LAM DONG INVESTMENT AND HYDRAULIC CONSTRUCTION JOINT STOCK COMPANY
NO. 87 PHU DONG THIEN VUONG STREET, LAM VIEN - DA LAT WARD, LAM DONG PROVINCE, VIETNAM.
TAX IDENTIFICATION NUMBER 5800000424

SEPARATE FINANCIAL STATEMENTS
QUARTER 3/2026

Includes the following:

1. Statement of Financial Position
2. Income Statement
3. Cash Flow Statement
4. Notes to the Financial Statements

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Digitally signed by Nguyễn Thị Thu Hương
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Oct 2026

STATEMENT OF FINANCIAL POSITION

As at September 30, 2026

Expressed in VND

ASSETS	CODE	NOTE	ENDING	BEGINNING
A. CURRENT ASSETS	**100**		**139,642,202,474**	**341,498,546,475**
I. Cash and cash equivalents	**110**	**V.1**	**41,750,654,898**	**231,836,633,256**
1. Cash	111		4,150,654,898	19,836,633,256
2. Cash equivalents	112		37,600,000,000	212,000,000,000
II. Current financial investments	**120**	**V.2**	**18,100,000,000**	**10,000,000,000**
1.Trading securities	121		-	-
2.Provision for trading securities	122		-	-
3.Held to maturity investments	123	V.2.1	18,100,000,000	10,000,000,000
4.Provision for held-to-maturity investments	124		-	-
5.Other short-term investments	125		-	-
6.Provision for other short-term investments	126		-	-
III.Current account receivables	**130**		**51,942,305,750**	**89,322,372,942**
1.Trade receivables	131	V.3.1	18,814,920,251	54,122,016,541
2.Advances to suppliers	132	V.11.2	34,608,526,322	36,889,643,176
3.Intra-company receivables	133		-	-
4.Receivables relating to construction contracts under percentage of completion method	134		-	-
5.Other current receivables	135		1,335,059,177	1,126,913,225
6.Provision for doubtful debts	136		(2,816,200,000)	(2,816,200,000)
7.Shortage of assets pending resolution	137		-	-
IV. Inventories	**140**		**27,330,635,147**	**10,143,005,463**
1.Inventories	141	V.6	27,330,635,147	10,143,005,463
-Materials and supplies	*141B*		*3,324,033,161*	*202,704,411*
-Work in progress	*141D*		*22,859,283,015*	*8,792,982,081*
-Inventories	*141F*		*1,147,318,971*	*1,147,318,971*
2.Provision for decline in value of inventories (*)	142		-	-
V. Current Biological Assets	**150**		**-**	**-**
1.Current livestock for one-time product use	151		-	-
2.Current seasonal crops or one-time product crops	152		-	-
3.Provision for loss of current biological assets (*)	153		-	-
V. Other current assets	**160**		**518,606,679**	**196,534,814**
1.Short-term prepaid expenses	161	V.9	65,337,668	196,534,814
2.Value added tax deductible	162		-	-
3.Tax and other receivables from the state budget	163	V.12	453,269,011	-

ASSETS	CODE	NOTE	ENDING	BEGINNING
4.Government bonds resale and purchase transactions	164		-	-
5.Other current assets	165		-	-
B. NON-CURRENT ASSETS	**200**		**335,471,300,267**	**153,322,988,673**
I. Non-current account receivables	**210**		**-**	**-**
1.Non-current trade receivables	211		-	-
2.Non-current advances to suppliers	212		-	-
3.Operating capital in dependent units	213		-	-
4.Intra-company non-current receivables	214		-	-
5.Other non-current receivables	215		-	-
6.Provision for doubtful non-current receivables(*)	216	V.3.1	-	-
II. Fixed assets	**220**		**20,488,206,267**	**11,206,840,529**
1.Tangible fixed assets	**221**	**V.7**	**8,064,229,239**	**8,556,558,271**
- Cost	*222*		*83,768,702,485*	*89,737,435,472*
- Accumulated depreciation	*223*		*(75,704,473,246)*	*(81,180,877,201)*
2.Finance lease assets	**224**		**-**	**-**
- Cost	*225*		-	-
- Accumulated depreciation	*226*		-	-
3.Intangible fixed assets	**227**	**V.8**	**12,423,977,028**	**2,650,282,258**
- Cost	*228*		*14,770,843,644*	*3,139,364,500*
- Accumulated depreciation	*229*		*(2,346,866,616)*	*(489,082,242)*
III. Non-current Biological Assets	**230**		**-**	**-**
1.Livestock for periodic products	231		-	-
a. Immature livestock for periodic products	232		-	-
b. Mature livestock for periodic products	233		-	-
- Cost	*234*		-	-
- Accumulated depreciation	*235*		-	-
2.Non-current livestock for one-time products	236		-	-
3.Non-current seasonal or one-time crops	237		-	-
4.Provision for impairment of long-term biological assets	238		-	-
IV. Investment property	**240**		**-**	**-**
- Cost	241		-	-
- Accumulated depreciation (*)	242		-	-
V. Non-current assets in progress	**250**		**-**	**11,631,479,144**
1.Non-current work in progress	251		-	-
2.Construction in progress	252		-	11,631,479,144
VI. Non-current financial investments	**260**		**314,983,094,000**	**130,484,669,000**
1.Investments in subsidiaries	261	V.2.2	314,983,094,000	130,484,669,000
2.Investments in associates, joint-ventures	262		-	-
3.Investment in other entities	263		-	-

ASSETS	CODE	NOTE	ENDING	BEGINNING
4.Provision for non-current investments (*)	264		-	-
5.Held to maturity investments	265		-	-
6.Provision for long-term held-to-maturity investments	266		-	-
VI. Other non-current assets	**270**		**-**	**-**
1.Non-current prepayments	271		-	-
2.Deferred income tax assets	272		-	-
3.Non-current reserved spare parts	273		-	-
4.Other non-current assets	274		-	-
TOTAL ASSETS (280=100+200)	**280**		**475,113,502,741**	**494,821,535,148**
C. LIABILITIES	**300**		**178,994,029,545**	**201,249,274,095**
I. Current liabilities	**310**		**178,994,029,545**	**201,249,274,095**
1.Trade payables	311	V.11.1	14,939,539,199	31,006,089,687
2.Advances from customers	312	V.3.2	153,545,092,676	129,801,223,181
3.Payable dividends and profits	313		-	-
4.Taxes and amounts payable to the state budget	314	V.12	677,257,180	2,271,046,514
5.Payables to employees	315	V.14	3,491,770,000	3,296,045,188
6.Accrued expenses	316	V.13	29,362,963	6,937,810,629
7.Intra-company payables	317		-	-
8.Payables relating to construction contracts under percentage of completion method	318		-	-
9.Current deferred revenue	319		-	-
10.Other current payables	320	V.14	349,167,856	313,775,800
11.Current loans and obligations under finance leases	321	V.10	-	23,152,807,301
12.Current provisions	322	V.15	5,895,410,156	4,395,410,156
13.Bonus and welfare fund	323		66,429,515	75,065,639
14.Price stabilisation fund	324		-	-
15.Government bonds resale and purchase transactions	325		-	-
II. Non-current liabilities	**330**		**-**	**-**
1.Non-current trade payables	331		-	-
2.Advances from customers	332		-	-
3.Non-current taxes and obligations payable to the Government	333		-	-
4.Non-current accrued expenses	334		-	-
5.Intra-company payables relating tooperating capital	335		-	-
6.Non-current intra-company payables	336		-	-
7.Non-current unearned revenue	337		-	-
8.Other non-current payables	338		-	-
9.Non-current loans and obligations under finance leases	339		-	-
10.Covertible bonds	340		-	-
11.Preference shares	341		-	-

