PETROVIETNAM CONSTRUCTION
JOINT STOCK CORPORATION
PETROLEUM EQUIPMENT ASSEMBLY AND METAL STRUCTURE JOINT STOCK COMPANY

No: 1662/ KCKL-TCKT

Regarding: Regular disclosure of information on financial statements for the Third Quarter of 2026

THE SOCIALIST REPUBLIC OF VIETNAM
***Independence* - Freedom – Happiness**

Ho Chi Minh, 30 oct , 2026

REGULAR DISCLOSURE OF INFORMATION ON FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026

To: Hanoi Stock Exchange (HNX)

The State Securities Commission

Complying with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Petroleum Equipment Assembly And Metal Structure Joint Stock Company would like to disclose the Financial Statements for the Third Quarter of 2026 with Hanoi Stock Exchange as follows:

1. Name of Organization: Petroleum Equipment Assembly And Metal Structure Joint Stock Company

- Stock code: **PXS**
- Address: 02, Nguyen Huu Canh, Rach Dua Ward, Ho Chi Minh City;
- Tel 0254.3.848.229 Fax: 0254.3.848.404
- Email: sales@pvc-ms.vn Website: www.pvc-ms.vn

2. Content of information disclosure:

- Financial Statements for the Third Quarter of 2026

☐ Separate Financial Statements (Listed organizations has no subsidiaries and superior accounting units have affiliated units);

☐ Consolidated Financial Statements (Listed organizations have subsidiaries);

☑ General Financial Statements (Listed organizations has an accounting units directly under its own accounting system

- Cases in which the cause must be explained:

+ The auditing organization expresses an opinion that is not a fully accepted opinion for financial statements:

☐ Yes ☑ No

Explanatory documents in case of integration:

☐ Yes ☑ No

+ The profit after tax in the reporting period shows a difference of 5% or more before and after the audit, resulting in a change from loss to profit or vice versa:

☐ Yes ☑ No

Explanatory documents in case of integration:

☐ Yes ☑ No

+ The profit after corporate income tax in the business performance statement of the reporting period changes by 10% or more compared to the same period of the previous year:

☑ Yes ☐ No

Explanatory documents in case of integration:

☑ Yes ☐ No

+ The profit after tax in the reporting period suffered a loss, converted from profit in the same period last year to a loss in this period or vice versa:

☐ Yes ☑ No

Explanatory documents in case of integration:

☐ Yes ☑ No

This information was published on the Company's website at the link http://www.pvc-ms.vn/quan-he-co-dong

We hereby commit that the information published above is true and take full responsibility before the law for the content of the published information

Attachments:

- Financial Statements for the Third Quarter of 2026

Representative of the organization

Person authorized to disclose information



Nguyen Ngoc Huan

CÔNG TY CỔ PHẦN KẾT CẤU KIM LOẠI VÀ LẮP MÁY DẦU KHÍ

Digitally signed by CÔNG TY CỔ PHẦN KẾT CẤU KIM LOẠI VÀ LẮP MÁY DẦU KHÍ
DN: C=VN, S=Thành phố Hồ Chí Minh, CN=CÔNG TY CỔ PHẦN KẾT CẤU KIM LOẠI VÀ LẮP MÁY DẦU KHÍ, OID.0.9.2342.19200300.100.1.1=MST:3500834094
Reason: I am the author of this document
Location: your signing location here
Date: 2026-11-02 16:52:00
Foxit PhantomPDF Version: 10.0.0

VIETNAM PETROLEUM CONSTRUCTION JOINT STOCK CORPORATION
PETROLEUM EQUIPMENT ASSEMBLY AND METAL STRUCTURE JOINT STOCK COMPANY

FORM B 01-DN
Issued under Circular No. 99/2025/TT-BTC
dated October 22, 2025 by the Minister of Finance

STATEMENT OF FINANCIAL POSITION

As at September 30 2026

PART: ASSTES

ASSETS	CODE	Notes	Ending Balance	Beginning Balance
1	2	3	4	5
A - SHORT-TERM ASSETS (100 = 110+120+130+140+150)	**100**		**607,382,527,580**	**522,708,905,168**
I. Cash and cash equivalents	**110**		**5,598,035,943**	**11,855,741,011**
1. Cash	111		5,598,035,943	6,456,851,398
2. Cash equivalents	112		-	5,398,889,613
II. Short-term financial investments	**120**		**75,804,150,424**	**4,226,997,779**
3. Held to maturity investments	123		75,804,150,424	4,226,997,779
III. Short-term receivables	**130**		**371,768,907,787**	**293,859,797,665**
1. Short-term trade accounts receivable	131		298,944,537,897	222,375,679,722
2. Short-term prepayments to suppliers	132		47,099,853,545	41,283,308,999
5. Other short-term receivables	136		40,406,694,656	45,060,609,955
6. Provision for short-term doubtful debts (*)	137		(14,682,178,311)	(14,859,801,011)
IV. Inventories	**140**		**129,862,035,838**	**202,626,992,364**
1. Inventories	141		264,874,299,234	324,984,461,720
2. Provision for decline in value of inventories (*)	149		(135,012,263,396)	(122,357,469,356)
V. Short-term biological assets	**150**		-	-
VI . Other short-term assets	**160**		**24,349,397,588**	**10,139,376,349**
1. Short-term prepayments	161		626,023,301	381,577,880
2. Deductible value added tax	162		13,285,596,006	-
3. Taxes and other receivables from state authorities	163		10,437,778,281	9,666,821,776
5. Others	165		-	90,976,693
B - LONG - TERM ASSETS (200 = 210+220+240+250+260)	**200**		**438,704,211,493**	**462,238,099,862**
I. Long-term receivables	**210**		**220,880,000**	**1,034,339,513**
4. Other long-term receivables	215		220,880,000	1,034,339,513
II. Fixed assets	**220**		**348,725,920,653**	**365,101,027,256**
1. Tangible fixed assets	221		345,779,792,939	361,813,591,129
- Cost (code 211)	222		925,981,073,273	922,935,525,635
- Accumulated depreciation (*) (code 2141)	223		(580,201,280,334)	(561,121,934,506)
2. Financial leased fixed assets	224			-
3. Intangible fixed assets	227		2,946,127,714	3,287,436,127
- Cost (code 213)	228		15,224,969,704	15,224,969,704
- Accumulated depreciation (*) (code 2143)	229		(12,278,841,990)	(11,937,533,577)
III. Long - term biological assets	**230**		-	-
IV . Investment Properties	**240**		**11,481,935,787**	**12,411,784,954**
- Cost (code 217)	241		19,350,837,229	20,391,788,634

- Accumulated depreciation (*) (2147)	242		(7,868,901,442)	(7,980,003,680)
V. Long-term assets in progress	**250**		**1,926,139,558**	**1,593,639,558**
1. Production in progess	251		-	-
2. Construction in progress	252		1,926,139,558	1,593,639,558
VI. Long-term financial investments	**260**		**50,000,000**	**50,000,000**
3. Investments in other entities	263		5,050,000,000	5,050,000,000
4. Provision for long-term investments (*)	264		(5,000,000,000)	(5,000,000,000)
VII . Other long-term assets	**270**		**76,299,335,495**	**82,047,308,581**
1. Long-term prepayments	271		76,299,335,495	82,047,308,581
TOTAL ASSETS (270 = 100 + 200)	**280**		**1,046,086,739,073**	**984,947,005,030**

