904	1,016,461,466,494
- Revenue from construction and installation activities	189,198,750,687	396,488,044,652
- Revenue from rendering of services	4,756,705,061	5,528,287,912
- Revenue from real estate business	3,191,524,328	1,362,231,048
Total	**1,216,889,246,980**	**1,419,840,030,106**

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	1,019,742,266,904	1,016,461,466,494
- Revenue from construction and installation activities	189,198,750,687	396,488,044,652
- Revenue from rendering of services	4,756,705,061	5,528,287,912
- Revenue from real estate business	3,191,524,328	1,362,231,048
Total	**1,216,889,246,980**	**1,419,840,030,106**

04. Cost of goods sold

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
- Cost of goods sold	1,007,793,803,876	1,010,260,291,147
- Cost of construction and installation activities	139,424,579,080	346,107,226,104
- Cost of services rendered	3,557,292,337	4,391,091,696
- Cost of real estate business	1,036,584,761	535,567,775
Total	**1,151,812,260,054**	**1,361,294,176,722**

05. Financial income

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
- Interest on deposits and loans	2,162,627,657	49,263,892
- Realised foreign exchange gains	355,294,322	-
- Other financial income		
Total	**2,517,921,979**	**49,263,892**

06. Financial expenses

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
- Interest expense	51,249,286,881	29,823,436,808
- UPAS L/C fees		
- Realised foreign exchange losses	11,701,572	399,363,275
- Unrealised foreign exchange losses		
Total	**51,260,988,453**	**30,222,800,083**

07. General and administration expenses

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
Total	**12,931,382,492**	**10,670,356,285**

08. Other income

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
- Penalties received	-	-
- Write-off of payables to suppliers that have abandoned their business addresses	-	-
- Others	510,288,041	50,192,071
Total	**510,288,041**	**50,192,071**

09. Other expenses

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
- Others	94,992,751	189,160,850
Total	**94,992,751**	**189,160,850**

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 calculated on taxable income of the current year	702,200,650	3,567,956,222
- Adjustment of prior years' CIT expense to current year's current CIT expense	-	
Total current CIT expense	**702,200,650**	**3,567,956,222**

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

The consolidated cash flow statement is prepared using the indirect method, based on consolidating the financial data of the parent company and its subsidiaries after eliminating all inter-company transactions and balances.

VIII. OTHER INFORMATION

01. Fair value of financial assets and financial liabilities

02. Going concern information

During the financial year, there were no activities or events that significantly affected 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 the figures in the Financial Statements for the financial year ended 31/12/2025, audited by Vietnam Auditing and Valuation Company Limited.

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

As presented in Note No. 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 provisions of Circular 99 regarding 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