ASSETS	CODE	NOTE	ENDING	BEGINNING
12.Deferred income tax liabilities	342		-	-
13.Non-current provisions	343		-	-
14.Scientific and technological development fund	344		-	-
D. OWNER'S EQUITY	**400**		**296,119,473,196**	**293,572,261,053**
1.Owner's contributed capital	411	V.16.2	288,000,000,000	144,000,000,000
- Ordinary shares carrying voting rights	*411A*	*V.16.2*	*288,000,000,000*	*144,000,000,000*
- Preference shares	*411B*		-	-
2.Share premiums	412		2,161,167,540	9,052,708,180
3.Convertible bond option	413		-	-
4.Other contributed capital	414		-	-
5.Treasury shares	415		-	-
6.Investment and development fund	416		2,811,093,513	2,811,093,513
7.Enterprise reorganisation support fund	417		-	-
8.Other reserves	418		3,147,212,143	137,708,459,360
-Beginning accumulated retained earnings	*418A*		-	-
-Retained earnings of the current year	*418B*		*3,147,212,143*	*137,708,459,360*
TOTAL RESOURCES (440=300+400)	**440**		**475,113,502,741**	**494,821,535,148**

Lam Dong, October 29, 2026

PREPARED BY/CHIEF ACCOUNTANT

NGUYEN THI THU HUONG

GENERAL DIRECTOR

LE VAN QUY

INCOME STATEMENT

For the third quarter ended September 30, 2026

Expressed in VND

ITEMS	Code	Note	Quarter 3/2026	Quarter 3/2025	Accumulated balance to Quarter 3/2026	Accumulated balance to Quarter 3/2025
1. Revenue	01	6.1	26,349,822,081	60,472,886,520	108,222,334,567	131,962,838,197
2. Deductions	02	6.2	-	-	-	-
- Allowances			-	-	-	-
3. Net revenue (10=01-02)	10		26,349,822,081	60,472,886,520	108,222,334,567	131,962,838,197
4. Cost of sales	11	6.3	24,672,684,494	60,272,785,824	101,044,160,467	115,704,937,898
5. Gross profit (20=10-11)	20		1,677,137,587	200,100,696	7,178,174,100	16,257,900,299
6. Finance income	21	6.4	466,024,004	1,535,329,916	4,829,415,702	102,406,484,495
7. Finance expense	22	6.5	25,759,159	29,175,211	101,974,928	52,290,688,210
- Of which, interest expense	23		-	-	33,854,386	123,006,164
8. Selling expense	24		-	-	1,500,000,000	-
9. General and administrative expense	26	6.6	2,514,043,541	3,092,738,981	11,317,772,622	10,474,313,368
10. Operating profit/(loss) (30=20+21-22-24-25)	30		(396,641,109)	(1,386,483,580)	(912,157,748)	55,899,383,216
11. Other income	31	6.7	1,425,925,925	4,431,361,380	6,368,874,228	20,015,451,866
12. Other expense	32		3,422,066	2,722,085,405	1,493,092,604	11,952,774,214
13. Net other income/(loss)	40	6.8	1,422,503,859	1,709,275,975	4,875,781,624	8,062,677,652
14. Accounting profit/(loss) before tax	50		1,025,862,750	322,792,395	3,963,623,876	63,962,060,868
15. Current corporate income tax expense	51	6.10	213,524,478	85,536,094	816,411,733	11,552,762,568
16. Deferred corporate income tax expense	52		-	-	-	-
17. Net profit/(loss) after tax	60		812,338,272	237,256,301	3,147,212,143	52,409,298,300
18. Basic earnings per share (*)	70		28	8	109	1,820

Lam Dong, October 29, 2026

PREPARED BY/CHIEF ACCOUNTANT	GENERAL DIRECTOR
NGUYEN THI THU HUONG	LE VAN QUY

CASH FLOW STATEMENT

(Indirect method)

For the third quarter ended September 30, 2026

Expressed in VND

ITEMS	Code	Note	Accumulated balance to Quarter 3/2026	Accumulated balance to Quarter 3/2026
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit/(loss) before taxes	**01**		**3,963,623,876**	**63,639,513,395**
2. Adjustment for:				
Depreciation and amortisation	02		4,038,787,814	1,745,489,899
Provisions	03		1,500,000,000	0
Gains/losses from investment	05		(9,598,619,401)	(49,143,960,537)
Interest expense	06	VI.5	33,854,386	123,006,164
3. Operating profit /(loss) before adjustments to working capital	**08**		**(62,353,325)**	**16,364,048,921**
Increase or decrease in accounts receivable	09		35,893,567,316	(33,996,750,315)
Increase or decrease in inventories	10		(17,187,629,684)	(8,584,694,701)
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		2,468,591,868	29,897,150,255
Increase or decrease prepaid expenses	12		131,197,146	(6,157,923,634)
Interest paid	14		(33,854,386)	(123,006,164)
Corporate income tax paid	15		(1,478,804,726)	(10,409,948,635)
Other cash outflows from operating activities	17		(608,636,124)	(62,469,396)
Net cash from operating activities	**20**		**19,122,078,085**	**(13,073,593,669)**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		(6,457,748,689)	(4,964,933,269)
2. Proceeds from disposals of fixed assets and other long-term assets	22		11,370,787,035	367,003,367
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(124,000,000,000)	(41,000,000,000)
4. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		112,700,721,810	146,899,335,091
5. Investments in other entities	25		(184,498,425,000)	(200,000,000)
6. Cash recovered from capital contributions to other units	26		0	0
7. Interest and dividends received	27		4,829,415,702	8,752,164,647
Net cash from investing activities	**30**		**(186,055,249,142)**	**109,853,569,836**

(See the next page)

CASH FLOW STATEMENT

(Indirect method)

For the third quarter ended September 30, 2026

Expressed in VND

ITEMS	Code	Note	Accumulated balance to Quarter 3/2026	Accumulated balance to Quarter 3/2026
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33		0	0
2. Repayment of borrowings	34	V.10	(23,152,807,301)	(37,000,000,000)
3. Dividends paid	36	V.16.4	0	(14,400,000,000)
Net cash from financing activities	**40**		**(23,152,807,301)**	**(51,400,000,000)**
NET INCREASE/(DECREASE) IN CASH (50=20+30	**50**		**(190,085,978,358)**	**45,379,976,167**
Cash and cash equivalents at beginning of year	**60**		**231,836,633,256**	**119,917,252,562**
Impact of exchange rate fluctuation	**61**		**0**	**0**
CASH AND CASH EQUIVALENTS AT END OF YEAR (70 = 50+60+61)	**70**	V.1	**41,750,654,898**	**165,297,228,729**

Lam Dong, October 29, 2026

PREPARED BY/CHIEF ACCOUNTANT	GENERAL DIRECTOR
NGUYEN THI THU HUONG	LE VAN QUY

NOTES TO THE FINANCIAL STATEMENTS

For the third quarter ended September 30, 2026

These notes are an integral part of the financial statements and should be read in conjunction with the accompanying financial statements.