PART: RESOURCES

RESOURCES	CODE	Notes	Ending Balance	Beginning Balance
1	2	3	4	5
C - TOTAL LIABILITIES (300 = 310 + 330)	**300**		**942,081,497,780**	**893,331,587,200**
I. Current liabilities	**310**		**941,529,888,980**	**892,761,938,200**
1. Short-term trade accounts payable	311		614,972,539,418	594,154,931,032
2. Short-term advances from customers	312		4,894,876,989	11,212,487,090
3. Dividends and profits payable (Account 332)	313		36,203,277	
4. Taxes and other payables to state authorities	314		15,460,432,442	13,864,968,627
5. Payable to employees	315		15,583,913,479	34,363,134,420
6.Short-term acrrued expenses	316		60,083,110,026	171,877,230,630
9. Short-term unearned revenue	319		605,310,004	139,067,455
10. Other short-term payables	320		207,183,769,117	46,099,896,346
11. Short-term borrowings and financial leases	321		13,809,511,628	12,150,000,000
12. Provision for short-term Payables	322		5,911,574,700	5,911,574,700
13. Reward and welfare funds	323		2,988,647,900	2,988,647,900
II. Long-term liabilities	**330**		**551,608,800**	**569,649,000**
8. Other long-term payables	338		551,608,800	569,649,000
D - OWNER'S EQUITY (400 = 410 + 430)	**400**		**104,005,241,293**	**91,615,417,830**
1. Owner's equity	411		600,000,000,000	600,000,000,000
- Ordinary shares with voting rights	411a		600,000,000,000	600,000,000,000
2. Share premium	412		13,251,400,000	13,251,400,000
5. Treasury shares (*)	415		(20,000)	(20,000)
8. Fund Development	418		92,258,894,332	92,258,894,332
10. Undistributed profit after tax	420		(601,505,033,039)	(613,894,856,502)
- Retained earnings accumulated up to the end of the previous period	420a		(613,894,856,502)	(628,670,984,101)
- Retained earnings for the current period	420b		12,389,823,463	14,776,127,599
TOTAL RESOURCES (440 = 300 + 400)	**440**		**1,046,086,739,073**	**984,947,005,030**

HCM, Oct 30th, 2026

PREPARER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
Hoàng Anh	PHÓ PHÒNG PHỤ TRÁCH-TCKT Võ Thanh Toàn	GIÁM ĐỐC Phan Khắc Mẫn

VIETNAM PETROLEUM CONSTRUCTION JOINT STOCK CORPOI

PETROLEUM EQUIPMENT ASSEMBLY AND METAL STRUCTURE

FORM B 02-DN

Issued under Circular No. 99/2025/TT-BTC

dated October 22, 2025 by the Minister of Finance

INCOME STATEMENT

Quarter III The year 2026

Item	Code	Notes	THIS YEAR		PREVIOUS YEAR	
			Quarter 3	Accumulated	Quarter 3	Accumulated
1	2	3	4	5	6	7
1.Gross sales from sales and rendering of services	01		329,146,994,175	913,798,108,988	346,681,890,931	773,135,987,828
+ Construction revenues			*312,777,079,950*	*878,804,771,226*	*329,623,025,910*	*738,072,475,034*
+ Services revenues			*16,369,914,225*	*34,993,337,762*	*17,058,865,021*	*35,063,512,794*
2. Deductions	02		*0*	*0*		*0*
3. Net revenue from sales of goods and provision of services (10 = 01-02)	10		329,146,994,175	913,798,108,988	346,681,890,931	773,135,987,828
4. Cost of goods sold	11		309,245,274,635	859,678,972,644	333,154,296,026	732,973,076,575
+ Construction COGS			*296,588,670,542*	*833,470,727,820*	*318,913,420,501*	*707,570,017,370*
+ Service COGS			*12,656,604,093*	*26,231,731,735*	*14,240,875,525*	*25,421,242,006*
Reversal of Foreign Exchange Gain from Investment Items (Offset Against Manufacturing Overhead Costs – 2011)				*-23,486,911*		*-18,182,801*
5. Gross profit from sales of goods and provision of services (20=10-11)	20		19,901,719,540	54,119,136,344	13,527,594,905	*40,162,911,253*
6. Gain/(loss) from sale and disposal of investment property (20=10-11)	21					
7. Income from financial activities	22		*221,278,018*	1,867,659,235	24,055,343	*254,663,944*
8. Expenses from financial activities	23		*1,012,479,907*	4,471,362,822	347,080,274	*2,128,629,391*
- In which: Interest expenses	24		*528,748,506*	2,404,483,934	347,080,274	*1,079,466,022*
9. Selling expenses	25			0		*0*
10. General and administrative expenses	26		8,114,625,824	26,549,651,209	9,024,650,166	*26,356,990,519*
11. Operating profit [30=20+(21-22)-(24+25)]	30		10,995,891,827	24,965,781,548	4,179,919,808	*11,931,955,287*
12. Other income	31		141,838,022	212,354,057	245,621,001	*254,729,886*
13. Other expenses	32		6,707,794,353	12,788,312,142	662,620,648	*839,141,380*
14. Other profit (40=31-32)	40		-6,565,956,331	-12,575,958,085	-416,999,647	*-584,411,494*
15. Total accounting profit before tax (50 = 30 +40)	50		4,429,935,496	12,389,823,463	3,762,920,161	*11,347,543,793*
16. Current corporate income tax expense	51			0		*0*
17. Deferred corporate income tax expense	52		0	0	0	*0*
18. Profit after corporate income tax (60= 50 - 51 - 52)	60		4,429,935,496	12,389,823,463	3,762,920,161	*11,347,543,793*
19. Basic earnings per share (*)	70		*72*	*206*	*63*	*189*

Prepared on 30th Oct 2026

PREPARER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
Hoàng Anh	Võ Thanh Toàn	DIRECTOR Phan Khoa Mạn

TỔNG CÔNG TY CỔ PHẦN XÂY LẮP DẦU KHÍ VIỆT NAM
C.TY CỔ PHẦN KẾT CẤU KIM LOẠI & LẮP MÁY DẦU KHÍ

MẪU SỐ B 03-DN
Ban hành theo TT số 99/2025/TT-BTC
ngày 22/10/2026 của Bộ BTC

CASH FLOWS STATEMENTS

(Indirect Method)

Quater III - The year 2026

Unit: VNĐ

ITEMS	Code	This year		Previous year	
		Quarter III	Accumulated	Quarter III	Accumulated
I - CASH FLOWS FROM OPERATING ACTIVITIES					
1. Net profit before tax	01	**4,429,935,496**	**12,389,823,463**	**3,762,920,161**	**11,347,543,793**
2. Adjustments for			-		-
- Depreciation of fixed assets and investment property	02	6,396,373,526	**19,309,552,003**	6,476,669,909	**19,436,554,286**
- Provisions	03	9,787,950,065	**12,477,171,340**	9,490,724,489	**25,706,357,623**
- Foreign Exchange Gains/(Losses) Arising from the Translation of Monetary Items Denominated in Foreign Currencies	04		**(224,178,566)**	-	**1,034,798,350**
- (Gain) loss on investment activities	05	(135,616,792)	**(1,481,200,356)**	(24,055,343)	**(270,573,035)**
- Interest expenses	06	528,748,506	**2,404,483,934**	347,080,274	**1,079,466,022**
3. Operating income before changes in working capital	**08**	**21,007,390,801**	**44,875,651,818**	**20,053,339,490**	**58,334,147,039**
- Decrease/(increase) in receivables	09	(16,375,505,787)	(90,883,603,727)	(181,013,969,157)	(163,420,235,751)
- Decrease/(increase) in inventories	10	(31,027,534,398)	60,110,162,486	(76,991,846,115)	(119,438,352,886)
- Increase in payables (not included interest expenses and income tax payables)	11	21,366,200,381	45,061,426,085	180,418,130,553	189,533,611,499
- Decrease/(Increase) in prepaid expenses	12	700,609,487	5,503,527,665	1,082,796,754	9,661,481,423
- Interest paid	14	(528,748,506)	(2,456,647,793)	(347,080,274)	(888,714,793)
- Other Cash Receipts from Operating Activities	16		-	-	2,000,000
Cash flow from operating activities	***20***	**(4,857,588,022)**	**62,210,516,534**	**(56,798,628,749)**	**(26,216,063,469)**
II - CASH FLOWS FROM INVESTING ACTIVITIES					
1. Purchase and construction of fixed assets and other long-term assets	21	(1,930,346,233)	(2,337,096,233)		(269,589,554)
2. Cash Receipts from the Disposal of Property, Plant and Equipment and Other Long-term Assets	22		-		15,909,091
3. Cash Payments for Loans Granted and Purchases of Debt Instruments of Other Entities	23		(68,900,000,000)		(2,874,571,845)
7. Receipts of interest, dividends and profit distributions	27	135,616,792	1,104,047,711	24,055,343	196,232,032
Net cash flows from investing activities	***30***	**(1,794,729,441)**	**(70,133,048,522)**	**24,055,343**	**(2,932,020,276)**
III - CASH FLOWS FROM FINANCING ACTIVITIES					
3. Proceeds from borrowings	33	1,604,872,830	154,094,860,799	900,000,000	13,560,000,000
4. Repayment for pincipals of borrowings	34	(7,155,616,888)	(152,435,349,171)	(3,770,000,000)	(14,320,000,000)
Cash flow from financing activities	***40***	**(5,550,744,058)**	**1,659,511,628**	**(2,870,000,000)**	**(760,000,000)**
Net cash flow during the period (50=20+30+40)	***50***	**(12,203,061,521)**	**(6,263,020,360)**	**(59,644,573,406)**	**(29,908,083,745)**
Cash and cash equivalents at the beginning of the period	60	**17,801,097,464**	**11,855,741,011**	**81,295,172,159**	**51,555,579,663**
Impact of exchange rate fluctuation	61		5,315,292		3,102,835
Cash and cash equivalents at the end of the period (70=50+60+61)	70	**5,598,035,943**	**5,598,035,943**	**21,650,598,753**	**21,650,598,753**