I. CORPORATE INFORMATION

1.Structure of ownership

Lam Dong Investment and Hydraulic Construction Joint Stock Company (hereinafter referred to as "the Company") was established under Decision No. 82/2000/QD-UB dated June 27, 2000 of the People's Committee of Lam Dong Province, Business Registration Certificate No. 059247 dated July 27, 2000, and subsequent amendments, the latest being Certificate No. 5800000424 dated July 19, 2026 issued by the Department of Finance of Lam Dong Province.

On 13 October 2010, the Company was formally licensed to trade securities in Hanoi Securities Trading Centre in accordance with the Share Listing Registration Certificate No. 04/GCN-SGDHN dated 07 January 2010 issued by the General Director of Hanoi Securities Trading Centre.

The charter capital as of September 30, 2026 is VND 288,000,000,000.

The Company's registered head office is at No. 87 Phu Dong Thien Vuong Street, Lam Vien - Da Lat Ward, Lam Dong Province, Vietnam.

2.Business field

Construction.

3.Operating industry and principal activities

According to the Business Registration Certificate, the Company is principally engaged in:

* Performance of the projects: civil, industrial, transportation, irrigation, system of water supply.
* Short-term accommodation services;
* Road Transport;
* Rental of cars and other vehicles;
* Real estate business, including ownership, use rights, or leasing of land;
* Real estate consulting, brokerage, auction, and land use rights advisory services.;
* Renting and Leasing of Other Machinery, Equipment, and Tangible Goods;
* Manufacturing and installation of specialized mechanical equipment for irrigation and transportation sectors.;
* Manufacture and supply of construction materials;
* Cement and concrete spraying for projects, grouting, and injection of various solutions;
* Mining and mineral processing.

4. Normal operating cycle

The Company's normal operating cycle is carried out for a time period of 12 months.

5. Characteristics of the Company's operations affecting the financial statements during the period

In the third quarter of 2026, most projects under construction by the Company had not yet been accepted, resulting in low revenue and cost of sales during the period.

6. The Company's structure

As of September 30, 2026, the Company has the following subsidiaries:

	Name	Address	Voting rights	Capital contribution ratio	Per cent interest
	Direct subsidiaries:				
1.	40.10 Investment and Construction Joint Stock Company	201/58 Nguyen Xi Street, Binh Thanh Ward, Ho Chi Minh City.	72,08%	72,08%	72,08%
2.	Lam Dong Minerals and Building Materials Joint Stock Company	87 Phu Dong Thien Vuong Street, Lam Vien - Da Lat Ward, Lam Dong province.	65,81%	65,81%	65,81%

	Name	Address	Votings rights	Capital contributi on ratio	Per cent interest
	Indirect subsidiaries:				
1.	Hiep Thanh Brick Limited Company	14 Hiep Thanh 1 Hamlet, Lam Dong Province.	94.40%	94.40%	62,12%
2	Hiep Thinh Phat Limited Company	87 Phu Dong Thien Vuong Street, Lam Vien - Da Lat Ward, Lam Dong province.	100.00%	100.00%	65,81%
3.	LBM Dak Nong Concrete One Member Company Limited	Thuan Nam Hamlet, Thuan An Commune, Lam Dong Province.	100.00%	100.00%	65,81%
4.	LBM Tan Phu Single Member Company Limited	Land parcel No. 239, 289; map sheet No. 23, Phu Hop B hamlet, Phu Lam commune, Dong Nai province.	100.00%	100.00%	65,81%
5.	LBM Loc Son Single Member Company Limited	Loc Son Industrial Park, Ward B'Lao, Lam Dong Province	100.00%	100.00%	65,81%

7. Number of employees

The total number of employees of the Company as of September 30, 2026 is 59 employees (January 1, 2026: 55 employees).

8. Statement of comparability of information in the financial statements:

The information presented in the financial statements for this period is comparable with that of the previous period.

9. Basis of preparation of the financial statements

The accompanying financial statements are presented in Vietnam Dong (VND), under the historical cost convention, and in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and other relevant regulations on accounting in Vietnam.

II. Financial year, Reporting and functional currency

1. Financial year

The Company's financial year is from 01 January to 31 December.

2. Reporting and functional currency

The Company maintains its accounting records in VND.

III. ACCOUNTING STANDARDS, ACCOUNTING SYSTEM

1. Accounting system

The accompanying financial statements, expressed in VND, are prepared under the historical cost convention, and in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Regime under Circular No. 99/2025/TT-BTC dated October 27, 2025, and prevailing accounting regulations in Vietnam.

2. Statement on compliance with Vietnamese Accounting Standards and accounting regime

The Company complies with Vietnamese Accounting Standards and the Vietnamese accounting regime in preparing and presenting the financial statements for the third quarter ended September 30, 2026.

The accompanying financial statements are not intended to reflect the financial position, operating results and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

IV. SIGNIFICANT ACCOUNTING POLICIES

1. Use of estimates

The preparation of the financial statements requires the Board of General Directors to make estimates and assumptions affecting assets, liabilities, contingent assets and contingent liabilities as of September 30, 2026, and revenue and expenses for the third quarter ended September 30, 2026. Although these estimates are based on management's best knowledge, actual results may differ from those estimates and assumptions.

2. Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, cash at bank and current investments for a period not exceeding 3 months or highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Cash equivalents are determined in accordance with Vietnamese Accounting Standard No. 24 – Statement of Cash Flows.

3. Financial investments

Investments in subsidiaries

Investments are classified as investments in subsidiaries when the Company has the power of control over policies and operating activities, normally evidenced by the holding of more than 50% of the voting rights.

Investments in subsidiaries are accounted for under the cost method which comprise the purchase price plus (+) acquisition related costs (if any). In case of investments of non-monetary assets, the cost of the investments is measured at the fair values of the assets as incurred.

Dividends for the period after the acquisition date are recognised as financial incomes at their fair values when the shareholder's right to receive payment is established.

Recognition principles of provisions for securities investment impairment loss

For equity investments in subsidiaries

At the time of preparing the separate financial statements, a provision for impairment is made when there is evidence of a decline in value compared to the Company's investment amount.

The provision for impairment of investments in subsidiaries is calculated based on the losses incurred by the investee.

For long-term financial investments

Provision for loss of long-term financial investments is made in accordance with the instructions in Circular No. 228/2009/TT-BTC dated December 7, 2009 (Circular 228) and Circular No. 89/2013/TT- BTC dated June 28, 2013 amending and supplementing Circular 228 of the Ministry of Finance. Accordingly, the Company is required to make provisions for long-term financial investment losses if the economic organization in which the Company is investing suffers losses (except for planned losses according to the business plan before investing).) with a maximum deduction for each investment equal to the amount of capital invested.

4. Account receivables

Recognition method

Receivables are classified as trade receivables and other receivables under the following principles: Trade receivables are commercial receivables arising from transactions of sale of goods, services, or assets, where the buyer is an entity independent from the seller; The remaining receivables are classified as other receivables.

Receivables are presented at their carrying amounts of trade receivables and other receivables, net of provisions made for doubtful debts.

Provisions for doubtful debts

Provisions for doubtful debts Provision for doubtful debts is established for debts that have solid evidence of being uncollectible.

The difference between the required balance and the existing balance of provisions for doubtful debts is recorded as a general and administrative expense in the income statement.

5. Inventories

Inventory measurement

Inventories are valued according to their original prices. Where the net realizable value is lower than the original price, they must be valued according to the net realizable value;

The costs of inventories shall comprise: costs of purchase, costs of conversion, and other costs incurred in bringing inventories to their present location and condition.

The costs of purchase of inventories comprise the purchase price, non-reimbursable taxes and duties, and transport, handling, and other costs directly attributable to the acquisition of inventories. Trade discounts and sales rebates on substandard and obsolete goods purchased are deducted from the costs of purchase. The processing costs of inventories consist of those directly related to the manufactured products, such as cost of direct labor, fixed and variable general production costs incurred in the process of turning raw materials and materials into finished products.

Net realizable value is determined as the estimated selling price less the estimated costs of completion together with the marketing, selling and distribution expenses incurred.

Method of valuation for inventories

Inventories are measured using the weighted average method.

Method of accounting for inventories

Inventories are recorded under the perpetual inventory method.

Provisions for decline in value of inventories

At the end of the accounting period of the year, when the net realizable value of inventories is lower than their original price, the reserve for inventory price decrease must be set up.

The provisions for inventory devaluation are recognised for inventory stated at cost higher than net realisable value.

The difference between the required balance and the existing balance of the provision for a decline in value of inventories is included in cost of sales in the income statement.

Inventories are written down to net realizable value item by item. For services being rendered, provision is made in respect of each service for which a separate selling price is charged.

Materials and other supplies held for use in the production of inventories are not written down below cost if the finished products in which they will be incorporated are expected to be sold at or above cost.

6. Tangible fixed assets

Tangible fixed asset recognition

Tangible fixed assets are initially recognised at their cost. The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their present location and working condition for their intended use. Accessories added to fixed assets when purchased are recognised separately at their fair values and deducted from the historical cost of the respective tangible fixed assets.

Recognition and subsequent measurement principles

Subsequent expenditure on tangible fixed assets is capitalized to the asset's cost if such expenditure is certain to increase the future economic benefits derived from the use of the asset. Expenditures that do not meet these conditions are recognized as production and business expenses in the period.

Depreciation

The costs of fixed assets are depreciated on a straight-line method over their estimated useful lives.

The estimated useful lives are as follows:

	Year 2026
- Buildings, structures	03 - 25 years
- Machinery and equipment	03 - 15 years
- Means of transportations, transmitters	03 - 12 years
- Management equipment and devices	03 - 08 years
- Perennials and other assets	04 - 07 years

7. Intangible fixed assets

Intangible fixed asset recognition

Intangible fixed assets are initially recognized at cost. The cost of an intangible fixed asset comprises the total amount of expense incurred by the Company to acquire an asset at the time the asset is put into operation for its intended use.

Recognition and subsequent measurement principles

Expenses related to intangible fixed assets incurred after initial recognition are recorded as production and business expenses of the period, unless such expenses are directly attributable to a specific intangible fixed asset and increase the economic benefits derived from that asset.

Accounting principles for intangible fixed asset

- Land use rights

Land use rights are stated at their costs less accumulated amortisation. The Company's land use right pertains to a plot of land located at Land parcel No. 102, Map sheet No. 37, Tien Hoang commune, Cat Tien district, Lam Dong province which the Company can utilise for 20 years. The land use right is amortised using the straight-line method over the period of the right to use the land.

- Computer software

Computer software is not an indispensable component of hardware and is recognised as an intangible asset and depreciated over its useful life.

8. Prepaid expenses

Prepaid expenses include short-term and long-term prepaid expenses presented in the consolidated balance sheet, mainly consisting of expenses related to the cost of tools and instruments, and expenses for the implementation of the Group's digital software. These amounts are allocated over the prepaid period of the expenses or over the period in which the economic benefits are expected to be generated.

9. Liabilities

Liabilities are classified into trade payables, intra-company payables and other payables based on the following rules: Trade payables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; intra-company payables represent those between the entity and its dependent accounting units having no legal status; the remaining payables are classified as other payables.

Liabilities are also classified according to the maturity date, the remaining term from the date of the financial statements, original currency, and each creditor.

Liabilities are recognised at no less than the payment obligation.

10. Accrued expenses

Accrued expenses are recognized for future payable amounts related to goods and services received from suppliers during the reporting period but not yet paid due to the absence of invoices or insufficient accounting documents. These expenses are recorded in the production and business costs of the reporting period.

11. Provisions

A provision is recognised when the Company has a present legal or constructive obligation as a result of a past event; a reliable estimate can be made of the amount of the obligation; and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation. Provisions shall not be recognised for future operating losses.

Provisions are measured at the expenditures expected to be required to settle the obligation. If the time value of money is material, provisions will be measured at their present value using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as an interest expense.

12. Owners' equity

The owners' contributed equity

The owners' equity is recognised when contributed.

Share premiums

Share premiums are recognised as the difference between the issue price and the par value of shares, and the difference between the re-purchase price and the re-issue price of treasury shares.

Dividends

Dividends are recognised as a liability at the date of declaring dividends.

Reserves

Reserves are created at certain percentages of profit after tax as prescribed in the Company's charter.

Retained earnings

Net profit after income tax can be distributed to shareholders after the distribution is approved by the General Annual Meeting of Shareholders and reserves are created in accordance with the Company's Charter and legal regulations in Vietnam.

13. Revenue and other income

Revenue from selling goods

Revenue from selling goods is measured at the fair value of the consideration received or receivable. In most cases, revenue is recognised when transferring the risks and rewards of ownership to the buyer.

Revenue involving the rendering of services

Revenue of a transaction involving the rendering of services is recognised when the outcome of this transaction can be estimated reliably. When a transaction involving the rendering of services is attributable to several periods, each period's revenue is recognised by reference to the stage of completion at the end of the reporting period.

Revenue from construction contracts

Revenue from construction contracts is recognised in accordance with the accounting policy on construction contracts as Note VII.1 below.

Income from deposits

Interest income from deposits is recognized on an accrual basis, determined based on the balances of deposit accounts and the applicable interest rates.

Income from investments

Income from investments is recognised in the income statement corresponding to the per cent interest of the Company

Disposal and sale of fixed assets

Income from the disposal and sale of fixed assets is the difference between the proceeds from the disposal or sale of fixed assets exceeding the carrying amount of fixed assets, investment properties, and disposal expenses.

14. Deductions

Deductions include trade discounts, allowances, and sale returns.

Deductions arising in the reporting year from consumption of products, goods and services are recognised as decreases in revenue in that year; Deductions arising after the end of the reporting year but prior to issuing the financial statements for the reporting year are recognised as decreases in revenue of the reporting year; Deductions arising after the end of the reporting year and after issuing the financial statements for the reporting year are recognised as decreases in revenue of the next year.