HCM, 30th Oct, 2026

PREPARED	CHIEF ACCOUNTANT	GENERAL DIRECTOR
Hoàng Anh	Võ Thanh Toàn	DIRECTOR Phan Khac Man

SĐKKD: 3500834094 C.T.C.P CÔNG TY CỔ PHẦN KẾT CẤU KIM LOẠI VÀ LẮP MÁY DẦU KHÍ TP. VŨNG TÀU T.BÀ RỊA VŨNG TÀU

I. Characteristics of the enterprise's operations:

1- Form of capital ownership

Petroleum Equipment Assembly and Metal Structure Joint Stock Company (hereinafter referred to as the "Company") is an enterprise established in Vietnam under the Enterprise Registration Certificate and Joint Stock Company Tax Registration Certificate No. 3500834094, initially issued on November 26, 2009, by the Department of Planning and Investment of Ba Ria - Vung Tau Province, and amended for the 15th time on June 29, 2022.

As of September 30, 2026, the Company's charter capital was VND 600,000,000,000, divided into 60,000,000 ordinary shares, with a par value of VND 10,000 per share.

2- Business lines: Construction and installation

3- Business lines: The Company's business llines are:

- Surveying, designing, manufacturing, and installing drilling rig foundations, metal structures, tanks (gasoline, oil, liquefied gas, water), pressure vessels and technological systems, architectural design of works, mechanical design of civil and industrial Works;
- Training to improve technical workers and staff in specialized fields;
- Real estate business; investing in the construction of steel pipe manufacturing plants, mechanical manufacturing plants, equipment for the oil and gas industry; investing in the construction of river ports, seaports; investing in the construction of industrial parks; trading in housing offices;
- Manufacturing mechanical equipment for the oil and gas industry, shipbuilding and trading in river ports, seaports;
- Leasing machinery and equipment;
- Producing construction materials;
- Constructing oil and gas projects (offshore and onshore); constructing civil, industrial, river port, and seaport projects; urban construction;
- Building ships, building onshore and offshore drilling rigs;
- Trading in oil and gas construction materials and equipment; manufacturing and supplying all kinds of steel pipes, connecting pipes, joints and accessories serving in the field of oil and gas and industry;
- Installing industrial equipment systems, control equipment, automation in industry, installing power transmission lines, civil and industrial electrical systems;
- Preparing and thẩm tra investment project reports, construction investment projects; preparing total cost estimates, cost estimates of projects, preparing thẩm tra technical designs, construction drawing designs of oil and gas, civil, and industrial projects; project management; construction quality management; bidding consultancy, preparing bidding invitation documents and evaluating bid documents for projects; surveying terrain and công trình geology; thẩm tra total cost estimates and detailed cost estimates of projects;
- Technical inspection and analysis;
- Supplying and managing labor resources;

- Loading and unloading goods at river ports and seaports;
- Other support service activities related to transportation;
- Trading in gasoline, oil, gas and related products; trading in lubricants and engine cleaners;
- Trading and leasing office space;
- Trading and leasing warehouses and factories;
- Trading and leasing transportation vehicles;
- Supervising the installation of industrial construction equipment; supervising the installation of equipment for power line and substation projects up to 35KV.
- Construction of electrical works.

4- Normal production and business cycle: within a period not exceeding 12 months. The Company's main activities are surveying, designing and constructing: surveying, designing, manufacturing, and installing drilling rig foundations, metal structures, etc

5- Characteristics of the enterprise's operations during the financial year that affect the Financial Statements: None.

Enterprise structure: As of September 30, 2026, the Company has 1 dependent branch, which is - Port Services Enterprise
The total number of employees of the Company as of September 30, 2026 is 693 (As of December 31, 2025: 616).

II. Accounting period, monetary unit used in accounting:

Annual accounting period: Starting from 01/01, ending on 31/12.

This financial report is prepared for the operating period from 01/01/2026 to 30/09/2026

Monetary unit used in accounting: Vietnamesse Dong (VND)

III. Applied accounting standards and regulations:

1- Applied accounting regime:

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") providing guidance on the accounting regime applicable to enterprises. This Circular became effective for financial years beginning on or after 1 January 2026. Circular 99 supersedes the accounting regime for enterprises previously prescribed under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance providing guidance on the accounting regime for enterprises. The Company has applied Circular 99 in the preparation and presentation of its financial statements.

2- Basis for preparing financial statements

The accompanying financial statements are presented in Vietnamese Dong (VND), according to the historical cost principle and in accordance with Vietnamese accounting standards, the enterprise accounting regime and relevant legal regulations on the preparation and presentation of financial statements.

The accompanying financial statements are not intended to reflect the financial situation, business results and cash flow situation according to accounting principles and practices generally accepted in countries other than Vietnam.

IV. Applied accounting policies:

The following are the main accounting policies applied by the Company in preparing financial statements:

1- Exchange rates applied in accounting:

The Company accounts for foreign exchange differences in accordance with Vietnamese Accounting Standard No. 10 (VAS 10) "The Effects of Changes in Foreign Exchange Rates" and Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, which provides guidance on the recognition, measurement and treatment of foreign exchange differences in enterprises. Accordingly, transactions denominated in foreign currencies are translated at the exchange rates prevailing at the transaction dates. Monetary items denominated in foreign currencies at the end of the accounting period are translated at the exchange rates prevailing at that date. Exchange differences arising are recognized in the statement of profit or loss. Unrealized foreign exchange gains arising from the revaluation of balances at the end of the accounting period are not available for distribution to shareholders.

The Company mainly trades in foreign exchange-related derivatives at Joint Stock Commercial Bank For Investment And Development Of Vietnam

2- Principles for determining the actual interest rate (effective interest rate):

The actual interest rate (effective interest rate) is used to discount cash flows for items recognized at present value based on the commercial bank interest rate at the time the enterprise borrows.

3- Principles for recognizing cash and cash equivalents:

Cash, bank deposits including cash at the fund, demand deposits, term deposits of 1 month with high liquidity, easily converted into cash and less risk related to fluctuations in value.