15. Construction contracts

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the date of the statement of financial position as measured by the proportion that contract costs incurred for work performed to date bear to the estimated total contract costs - except where this would not be representative of the stage of completion. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably:

* Revenue is only recognised to the extent of contract costs incurred that it is probable will be recoverable.
* Contract costs are only recognised as an expense in the period in which they are incurred.

16. Cost of sales

Cost of sales and services provided represents total costs of finished products, goods, services, investment properties or manufacturing costs of construction products (for construction entities) which are sold in the year in accordance with the matching principle. Abnormal amounts of production costs of inventories are recognised immediately in cost of sales.

17. Finance expense

Financial expenses for the period mainly comprise borrowing costs and other financial expenses.

18. General and administrative expense

General and administrative expenses represent common expenses, which include payroll costs for office employees' (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance; stationery expenses, material expenses, depreciation expenses of fixed assets used for administration activities; land rental, license tax; provision for doubtful debts; utility services (electricity expenses, water expenses, phone, fax, warranty expenses, etc.); sundry expenses.

19. Taxation

Corporate income tax

Current corporate income tax expense

Current corporate income tax expense is determined on the basis of taxable income and the rate of corporate income tax (CIT) of the current year at 20%

Value added tax

The goods sold and services rendered by the Company are subject to value added tax is 8% and 10%

Other taxes

Other taxes are applicable in accordance with the prevailing tax laws in Vietnam.

The tax reports of the Company will be inspected by the Tax Department. Application of the laws and regulations on tax to different transactions can be interpreted by many ways; therefore, the tax amounts presented in the financial statements can be amended in accordance with the Tax Department's final assessment for the Company.

20. Related parties

Related parties are individuals or entities that have the ability, directly or indirectly through one or more intermediaries, to control the Company or are controlled by, or are subject to common control with the Company. Associates, individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the Company, key management personnel, including directors and officers of the Company and close family members or associates of such individuals are also considered to be related parties.

(See the next page)

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

	Ending	Beginning
Cash in hand	47,861,537	262,447,293
Cash at banks	4,102,793,361	19,574,185,963
Cash equivalents	37,600,000,000	212,000,000,000
Total	**41,750,654,898**	**231,836,633,256**

2. Financial investments

2.1 Held-to-maturity investments

Current loans:	Ending	Beginning
With related parties – *See Section VIII* :		
- 40.10 Investment and Construction JSC	4,100,000,000	10,000,000,000
Total	**4,100,000,000**	**10,000,000,000**

Term deposits from ≥ 6 to ≤ 12 months:	Ending	Beginning
For others:	0	0
- BIDV - Lam Dong Branch:	14,000,000,000	0
Total	**14,000,000,000**	**0**

2.2 Investments in subsidiaries

	Ending		Beginning	
	Cost	**Fair value**	**Cost**	**Fair value**
- 40.10 Investment and Construction JSC	30,563,700,000	30,563,700,000	19,709,200,000	19,709,200,000
- Lam Dong Minerals and Building Materials JSC	284,419,394,000	967,439,369,400	110,775,469,000	968,320,831,200
Total	**314,983,094,000**	**998,003,069,400**	**130,484,669,000**	**988,030,031,200**

The Company does not make provisions for investments in subsidiaries. Company has determined the fair values of investments in Lam Dong Minerals and Building Materials Joint Stock Company on the basis of prices quoted on the Stock Exchange and the number of shares that the Company holds as of September 30, 2026. The fair value of the investment in 40.10 Investment and Construction Joint Stock Company is determined at cost.

3. Trade receivables

3.1 Current trade receivables

	Ending		Beginning	
	Amount	**Provision value**	**Amount**	**Provision value**
Trade receivables from customers:				
- Long An Clean Water Center	991,130,000	0	3,727,824,000	0
- Tay Ninh Project Management Board for Agricultural and Rural Development Construction	3,069,644,000	0	2,379,077,000	0
- Transport Infrastructure and Trading Joint Stock Company	2,816,200,000	2,816,200,000	2,816,200,000	2,816,200,000
- Don Duong Area Construction Investment Project Management Board	4,744,829,000	0	4,646,920,000	0
- Ho Chi Minh City Urban Infrastructure Construction Investment Project Management	2,953,754,075	0	0	0
- Others	2,177,977,176	0	7,532,046,174	0
Receivables from related party customers:				
- 40.10 Investment and Construction JSC	22,444,000	0	0	0
- Lam Dong Minerals and Building Materials JSC	1,710,748,000	0	21,419,005,011	0
- LBM Dak Nong Concrete One Member Company Limited	218,796,000	0	6,714,363,241	0
- LBM Loc Son Single Member Company Limited	109,398,000	0	4,886,581,115	0
Total	**18,814,920,251**	**2,816,200,000**	**54,122,016,541**	**2,816,200,000**

3.2 Advances from customers

	Ending		Beginning	
	Amount	Payable amount	Amount	Payable amount
Other customers:				
- Lam Ha Area Construction Investment Project Management Board	21,600,000,000	21,600,000,000	21,600,000,000	21,600,000,000
- Construction Investment Project Management Board No. 1	92,131,529,358	92,131,529,358	93,336,271,020	93,336,271,020
- Binh Duong Agriculture and Rural Development Project Management Board	0	0	7,465,937,571	7,465,937,571
- Ho Chi Minh City Urban Infrastructure Construction Investment Project Management Board	18,248,451,987	18,248,451,987	713,758,598	713,758,598
- Lam Dong Center for Investment Management and Irrigation Exploitation	5,125,169,941	5,125,169,941	6,685,255,992	6,685,255,992
- Others	0	0	0	0
Related parties:				
- 40 Investment and Construction Joint Stock Company	16,439,941,390	16,439,941,390	769,650,174	769,650,174
Total	**153,545,092,676**	**153,545,092,676**	**130,570,873,355**	**130,570,873,355**

4. Other current receivables

	Ending	Beginning
Receivables from employees	1,149,487,282	969,818,195
Other receivables	185,571,895	157,095,030
Total	**1,335,059,177**	**1,126,913,225**

Of which, receivables from related parties:	Ending	Beginning
- Lam Dong Minerals and Building Materials JSC	185,571,895	0

5. Bad debts

	Ending		Beginning	
	Original debt value	Recoverable value	Original debt value	Recoverable value
Transport Investment and Trading Joint Stock Company	2,816,200,000	0	2,816,200,000	0
Total	**2,816,200,000**	**0**	**2,816,200,000**	**0**

6. Inventories

	Ending		Beginning	
	Original cost	Provision	Original cost	Provision
- Raw materials inventory	3,324,033,161	0	202,704,411	0
- Work in progress	22,859,283,015	0	8,792,982,081	0
- Merchandise inventory	1,147,318,971	0	1,147,318,971	0
Total	**27,330,635,147**	**0**	**10,143,005,463**	**0**

(See the next page)

7. Increase and decrease in tangible fixed assets

Items	Buildings, structures	Machinery and equipment	Means of transportations, transmitters	Management equipment and devices	Total
Cost					
At January 1, 2026		**53,805,814,103**	**35,287,603,188**	**644,018,181**	**89,737,435,472**
Purchase		2,594,796,296	5,579,081,818	116,379,630	**8,290,257,744**
Self-construction					**-**
Disposals		(2,226,000,000)	(11,992,990,731)	(40,000,000)	**(14,258,990,731)**
Transferred to Investment property					**0**
At September 30, 2026	**-**	**54,174,610,399**	**28,873,694,275**	**720,397,811**	**83,768,702,485**
Accumulated depreciation:					
At January 1, 2026		**49,059,719,627**	**31,751,523,454**	**369,634,123**	**81,180,877,204**
Depreciation		943,791,117	1,156,348,701	80,863,622	**2,181,003,440**
Disposals		(107,999,998)	(7,546,740,731)	(2,666,666)	**(7,657,407,395)**
Transferred to Investment property					**0**
At September 30, 2026	**-**	**49,895,510,746**	**25,361,131,424**	**447,831,079**	**75,704,473,249**
Net book value:					
At January 1, 2026	**-**	**4,746,094,476**	**3,536,079,734**	**274,384,058**	**8,556,558,268**
At September 30, 2026	**-**	**4,279,099,653**	**3,512,562,851**	**272,566,732**	**8,064,229,236**

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND **71,674,025,648** VND

(See the next page)

8. Increase and decrease of intangible fixed assets

Item	Land use rights	Software	Total
Cost			
At January 1, 2026	3,015,000,000	124,364,500	**3,139,364,500**
Completed construction investment	0	11,631,479,144	**11,631,479,144**
At September 30, 2026	**3,015,000,000**	**11,755,843,644**	**14,770,843,644**
Accumulated depreciation			
At January 1, 2026	364,717,742	124,364,500	**489,082,242**
Depreciation for the period	113,062,500	1,744,721,874	**1,857,784,374**
At September 30, 2026	**477,780,242**	**1,869,086,374**	**2,346,866,616**
Net book value			
At January 1, 2026	**2,650,282,258**	0	**2,650,282,258**
At September 30, 2026	**2,537,219,758**	**9,886,757,270**	**12,423,977,028**

Original cost of intangible fixed assets fully depreciated but still in use at peric **124,364,500** VND

9. Short-term prepaid expenses

	Ending	Beginning
- Tools and equipment expenses	65,337,668	196,534,814
- Costs of investing in a digitalization system	0	1,258,911,706
Total	**65,337,668**	**1,455,446,520**

10. Short-term borrowings and finance lease liabilities

	Ending	During the year		Beginning
		Increase	Decrease	
- BIDV Lam Dong	0	0	23,152,807,301	23,152,807,301
- Others	0	0	0	0
Total	**0**	**0**	**23,152,807,301**	**23,152,807,301**

11. Accounts payable to suppliers

11.1. Short-term accounts payable to suppliers

	Ending	Beginning
Other suppliers:		
- Vinci Vina Construction Co., Ltd	2,541,663,007	3,648,779,545
- Bac Au Electromechanical JSC	207,000,000	3,080,141,000
- FOXAI Technology JSC	800,000,000	2,983,700,000
- Toan Khoa Trading Development JSC	109,810,000	5,575,513,600
- SilkRoad Vina JSC	0	2,882,628,000
- Phuong Nam Geo-textile Investment and Production Co., Ltd	0	2,647,480,000
- Son Thanh An Investment Construction Joint Stock Company	2,929,800,000	2,317,260,225
- Others	4,869,983,307	6,410,750,013
Related party suppliers:		
- LBM Loc Son Single Member Company Limited	555,508,000	3,510,000
- Lam Dong Minerals and Building Materials JSC	0	1,456,327,304
- Intercons Investment and Construction Company Limited	2,925,774,885	0
Total	**14,939,539,199**	**31,006,089,687**

11.2. Short-term advances to suppliers

	Ending	Beginning
Other suppliers:		
- Trong Tin Co., Ltd	8,423,330,270	9,022,129,270
- Bao Hoang Construction and Services Co., Ltd	1,500,000,000	1,500,000,000
- 126 Investment, Construction and Trading JSC	7,364,696,421	4,752,174,421
- Duy Ha Gold Co., Ltd	0	1,830,177,552
- Thai Hung Thinh Mechanical and Construction Co., Ltd	3,037,496,000	1,378,943,290
- Loc Phu General Construction Joint Stock Company	1,031,754,000	0
- Others	3,252,696,631	4,737,210,866
Related party suppliers:		
- 40.10 Investment and Construction JSC	0	3,670,454,777
- 40 Investment and Construction JSC	9,998,553,000	9,998,553,000
Total	**34,608,526,322**	**36,889,643,176**

12. Tax and amounts receivable/payable to the state budget

	Beginning	Payable	Paid	Ending
Short-term payables				
- Corporate income tax	1,180,020,997	816,411,733	1,478,804,726	517,628,004
- Personal Income Tax	314,039,363	919,992,013	1,074,402,200	159,629,176
- Resource Royalty Tax	0	1,179,875,542	1,179,875,542	0
- Environmental Protection Fee	0	702,951,568	702,951,568	0
- Other taxes and fees	0	3,422,066	3,422,066	0
Total	**1,494,060,360**	**3,622,652,922**	**4,439,456,102**	**677,257,180**
Short-term receivables				
- Value added tax	776,986,154	365,837,329	1,596,092,494	(453,269,011)
Total	**776,986,154**	**365,837,329**	**1,596,092,494**	**(453,269,011)**

13. Accrued expenses

	Ending	Beginning
- Accrued expense of XL-4 Rach Dua, HCM city Project	0	681,658,629
- Accrued expense of Kazam Water Reservoir Project	29,362,963	4,444,152,000
- Accrued expense of Package 4 – Suoi Cai, Ho Chi Minh City Project	0	1,652,000,000
- Accrued expense of Package 15 – Tay Ninh Project, Phase 2	0	160,000,000
Total	**29,362,963**	**6,937,810,629**

14. Current other payables

	Ending	Beginning
- Trade Union Fee	339,295,743	257,060,059
- Payable to employees	3,491,770,000	3,296,045,188
- Other payables	9,872,113	56,715,741
Total	**3,840,937,856**	**3,609,820,988**

15. Provisions

Provision for warranties on construction works completed up to September 30, 2026, at rates depending on each construction contract but not exceeding 5% in accordance with government regulations.