4- Principles of accounting for financial investments:

a, Trading securities

Trading securities are securities held by the Company for investment purposes and readily available for sale. Trading securities are recognized starting from the date of purchase and are initially measured at cost and related transaction costs of purchasing trading securities.

In subsequent accounting periods, trading securities are measured at cost less any provision for impairment of trading securities. The provision for impairment of trading securities is made in accordance with Circular No. 48/2019/TT-BTC dated August 8, 2019 of the Ministry of Finance, which provides guidance on the making and handling of provisions for devaluation of inventories, loss of investments, doubtful debts, and product, goods, service, and construction work warranties at enterprises.

b, Investments held to maturity

Investments held to maturity are investments with fixed maturities and fixed or determinable payments, for which the Board of Management has the positive intent and ability to hold to maturity. These investments are initially recognized at the purchase date at cost, including transaction costs directly

attributable to the acquisition. Interest income from investments held to maturity arising after the acquisition date is recognized in the statement of profit or loss on an accrual basis. Interest income accrued prior to the Company's acquisition is deducted from the cost of the investment at the time of purchase.

Provision for impairment of investments held to maturity is made based on the latest financial statements of the investee entities obtained by the Company. The Company's Board of Management believes that there have been no significant changes in the financial statements of these entities compared with the most recent financial statements used to determine the provision that would have a material impact on the provision recognized by the Company.

c, Investments in subsidiaries and associates

Subsidiaries are companies controlled by the Company. This control is achieved when the Company has the ability to control the financial and operating policies of the investees in order to obtain benefits from the operation of these companies.

An associate is a company in which the Company has significant influence but is not a subsidiary or joint venture of the Company. Significant influence is the power to participate in decisions on the financial and operating policies of the investee but does not have control or joint control over those policies.

The Company initially recognizes investments in subsidiaries and associates at cost. The Company only recognizes as income on the income statement the amount shared from the accumulated net profit of the investee arising after the date of investment. Other amounts that the Company receives other than shared profits are considered as a recovery of investments and are recognized as a deduction from the original investment cost.

Investments in subsidiaries and associates are presented in the balance sheet at cost less any provision for impairment (if any). The provision for impairment of investments in subsidiaries and associates is made in accordance with Circular No. 48/2019/TT-BTC dated August 8, 2019 of the Ministry of Finance, which provides guidance on the making and handling of provisions for devaluation of inventories, loss of investments, doubtful debts, and product, goods, service, and construction work warranties at enterprises.

5- Accounting principles for receivables:

Receivables are amounts recoverable from customers or other parties. Receivables are presented at book value less any provision for doubtful debts
Receivables are tracked in detail by due date, debtor, type of currency receivable, and other factors according to the Company's management needs.

The classification of receivables: Accounts receivable from customers, internal receivables, other receivables are performed according to the principle:

a) Accounts receivable from customers: Are the payables and the payment status of the Company's receivables with customers for the sale of products, goods, and provision of services.
b) Internal receivables: include receivables between the Company and its dependent branches
c) Other receivables include receivables that are non-commercial in nature and not related to sales transactions, such as receivables that generate financial revenue, such as receivables for deposit interest, dividends, profits to be distributed; receivables for fines, compensation,...; Expenses paid on behalf of third parties are entitled to be recovered

When preparing financial statements, the accountant bases on the remaining term of the receivables to classify long-term and short-term debts. Customer receivables are detailed for each object, each receivable content and recorded for each payment. In detailed accounting, the accountant classifies debts, types of debts such as those paid on time, bad debts or those that are unlikely to be recovered, to have grounds and measures to handle uncollectible debts or to make provision for doubtful debts.

Provision for doubtful debts

Provision for doubtful debts is made for receivables that are overdue for payment for six months or more, or receivables that the debtor is unlikely to pay due to liquidation, bankruptcy or similar difficulties.

The accountant identifies receivables that meet the definition of monetary items denominated in foreign currencies for revaluation at the end of the period when preparing financial statements.

6- Principles for recognizing inventories:

Inventories are determined on the basis of the lower of cost and net realizable value. The cost of inventories includes direct materials costs, direct labor costs and production overheads, if any, to bring the inventories to their present location and condition. The cost of inventories is determined by the weighted average method. Net realizable value is determined as the estimated selling price less the estimated costs to complete the product together with marketing, selling and distribution costs incurred.

The Company's provision for decline in value of inventories is made in accordance with current accounting regulations. Accordingly, the Company is allowed to make provision for decline in value of obsolete, damaged, and poor quality inventories and in cases where the cost of inventories is higher than the net realizable value at the end of the accounting period.

7- Accounting principles and depreciation of fixed assets, finance leased fixed assets, investment properties, construction in progress:

Tangible fixed assets and depreciation

Tangible fixed assets are presented at cost less accumulated depreciation.
The cost of tangible fixed assets includes the purchase price and all other costs directly related to bringing the asset to a ready-to-use state.

The cost of self-made or self-constructed tangible fixed assets includes construction costs, actual production costs incurred, plus installation and trial run costs.

Tangible fixed assets are depreciated using the straight-line method based on the estimated useful life, specifically as follows:

	Before adjustment (Number of years)	After adjustment (Number of year)
Houses, structures	5 - 30	5 - 50
Machinery, equipment	3 - 15	3 - 15
Transportation vehicles	6 - 10	6 - 10

Office equipment	3 - 7	3 - 7

Asset leasing

A lease is classified as a finance lease when substantially all the risks and rewards of ownership are transferred to the lessee. All other leases are classified as operating leases.
The company recognizes leased assets as its own assets at the fair value of the leased asset at the inception of the lease or at the present value of the minimum lease payments, if this value is lower. The corresponding liability to the lessor is recognized on the balance sheet as a finance lease liability. Lease payments are apportioned between finance costs and the reduction of the lease liability to ensure a constant periodic interest rate on the remaining balance of the liability. Finance lease costs are recognized in the income statement unless these costs directly form the leased asset, in which case they are capitalized according to the company's accounting policy on borrowing costs.

Finance leased assets are depreciated over the estimated useful life similar to the company's owned assets, specifically as follows:

	2026
	(Number of years)
Machinery, equipment	5 - 15
Transportation vehicles	5

Intangible fixed assets and depreciation

Intangible fixed assets represent the value of land use rights and computer software, presented at cost less accumulated depreciation.

The company has the right to use 3,570.9 m2 of land with a usage term of 32 years at No. 2, Nguyen Huu Canh, Rach Dua Ward, Ho Chi Minh City.
Land use rights with a definite term are allocated using the straight-line method based on the land plot's usage period. Indefinite land use rights are not depreciated.

Computer software is initially recognized at purchase cost and depreciated using the straight-line method over 3 years.

Investment property

Investment property includes the floor areas of the 1st, 2nd, and 3rd floors of the office apartment complex at No. 2, Nguyen Huu Canh, and the house at No. 28 Nguyen Huu Canh, Rach Dua Ward, Ho Chi Minh City, held by the company for rental income purposes. Investment property is presented at cost less accumulated depreciation. The cost of self-constructed investment property is the settlement value of the project or direct costs related to the investment property.

Investment property is depreciated using the straight-line method based on the estimated useful life over 30 years.

The total area of investment property currently leased as at 30 September 2026 is **1,971.05** m², with a historical cost of **18.899.592.403** VND and a net carrying amount of 11.481.935.787 VND.

Construction in progress costs:

Assets under construction for production, rental, management, or any other purpose are recognized at cost. This cost includes service costs and borrowing costs related in accordance with the company's accounting policy. Depreciation of these assets is applied similarly to other assets, starting when the asset is in a ready-to-use state.

8- Principles of accounting for deferred income tax:

Deferred income tax is calculated on the differences between the book value and the tax base of assets or liabilities on the financial statements and is recognized using the balance sheet method. Deferred income tax liabilities shall be recognized for all temporary differences, while deferred income tax assets shall only be recognized when it is probable that sufficient taxable profit will be available in the future against which the temporary differences can be utilized.