16. Owners' equity

16.1 Changes in owners' equity

	Owners' contributed capital	Capital surplus	Investment and development fund	Undistributed earnings	Total
At January 1, 2025	**144,000,000,000**	**9,052,708,180**	**2,811,093,513**	**30,240,445,522**	**186,104,247,215**
Previous year's profits	0	0	0	121,868,013,838	121,868,013,838
Distributed to Investment and development fund	0	0	0	0	-
Distributed to bonus and welfare fund	0	0	0	0	-
Dividends	0	0	0	(14,400,000,000)	(14,400,000,000)
Bonus shares	0	0	0	0	-
At January 1, 2026	**144,000,000,000**	**9,052,708,180**	**2,811,093,513**	**137,708,459,360**	**293,572,261,053**
Current year's profits	0	0	0	3,147,212,143	3,147,212,143
Distributed to Investment and development fund	0	0	0	0	-
Distributed to bonus and welfare fund	0	0	0	(600,000,000)	(600,000,000)
Dividends	0	0	0	0	-
Bonus shares	144,000,000,000	(6,891,540,640)	0	(137,108,459,360)	-
At September 30, 2026	**288,000,000,000**	**2,161,167,540**	**2,811,093,513**	**3,147,212,143**	**296,119,473,196**

(See the next page)

16.2 Details of owner's equity

	Ending	Beginning
Capital contributed by the State	0	0
Capital contributed by others	288,000,000,000	144,000,000,000
Total	**288,000,000,000**	**144,000,000,000**

16.3 Shares

	Ending	Beginning
Number of shares registered for issue	28,800,000	14,400,000
Number of shares sold to public	28,800,000	14,400,000
Number of shares outstanding	28,800,000	14,400,000

Par value per outstanding share: VND 10,000 per share

16.4 Dividends paid

	Quarter 3/2026	Quarter 3/2025
Dividends paid on per ordinary shares	0	0
Total	**0**	**0**

VI. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INCOME STATEMENT

1. Revenue from selling goods and rendering services

	Quarter 3/2026	Quarter 3/2025
Revenue from construction contracts	25,357,912,822	60,472,886,520
Revenue from other services provided (operation of the digitalization system)	991,909,259	0
Total	**26,349,822,081**	**60,472,886,520**

2. Deductions

	Quarter 3/2026	Quarter 3/2025
Allowances	0	0
Total	**0**	**0**

3. Cost of sales

	Quarter 3/2026	Quarter 3/2025
Cost of construction of works	23,680,775,235	60,272,785,824
Cost of other services provided (operation of the digitalization system)	991,909,259	0
Total	**24,672,684,494**	**60,272,785,824**

4. Finance income

	Quarter 3/2026	Quarter 3/2025
Deposit and loan interest	466,024,004	1,535,329,916
Dividend	0	0
Total	**466,024,004**	**1,535,329,916**

5. Finance expense

	Quarter 3/2026	Quarter 3/2025
Interest expense	0	0
Other financial expenses	25,759,159	29,175,211
Total	**25,759,159**	**29,175,211**

6. Selling expenses

	Quarter 3/2026	Quarter 3/2025
Other cash expenses	0	0
Total	**0**	**0**

7. General and administrative expense

	Quarter 3/2026	Quarter 3/2025
Employee expense	950,048,070	1,877,999,646
Cost of office supplies	53,913,829	51,884,729
Depreciation expense	261,585,864	221,437,956
Outsourced service expenses	57,982,830	0
Others	1,190,512,948	941,416,650
Total	**2,514,043,541**	**3,092,738,981**

8. Other income

	Quarter 3/2026	Quarter 3/2025
Gains from disposal and sale of fixed assets	1,425,925,925	2,129,629,630
Revenue from goods under centralized trading	0	2,300,548,875
Other income	0	1,182,875
Total	**1,425,925,925**	**4,431,361,380**

9. Other expense

	Quarter 3/2026	Quarter 3/2025
Net book value of fixed assets	0	367,751,693
Penalties, administrative violations	3,422,066	52,508,273
Cost of goods from centralized trading	0	2,300,548,875
Others	0	1,276,564
Total	**3,422,066**	**2,722,085,405**

10. Production and business costs by element

	Quarter 3/2026	Quarter 3/2025
Material expense	24,632,433,972	55,176,743,579
Employee expense	4,476,197,971	3,378,783,471
Depreciation expense	398,007,512	693,373,764
Production tools expenses	141,502,255	0
Service expense	1,213,888,474	698,277,728
Other expenses	88,493,503	219,150,554
Total	**30,950,523,687**	**60,166,329,096**

11. Current corporate income tax expense

CIT expense calculated on the taxable income of the current year is determined as follows:

	Quarter 3/2026	Quarter 3/2025
Accounting profit before tax for the period	1,025,862,750	322,792,395
Add: Adjustments according to CIT law	41,759,641	92,122,411
Less: Adjustments according to CIT law	0	0
Taxable income from business activities	**1,067,622,391**	**414,914,806**
Current CIT rate	20%	20%
Current CIT expense for the year	**213,524,478**	**82,982,960**

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

1 Cash receipts from loans in the year

	Accumulated to 30/09/2026	Accumulated to 30/09/2025
Cash receipts from loans under normal contracts	0	0
Cash receipts from from loans under personal	0	0
Total	**0**	**0**

2 Cash repayments of principal amounts borrowed

	Accumulated to 30/09/2026	Accumulated to 30/09/2025
Cash repayment of principal amounts under normal contracts	0	0
Cash repayment from loans under personal	0	0
Total	**0**	**0**

(See the next page)

VIII RELATED PARTIES

During the reporting year, the Company entered into significant transactions with the following entities and individuals identified as related parties under the definition of Vietnamese Accounting Standard No. 26:

List of related parties	Relationship
1. Lam Dong Minerals and Building Materials JSC	Subsidiary
2. 40 Investment and Construction Joint Stock Company	Subsidiary
2. 40.10 Investment and Construction Joint Stock Company	Subsidiary
3. Hiep Thinh Phat Limited Company	Indirect subsidiary
4. Hiep Thanh Brick Limited Company	Indirect subsidiary
5. LBM Dak Nong Concrete One Member Company Limited	Indirect subsidiary
6. LBM Tan Phu One Member Company Limited	Indirect subsidiary
7. LBM Loc Son One Member Company Limited	Indirect subsidiary
8. Board of Directors, Supervisory Board, Finance Director and Board of General Directors	Key management personnel
9. 10 Investment and Hydraulic Construction Joint Stock Company (*)	Related company
10. Intercons Construction Investment Company Limited (**)	Related company
11. 40 Investment and Construction Joint Stock Company (***)	Related company

(*) (**) (***) Related parties established and operated through capital contributions by the Company's insiders and their related persons.

At the end of the reporting, the balances with related parties are as follows:

Trade receivables - Refer to Note V.3	Ending	Beginning
- 40.10 Investment and Construction Joint Stock Company	22,444,000	0
- Lam Dong Minerals and Building Materials JSC	1,710,748,000	21,419,005,011
- LBM Dak Nong Concrete One Member Company Limited	218,796,000	6,714,363,241
- LBM Loc Son One Member Company Limited	109,398,000	4,886,581,115
- 40 Investment and Construction Joint Stock Company	(16,439,941,390)	(769,650,174)
Total	**(14,378,555,390)**	**32,250,299,193**

Other current receivables – Refer to Note V.4	Ending	Beginning
- Lam Dong Minerals and Building Materials JSC	185,571,895	0
Total	**185,571,895**	**0**

Current loan receivables - Refer to Note V.2.1	Ending	Beginning
- 40.10 Investment and Construction Joint Stock Company	4,100,000,000	10,000,000,000
Total	**4,100,000,000**	**10,000,000,000**