Deferred income tax is determined based on the tax rates that are expected to apply to the year when the asset is recovered or the liability is settled. Deferred income tax is recognized in the income statement and is only recorded in equity when the tax relates to items that are recorded directly in equity.

Deferred income tax assets and deferred income tax liabilities shall be offset when the Company has a legally enforceable right to offset current income tax assets against current income tax liabilities and when the deferred income tax assets and deferred income tax liabilities relate to income taxes levied by the same taxation authority and the Company intends to settle its current income tax assets and liabilities on a net basis.

9- Principles of accounting for prepaid expenses:

Long-term prepaid expenses include infrastructure rental Advances and other long-term prepaid expenses.

The infrastructure rental cost for Sao Mai – Ben Dinh Port, amounting to VND 107,135,643,174, is allocated to the income statement over the lease term of 49 years, starting from September 16, 2010.

Other prepaid expenses include the value of small tools, instruments, and components that have been issued for use and are considered likely to provide future economic benefits to the Company for a period of one year or more. These expenses are capitalized as long-term Advances and are allocated to the income statement using the straight-line method in accordance with current accounting regulations.

10- Principles of accounting for payables:

Payables are recognized and presented on the financial statements when it is probable that the Company will have to use an amount of money to cover the current obligations that the Company must pay and that payable can be reliably determined.

Payables are tracked in detail according to payment term, payee, type of currency to be paid, and other factors as required by the enterprise's management.

Other payables include payables that are non-commercial and not related to the purchase or sale, supply of goods and services: payables related to financial expenses such as interest payable, dividends payable, financial investment operating expenses payable; Non-commercial payables such as payables for social insurance, health insurance, unemployment insurance, trade union funds,...

The accountant relies on the remaining term of the payables to classify them as long-term or short-term when preparing the financial statements.

When there is evidence that a loss is likely to occur, the accountant immediately recognizes a payable in accordance with the principle of prudence.

Payables that meet the definition of monetary items denominated in foreign currencies are revalued at the end of the period when preparing the financial statements

11- Principles of recognizing borrowings and financial lease liabilities:

The Company tracks the payment term details of borrowings and financial lease liabilities. Amounts with a repayment period of more than 12 months from the financial statement date are presented as long-term borrowings and financial lease liabilities. Amounts due within the next 12 months from the financial statement date are presented as short-term borrowings and financial lease liabilities for payment planning purposes.

For financial lease liabilities, the total lease debt reflects the total amount calculated at the present value of the minimum lease payments or the fair value of the leased asset.
Borrowing costs are recognized as production and business expenses in the year they are incurred, unless they are capitalized in accordance with the Accounting Standard "Borrowing Costs". Accordingly, borrowing costs directly related to the purchase, construction, or production of assets that require a relatively long time to complete and put into use or business are included in the original cost of the asset until the asset is put into use or business. Income arising from the temporary investment of loans is recorded as a reduction of the original cost of the related asset. For separate loans used for the construction of fixed assets or investment properties, interest expenses are capitalized even if the construction period is less than 12 months.

12- Principles for recognizing payables:

Reflects amounts payable for goods and services received from sellers or provided to buyers during the reporting period but not yet paid due to insufficient documents or invoices, which are recognized in the production and business expenses of the reporting period. Accrued expenses also reflect accrued interest expenses payable in the case of loans with deferred interest payments.

13- Principles and methods for recognizing provisions for liabilities:

A provision for liabilities is recognized when the following conditions are met: The company has a present obligation (legal or constructive) as a result of a past event; A decrease in economic benefits is

probable, leading to a requirement to settle the obligation; A reliable estimate can be made of the value of the obligation.

The carrying amount of a provision for liabilities is the best estimate of the expenditure required to settle the present obligation at the end of the accounting period.

Provisions for liabilities are made at the time of financial reporting. If the provision for liabilities to be made in the current accounting period is greater than the provision for liabilities made in the previous accounting period that has not been fully used, the difference is recognized in the production and business expenses of that accounting period, and vice versa, if the provision for liabilities to be made in the current accounting period is less than the provision for liabilities made in the previous accounting period that has not been fully used, the difference must be reversed to reduce the production and business expenses of that accounting period.
For provisions for liabilities for construction warranty, they are made for each construction project at the time of recording the settlement of the construction project. If the provision for liabilities for construction warranty is greater than the actual costs incurred, the difference is reversed into other income.

The Company's provisions for liabilities include: Construction warranty provision; provision for severance allowance in accordance with the law; Provision for maintenance costs of apartment buildings.

Provisions for liabilities are recognized by enterprises as management expenses, except for provisions for liabilities for product warranty, which are recognized as general construction expenses.

14- Principles for recognizing unearned revenue:

Unearned revenue is recognized as the company's liability to customers when the company has received money from customers but the service has not been provided to the customer.

15- Principles for recognizing revenue and other income:

Sales revenue is recognized when all five (5) of the following conditions are met simultaneously:

(a) The company has transferred most of the risks and rewards associated with ownership of the product or goods to the buyer;

(b) The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;

(c) Revenue is determined relatively reliably;

(d) The Company will derive economic benefits from the sales transaction; and

(e) The costs associated with the sales transaction can be determined.

Revenue from service provision transactions is recognized when the outcome of such transactions can be reliably determined. If a service provision transaction spans multiple periods, revenue is recognized in the period based on the proportion of work completed as of the balance sheet date of that period. The outcome of a service provision transaction is determined when all four (4) of the following conditions are met:

(a) Revenue is determined relatively reliably;

(b) It is probable that economic benefits will be derived from the service provision transaction;

(c) The proportion of work completed as of the balance sheet date can be determined; and

(d) The costs incurred for the transaction and the costs to complete the service provision transaction can be determined.

Revenue from real estate transfer: For real estate that the Company sells after completing construction, revenue and cost of sales are recognized when the majority of risks and rewards associated with the real estate have been transferred to the buyer.

Revenue from the Company's construction contracts is recognized in accordance with the Company's accounting policy for construction contracts (see details below).
Interest on deposits is recognized on an accrual basis, determined based on the balance of deposit accounts and the applicable interest rates.
Interest from investments is recognized when the Company has the right to receive the interest.

Other income includes income from the Company's non-business activities, such as: Income from the sale and liquidation of fixed assets; Money received as penalties due to customer breaches of contract; Compensation received from third parties to offset losses of assets (Insurance proceeds received,...); Bonuses from customers related to product sales not included in revenue, etc.

16- Principles of accounting for cost of goods sold:

Cost of goods sold includes all costs directly related to generating revenue during the period. Cost of goods sold is recognized when the corresponding revenue is recognized.

17- Construction contracts:

Do Revenue and expenses of construction contracts are recognized in the following two cases:

(a) In cases where the construction contract stipulates that the Company is paid according to the planned progress, when the outcome of the construction contract can be reliably estimated, revenue and expenses related to the contract are recognized corresponding to the proportion of work completed as determined by the Company on the financial reporting date, regardless of whether payment invoices have been prepared according to the planned progress and the amount stated on the invoice.
(b) In cases where the construction contract stipulates that the Company is paid according to the value of the work performed, when the outcome of the construction contract can be reliably determined and is confirmed by the customer, revenue and expenses related to the contract are recognized corresponding to the proportion of work completed that is confirmed by the customer in the period and reflected on the invoice prepared.

The proportion of work completed is calculated as the percentage between the costs incurred for the completed work as of the end of the accounting period and the total estimated costs of the contract, unless these costs are not equivalent to the volume of construction and installation completed. These costs may include additional costs, compensation, and bonuses for contract performance as agreed with the customer.

When the outcome of a construction contract cannot be estimated reliably, revenue shall only be recognized to the extent of contract costs incurred that are likely to be recoverable.

For real estate sales revenue of the company being the investor: It is recognized when simultaneously satisfying the following 5 (five) conditions:

- The real estate has been fully completed and handed over to the buyer, the revenue has transferred the risks and benefits associated with the ownership of the real estate to the buyer;

- The enterprise no longer retains the management rights of the real estate as the owner of the real estate or the control of the real estate.

- Revenue can be determined relatively reliably;

- The enterprise has collected or will collect economic benefits from real estate transactions;

- Costs related to real estate transactions can be determined.

18- Principles and methods for recognizing financial expenses:

All interest expenses, losses arising from the sale of foreign currencies, and exchange rate losses are recognized in the statement of profit or loss when incurred.

19- Principles for recognizing enterprise management expenses:

Enterprise management expenses are recognized in the statement of profit or loss in the period when those expenses do not bring economic benefits to the Company in subsequent operating periods.

All general management expenses of the Company such as salary expenses of company management staff, Social insurance, health insurance, unemployment insurance, trade union funds of enterprise management staff, Office supplies expenses, labor tools, depreciation of fixed assets used for enterprise management; license tax; provision for doubtful debts; outsourced services (electricity, water, telephone, fax, property insurance, fire and explosion,...); other expenses in cash (customer reception, conferences,...).

General management expenses of the Company are tracked in detail according to each expense item. All general management expenses of the Company are recognized in the statement of profit or loss when incurred.

20- Principles and methods for recognizing current corporate income tax expenses, deferred corporate income tax expenses:

Current corporate income tax expense is the amount of corporate income tax payable based on taxable income for the year and the current corporate income tax rate.

Deferred corporate income tax expense is the amount of corporate income tax that will be payable in the future arising from: Recognizing deferred tax liabilities in the year; Reversing deferred tax liabilities that have been recognized from previous years.

Do not offset current corporate income tax expenses with deferred corporate income tax expenses.

V . Additional information for items presented in the balance sheet:

1. Cash	Ending	Opening
- Cash	22,071,610	53,925,844
- Cash in Bank	5,575,964,333	6,402,925,554

- Cash equivalents		5,398,889,613
Total	**5,598,035,943**	**11,855,741,011**

Cash equivalents reflect bank deposits with a term of no more than 3 months.

2. Financial investments:

As of September 30, 2026, the balance of short-term financial investments shows the following investments:

b) Held – to – Maturity Invesments	End of Period		Beginning of Year	
	Original Cost	Original Cost	Original Cost	Original Cost
b1) Short - term	**75,804,150,424**	**75,804,150,424**	-	-
- Term deposits	75,804,150,424	75,804,150,424		

c) Equity investment in other entities	End of Period			Beginning of Year		
	Orginal price	Provision	Fair value	Orginal price	Provision	Fair value
- Investment in other entities	5,050,000,000	(5,000,000,000)		5,050,000,000	(5,000,000,000)	-
+ Petrovietnam Steel Pipe Joint Stock Company	50,000,000			50,000,000		
+ Lam Kinh Hotel Joint Stock Company	5,000,000,000	(5,000,000,000)		5,000,000,000	(5,000,000,000)	-

3. Trade receivables:	**Closing balance**	**Beginning balance**
	298,944,537,897	**222,375,679,722**
a) Short-term trade receivables	**187,689,221,254**	**114,474,925,734**
a1) Trade receivables accounting for 10% or more of total trade receivables	175,394,059,922	108,156,426,271
DK 1 Project Management Board	155,060,000	3,101,207,000
Southern Petroleum Construction Joint Stock Company - ALPHA	1,276,997,853	7,011,544,305
Vietnam Machinery Erection Corporation - One Member Limited Liability Company (Lilama)	8,506,307,241	8,506,307,241
Sao Dai Duong Technical Services Company Limited	2,005,782,433	2,005,782,433
Phu Thinh Industrial Technical Services Joint Stock Company	2,112,600,164	1,523,536,080
Hai Dinh Joint Stock Company	976,484,678	976,484,678
KHOI LONG BND COMPANY LIMITED	718,329,700	718,329,700
Mazagon Dock Shipbuilders	159,642,497,853	84,313,234,834

3. Trade receivables:	Closing balance	Beginning balance
	298,944,537,897	**222,375,679,722**
Limited (MDL)		
a2) Other trade receivables	**12,295,161,332**	**6,318,499,463**
b) Long-term trade receivables	-	-
c) Trade receivables from related parties	**111,255,316,643**	**107,900,753,988**
Vietsovpetro Joint Venture	56,654,297,419	8,809,618,127
Project Management Board of Thai Binh 2 Thermal Power Plant	6,261,704,262	30,436,743,320
Southern Project Management Board of PVC	6,533,272,335	1,500,975,998
PTSC Marine Mechanical Services One Member Co., Ltd.	34,846,102,573	66,506,774,610
DK Mechanized Construction & Machinery Erection Joint Stock Company	200,156,144	200,156,144
PETROLEUM OFFSHORE PORT AND RENEWABLE ENERGY SERVICES BRANCH - PETROVIETNAM TECHNICAL SERVICES CORPORATION	-	149,888,359
MEPCOM OFFSHORE AND MARINE PTE LTD	249,213,690	249,213,690
PTSC OFFSHORE SERVICES JOINT STOCK COMPANY	5,891,445,370	36,485,740
SAO MAI - BEN DINH PETROLEUM INVESTMENT JOINT STOCK COMPANY	611,959,050	10,898,000
Total	**298,944,537,897**	**222,375,679,722**

4. Advances to suppliers:	Closing balance	Beginning balance
	47,099,853,545	**41,283,308,999**
a) Short-term Advances to suppliers	**46,027,614,802**	**40,211,070,256**
a1) Advances to suppliers accounting for 10% or more of total Advances to suppliers	**34,505,424,405**	**40,182,459,858**
APCI INFRASTRUCTURE INVESTMENT CONSULTANCY JOINT STOCK COMPANY	-	72,000,000
NGUYEN TAI	-	72,048,800

MANUFACTORING TRADING-SERVICES COMPANY LIMITED		
Lalit Pipes & Pipes PVT.LTD	4,524,160,104	26,126,692,685
Hi-Tech Elastomers LTD	-	5,230,360,800
Helitecnica Aluminum Heliports S.L.	4,827,013,500	0
Galperti Engineering And Flow control S.P.A.	13,602,854,400	-
Core Energy Systems Limited	1,647,808,550	-
T-H Container Transport Trading Service Company Limited	24,000,000	24,000,000
Chau Anh Investment and Development Joint Stock Company	5,090,128,761	-
Petrochem Petroleum and Chemical Materials Supply Company Limited	-	2,847,168,920
Dai Han Mechanical and Installation Joint Stock Company	4,789,459,090	5,810,188,653
a2) Other Advances to suppliers	**11,522,190,397**	**28,610,398**
b) Long-term advance to suppliers	-	-
c) Advance to suppliers are related parties	**1,072,238,743**	**1,072,238,743**
Nghe An Petroleum Construction Joint Stock Corporation	353,896,681	353,896,681
Petroleum Interior Decoration Joint Stock Company	718,342,062	718,342,062
Total	**47,099,853,545**	**41,283,308,999**

5 - Other receivables:

Other receivables	End of period		Beginning of year	
	Value	Provision	Value	Provision
a) Short term	**40,406,694,656**	**7,760,592,659**	**45,130,732,233**	**7,760,592,659**
- Other receviables(1388; 338; 141;2441)	40,406,694,656	7,760,592,659	45,130,732,233	7,760,592,659
+ Receivables for advances	35,810,702,506	4,287,792,442	38,019,243,596	4,287,792,442
+ Receivables for desposits, pledges	182,060,350		55,660,000	
+ Accured desposit interest			70,122,278	
+ On behalf payments for			1,971,278,186	