Trade payables - Refer to Note V.11	Ending	Beginning
- 40.10 Investment and Construction Joint Stock Company	0	(3,670,454,777)
- LBM Loc Son One Member Company Limited	555,508,000	3,510,000
- Lam Dong Minerals and Building Materials JSC	0	1,456,327,304
- 40 Investment and Construction Joint Stock Company	(9,998,553,000)	(9,998,553,000)
- Intercons Construction Investment Company Limited	2,925,774,885	0
Total	**(6,517,270,115)**	**(12,209,170,473)**

The nature of significant intercompany transactions and the transaction values during the reporting year are as follows:

Sale of goods and rendering of services (Including VAT):	Quarter 3/2026	Quarter 3/2025
- 40.10 Investment and Construction Joint Stock Company	0	7,900,000
- Lam Dong Minerals and Building Materials JSC	1,959,417,360	13,230,796,246
- LBM Dak Nong Concrete One Member Company Limited	218,796,000	359,056,358
- LBM Loc Son One Member Company Limited	109,398,000	0
- LBM Loc Son One Member Company Limited	0	7,658,181
- 40 Investment and Construction Joint Stock Company	461,992,335	0
Total	**2,749,603,695**	**13,605,410,785**

Purchase of goods and rendering of services (Including VAT):	Quarter 3/2026	Quarter 3/2025
- 40.10 Investment and Construction Joint Stock Company	0	5,442,881,085
- Lam Dong Minerals and Building Materials JSC	16,792,362	1,102,129,386
- LBM Loc Son One Member Company Limited	1,735,806,000	2,170,366,000
- Intercons Construction Investment Company Limited	4,742,005,400	0
Total	**6,494,603,762**	**8,715,376,471**

Interest income from loans	Quarter 3/2026	Quarter 3/2025
- 40.10 Investment and Construction Joint Stock Company	62,444,000	0
- Lam Dong Minerals and Building Materials JSC	0	0
Total	**62,444,000**	**0**

Dividends paid to the Board of Directors, Supervisory Board, Finance Director and Board of General Directors during the year are as follows:

Board of Directors	Quarter 3/2026	Quarter 3/2025
Mr. Le Dinh Hien - Chairperson of the Board of Directors	0	0
Mr. Tran Viet Thang - Vice Chairman of the Board of Directors	0	0
Ms. Ngo Thu Huong - Member of the Board of Directors	0	0
Mr. Nguyen Chi Hieu - Member of the Board of Directors (Appointment from 19 Apr. 2026)	0	0
Ms. Lam Boi Ngoc - Member of the Board of Directors (Dismissed from 19 Apr. 2026)	0	0
Mr. Nong Vuong Hung - Member of the Board of Directors (Appointment from 20 Apr. 2025)	0	0
Total	**0**	**0**

Supervisory Board	Quarter 3/2026	Quarter 3/2025
Mr. Le Huy Sau - Head of the Supervisory Board (Dismissed from 19 Apr. 2026)	0	0
Ms. Hoang Thi Lua - Member of the Supervisory Board (Dismissed from 19 Apr. 2026)	0	0
Ms. Nguyen Thi Lien - Member of the Supervisory Board (Dismissed from 19 Apr. 2026)	0	0
Ms. Nguyen Thi Lan Hương - Head of the Supervisory Board (Appointment from 19 Apr. 2026)	0	0
Ms. Nguyen Viet Ha - Member of the Supervisory Board (Appointment from 19 Apr. 2026)	0	0
Mr. Dan Thanh - Member of the Supervisory Board (Appointment from 19 Apr. 2026)	0	0
Total	**0**	**0**

Subordinate to the Board of Directors	Quarter 3/2026	Quarter 3/2025
Mr Hau Van Tuan - Finance Director	0	0
Total	**0**	**0**

Board of Management	Quarter 3/2026	Quarter 3/2025
Mr. Le Van Quy - General Director	0	0
Mr. Tran Dai Hien - Vice General Director	0	0
Mr. Nguyen Van Son - Vice General Director (Dismissed from May 01, 2026)	0	0
Mr. Pham Van Hoan - Vice General Director (Dismissed from 14 Sep. 2026)	0	0
Ms. Nguyen Thi Thu Huong - Chief Accountant	0	0
Total	**0**	**0**

Remunerations of the Board of Directors, the supervisory committee, the management are as follows:

Board of Directors	Quarter 3/2026	Quarter 3/2025
Mr. Le Dinh Hien - Chairperson of the Board of Directors	180,000,000	180,000,000
Mr. Tran Viet Thang - Vice Chairman of the Board of Directors	30,000,000	30,000,000
Ms. Ngo Thu Huong - Member of the Board of Directors	15,000,000	15,000,000
Mr. Nguyen Chi Hieu - Member of the Board of Directors (Appointment from 19 Apr. 2026)	15,000,000	0
Ms. Lam Boi Ngoc - Member of the Board of Directors (Dismissed from 19 Apr. 2026)	0	15,000,000
Mr. Nong Vuong Hung - Member of the Board of Directors (Appointed April 20, 2025)	15,000,000	15,000,000
Total	**255,000,000**	**255,000,000**

Supervisory Board	Quarter 3/2026	Quarter 3/2025
Mr. Le Huy Sau - Head of the Supervisory Board (Dismissed from 19 Apr. 2026)		15,000,000
Ms. Hoang Thi Lua - Member of the Supervisory Board (Dismissed from 19 Apr. 2026)	0	6,000,000
Ms. Nguyen Thi Lien - Member of the Supervisory Board (Dismissed from 19 Apr. 2026)	0	6,000,000
Ms. Nguyen Thi Lan Hương - Head of the Supervisory Board (Appointment from 19 Apr. 2026)	15,000,000	0
Ms. Nguyen Viet Ha - Member of the Supervisory Board (Appointment from 19 Apr. 2026)	6,000,000	0
Mr. Dan Thanh - Member of the Supervisory Board (Appointment from 19 Apr. 2026)	6,000,000	0
Total	**27,000,000**	**27,000,000**

Subordinate to the Board of Directors	Quarter 3/2026	Quarter 3/2025
Mr Hau Van Tuan - Finance Director	60,000,000	150,000,000
Total	**60,000,000**	**150,000,000**

Board of Management	Quarter 3/2026	Quarter 3/2025
Mr. Le Van Quy - General Director	120,000,000	390,000,000
Mr. Tran Dai Hien - Vice General Director	75,000,000	180,000,000
Mr. Nguyen Van Son - Deputy General Director (Dismissed May 1, 2026)	0	0
Mr. Pham Van Hoan - Deputy General Director (Dismissed September 14, 2026)	0	0
Ms. Nguyen Thi Thu Huong - Chief Accountant	75,000,000	180,000,000
Total	**270,000,000**	**750,000,000**

IX. EVENTS AFTER THE END OF THE REPORTING YEAR

There were no significant events after the end of the third quarter of 2026 up to the date of issuance of these financial statements.

X. APPROVAL AND AUTHORIZATION FOR ISSUANCE OF FINANCIAL STATEMENTS

The financial statements for the period ended September 30, 2026 were approved and authorized for issuance by the Company's General Director on October 29, 2026.

Lam Dong, October 29, 2026

PREPARED BY/CHIEF ACCOUNTANT	GENERAL DIRECTOR
NGUYEN THI THU HUONG	LE VAN QUY