Petrocons				
+ Other receivables	4,413,931,800	3,472,800,217	5,014,428,173	3,472,800,217
b) Long term	**220,880,000**	-	**1,034,339,513**	-
- Other receivables	220,880,000		1,034,339,513	
+ Receivables for desposits, pledges	220,880,000		1,034,339,513	
Total	**40,627,574,656**	**7,760,592,659**	**46,165,071,746**	**7,760,592,659**

6 - Bad debts:

Content	Closing balance		Beginning balance	
	Historical cost	Recoverable amount	Historical cost	Recoverable amount
- Total value of overdue receivables and loans or not yet overdue but unlikely to be recovered	**22,814,250,839**	**8,132,072,528**	**22,991,873,539**	**8,132,072,528**
+ Project Management Board 5B - Dung Quat Refinery Product Export Port	3,658,243,771	-	3,658,243,771	-
+ DK Mechanized Construction & Machinery Erection Joint Stock Company	200,156,144	-	200,156,144	-
+ Nghe An Petroleum Construction Joint Stock Company	353,896,681	-	353,896,681	-
+ Huynh Kim Quy	530,837,752	-	530,837,752	-
+ Nhat Minh Construction Co., Ltd.	617,267,228	-	617,267,228	-
+ MEPCOM OFFSHORE AND MARINE PTE LTD	249,213,690	-	249,213,690	-
+ Cuong Ha Construction Company Limited	137,808,361	-	137,808,361	-
+ Pham Hai Nam	132,166,000	-	132,166,000	-
+ Management and operation fee receivables from 02 NHC Apartment	766,677,002	-	766,677,002	-
+ Parking fee receivables from 02 NHC Apartment	180,000,003	-	180,000,003	-
+ Residential electricity and water charges from apartment owners	189,819,000	-	189,819,000	-
+ VIETNAMESE – RUSSIAN	194,186,345	-	194,186,345	-

Content	Closing balance		Beginning balance	
	Historical cost	Recoverable amount	Historical cost	Recoverable amount
JOINT VENTURE VIETSOVPETRO				
+ Nguyen Thu Thao - Apartment unit	2,809,796,465	-	2,809,796,465	-
+ HOANG TU CONSTRUCTION SERVICES TRADING COMPANY LIMITED	111,348,500	-	111,348,500	-
+ Nam Huong Phu Trading Services and Construction Co., Ltd.	15,822,400	-	15,822,400	-
+ STRATEGIC MARINE COMPANY LIMITED	-	-	9,943,900	-
+ T-H Container Transport Trading Service Company Limited	24,000,000	-	24,000,000	-
+ Other payables	274,301,527	42,155,000	432,980,327	42,155,000
+ Le Dinh Cong	9,007,409,657	6,128,615,028	9,007,409,657	6,128,615,028
+ Pham Ngoc Tu	-	-	-	-
+ Le Sanh Thanh	18,656,236	-	27,656,236	-
+ Hoang Hieu	540,783,362	-	540,783,362	-
+ Ho Van Hue	2,801,860,715	1,961,302,500	2,801,860,715	1,961,302,500
Total	**22,814,250,839**	**8,132,072,528**	**22,991,873,539**	**8,132,072,528**

7 - Inventory:

Content	End of period		Beginning of year	
	Original price	Provision	Original price	Provision
- Raw materials, materials	455,898,470		493,173,411	
- Tools, supplies	2,940,933,453		3,006,596,777	
- Production and business expenses in progress	261,431,607,362	(135,012,263,396)	321,484,691,532	(122,357,469,356)
- Value of slow-moving, poor-quality inventory that cannot be sold at the end of the	(135,012,263,396)		(122,357,469,356)	

period, reasons and handling instructions for slow-moving, poor-quality inventory				

8 - Long-term work in progress:

	Items	End of period	Beginning of year
I.	**Purchases, restoration of liquidated fixed assets, renovation and upgrading of fixed assets**	**332,500,000**	-
1.	Fast Business Online software	332,500,000	
II.	**Construction in progress**	**1,593,639,558**	**1,593,639,558**
4.	Port yard - Phase 3	1,593,639,558	1,593,639,558
Total		**1,926,139,558**	**1,593,639,558**

9 - Increase, decrease of tangible fixed assets:

Items	Buildings & Structures	Machinery & Equipment	Vehicles & Transmission Equipment	Office Equipment	Total
Historical cost of tangible fixed assets					
Opening balance	**676,508,719,036**	**203,861,208,327**	**34,285,936,589**	**8,279,661,683**	**922,935,525,635**
- Purchases during the year		1,896,070,744		108,525,489	2,004,596,233
- Transfers from construction in progress					0
- Increase due to adjustment of investment properties	2,651,073,563				2,651,073,563
- Decrease due to adjustment of investment properties	1,610,122,158				1,610,122,158
- Disposals and write-offs					0
Closing balance	**677,549,670,441**	**205,757,279,071**	**34,285,936,589**	**8,388,187,172**	**925,981,073,273**
Accumulated depreciation					
Opening balance	**322,584,522,468**	**196,206,313,151**	**34,257,282,489**	**8,073,816,398**	**561,121,934,506**

Items	Buildings & Structures	Machinery & Equipment	Vehicles & Transmission Equipment	Office Equipment	Total
- Depreciation for the year	13,116,432,589	5,497,150,846	4,166,667	58,955,499	18,676,705,601
- Increase due to reclassification of investment properties	1,074,308,271				1,074,308,271
- Decrease due to reclassification of investment properties	481,571,042	190,097,002			671,668,044
Closing balance	**336,293,692,286**	**201,513,366,995**	**34,261,449,156**	**8,132,771,897**	**580,201,280,334**
Net book value of tangible fixed assets					
- At the beginning of the year	353,924,196,568	7,654,895,176	28,654,100	205,845,285	361,813,591,129
- At the end of the year	341,255,978,155	4,243,912,076	24,487,433	255,415,275	345,779,792,939

- As at 30 September 2026, the historical cost of property, plant and equipment included fully depreciated assets that were still in use, amounting to VND **204,473,718,231** (as at 31 December 2025: VND 204,443,278,231)

- As at 30 September 2026, the carrying amount of property, plant and equipment pledged as collateral for borrowings was VND **2,653,715,574** (as at 31 December 2025: VND **7.045.770.458**)

10 - Increase, decrease of intangible fixed assets:

Items	Land use rights	Computer software	Total
Historical cost of intangible fixed assets			
Opening balance	**5,423,833,442**	**9,801,136,262**	**15,224,969,704**
- Disposals			0
- Other decreases			0
Closing balance	**5,423,833,442**	**9,801,136,262**	**15,224,969,704**
Accumulated amortization			
Opening balance	**2,522,153,422**	**9,415,380,155**	**11,937,533,577**
- Amortization for the year	110,942,046	230,366,367	341,308,413
- Reclassifications	-155,389,740	155,389,740	0
Closing balance	**2,477,705,728**	**9,801,136,262**	**12,278,841,990**
Net book value of intangible fixed assets			

- As at 30 September 2026, the historical cost of intangible assets included fully amortized intangible assets that were still in use, amounting to VND 9,801,136,262 (as at 31 December 2025: VND 8,411,216,262)

11 - Increase, decrease in investment properties:

Items	Opening balance	Increase during the year	Decrease during the year	Closing balance
Historical cost of investment properties	**20,391,788,634**	**1,610,122,158**	**2,651,073,563**	**19,350,837,229**
- Land use rights	-			-
- Office buildings	20,391,788,634	1,610,122,158	2,651,073,563	19,350,837,229
- Buildings and land use rights	-			-
Accumulated depreciation	**7,980,003,680**	**963,206,033**	**1,074,308,271**	**7,868,901,442**
- Land use rights	-			-
- Office buildings	7,980,003,680	963,206,033	1,074,308,271	7,868,901,442
In which: Depreciation for the period	-	*291,537,989*		*291,537,989*
Net book value of investment properties	**12,411,784,954**	**646,916,125**	**1,576,765,292**	**11,481,935,787**
- Land use rights	-			-
- Office buildings	12,411,784,954	646,916,125	1,576,765,292	11,481,935,787

12. Prepaid expenses:

	End of period	Beginning of year
a) Short-term	**626,023,301**	**381,577,880**
- Supplies and tools issued for use	626,023,301	381,577,880
b) Long-term	**76,299,335,495**	**82,047,308,581**
- Supplies and tools issued for use	3,083,800,793	7,163,571,823
- Land lease expenses of Sao Mai – Ben Dinh Petroleum Investment JSC	73,2115,534,702	74,883,736,758
Total	**76,925,358,796**	**82,428,886,461**

13 - Other assets:

Items	Ending balance	Beginning balance
a) Short-term:	**23,723,374,287**	**9,666,821,776**

- Deductible VAT	13,285,596,006	-
- Taxes and other receivables from the State	10,437,778,281	9,666,821,776
Total	**23,723,374,287**	**9,666,821,776**

14 - Borrowings and finance lease liabilities:

Items	Ending balance	Ending balance	During the year	During the year	Beginning balance	Beginning balance
	Amount	**Amount payable**	**Increase**	**Decrease**	**Amount**	**Amount payable**
a) Short-term borrowings	10,809,511,628	10,809,511,628	154,094,860,799	152,435,349,171	9,150,000,000	9,150,000,000
b) Long-term borrowings	3,000,000,000	3,000,000,000	-	-	3,000,000,000	3,000,000,000
Total	**13,809,511,628**	**13,809,511,628**	**154,094,860,799**	**152,435,349,171**	**12,150,000,000**	**12,150,000,000**

15 - Trade payables:

Item	End of period	Beginning of period	End of period	Beginning of period
	Carrying amount	**Amount payable**	**Carrying amount**	**Amount payable**
a) Short-term trade payables	515,249,940,625	515,249,940,625	515,259,339,777	515,259,339,777
Southern Oil and Gas Construction Joint Stock Company	27,983,580,123	27,983,580,123	30,692,220,123	30,692,220,123
KING'S GRATING Co., Ltd.	–	0	4,231,865,204	4,231,865,204
HI Industrial Joint Stock Company	600,000,000	600,000,000	600,000,000	600,000,000
AMECC Mechanical Construction Joint Stock Company	2,380,101,708	2,380,101,708	3,180,101,708	3,180,101,708
Ha Quang Technical Trading Joint Stock Company	1,618,550,981	1,618,550,981	2,741,103,823	2,741,103,823
Ba Ria Vung Tau General Trading Joint Stock Company	1,045,924,199	1,045,924,199	1,045,924,199	1,045,924,199
S-Tank Engineering Co., Ltd.	28,579,244,960	28,579,244,960	30,527,684,720	30,527,684,720
LILAMA 18 Joint Stock Company	7,706,739,224	7,706,739,224	5,450,082,065	5,450,082,065
Duong Tu Tuan Single-	7,806,235,268	7,806,235,268	9,809,914,332	9,809,914,332

Member Co., Ltd.				
Technical and Trading Single-Member Co., Ltd. [name truncated]	2,206,467,923	2,206,467,923	2,206,467,923	2,206,467,923
Boilermaster Vietnam Co., Ltd.	78,828,732,333	78,828,732,333	99,180,983,857	99,180,983,857
DAE AH Engineering and Construction Co., Ltd.	25,053,411,382	25,053,411,382	25,053,411,382	25,053,411,382
S-TANK Engineering – Subcontractor for A2 Combined Refinery and Petrochemical Complex, Southern Vietnam	38,705,098,182	38,705,098,182	38,705,098,182	38,705,098,182
Gia Quang Phat Joint Stock Company	9,958,022,665	9,958,022,665	12,380,022,665	12,380,022,665
Rubber 75 Single-Member Co., Ltd.	221,918,368	221,918,368	221,918,368	221,918,368
Dong Anh Construction Investment and Building Materials JSC	–	0	1,303,201,128	1,303,201,128
Bason Corporation – Single-Member Co., Ltd.	59,478,955,914	59,478,955,914	60,478,955,914	60,478,955,914
Dien Luc Mechanical Joint Stock Company	434,439,128	434,439,128	434,439,128	434,439,128
Xuyen Hai Co., Ltd.	2,139,150,300	2,139,150,300	2,219,150,300	2,219,150,300
Quang Duc Building Materials Co., Ltd.	694,204,999	694,204,999	694,204,999	694,204,999
Sao Dai Duong Technical Services Co., Ltd.	2,273,178,027	2,273,178,027	2,273,178,027	2,273,178,027
Dai Han Installation Joint Stock Company	10,230,236,627	10,230,236,627	577,127,723	577,127,723
Thanh Dat Infrastructure Construction Investment Co., Ltd.	87,266,522	87,266,522	219,639,423	219,639,423
Ha Loc Co., Ltd.	767,731,140	767,731,140	1,559,252,420	1,559,252,420
VINA LOGISTICS Joint Stock Company	2,195,445,354	2,195,445,354	2,423,916,727	2,423,916,727
Tan Cau Trading and Technology JSC	10,342,150,900	10,342,150,900	5,921,439,170	5,921,439,170
SMD Technical Services and Human Resources Co., Ltd.	5,164,176,540	5,164,176,540	7,911,738,341	7,911,738,341
OGS Single-Member Co., Ltd.	13,254,297,910	13,254,297,910	13,672,717,193	13,672,717,193
Gia Huy Phat Logistics Services Co., Ltd.	3,954,222,862	3,954,222,862	11,170,932,938	11,170,932,938

Phuc Hai Joint Stock Company	4,483,330,800	4,483,330,800	9,483,330,800	9,483,330,800
HT Energy Joint Stock Company	1,072,820,000	1,072,820,000	4,385,539,000	4,385,539,000
Meo Den Thermal Engineering JSC	330,730,182	330,730,182	7,010,851,164	7,010,851,164
Le Phong Technology Co., Ltd.	2,790,000,000	2,790,000,000	2,346,254,914	2,346,254,914
Phu Thinh Industrial Technical Services JSC	1,594,894,414	1,594,894,414	5,676,971,519	5,676,971,519
Trading and Receiving Agency Single-Member Co., Ltd. [name truncated]	4,078,274,120	4,078,274,120	5,578,274,120	5,578,274,120
Viet A Chau Construction and Trading Co., Ltd.	–	0	2,585,292,566	2,585,292,566
Anh Kiet Logistics Co., Ltd.	3,876,332,716	3,876,332,716	2,365,197,492	2,365,197,492
HANA NDT Trading and Technical Services Co., Ltd.	3,498,661,569	3,498,661,569	2,395,599,329	2,395,599,329
Kim Ngoc Oil & Gas Technical Services Co., Ltd.	2,657,662,190	2,657,662,190	2,657,662,190	2,657,662,190
756 Single-Member Co., Ltd.	1,742,293,179	1,742,293,179	4,274,856,034	4,274,856,034
Other trade payables	145,415,457,916	145,415,457,916	89,612,818,667	89,612,818,667
b) Long-term trade payables	–	–	–	–
c) Overdue and unpaid liabilities				
d) Trade payables to related parties	99,722,598,793	99,722,598,793	78,895,591,255	78,895,591,255
Oil and Gas Construction Maintenance and Repair JSC	8,377,693,982	8,377,693,982	8,977,693,982	8,977,693,982
Vietnam Oil and Gas Construction JSC	58,726,326,452	58,726,326,452	36,295,607,014	36,295,607,014
PetroVietnam Engineering Consultancy Corporation (PVE)	991,055,319	991,055,319	991,055,319	991,055,319
Oil and Gas Tank and Pipeline Construction JSC	16,465,468,879	16,465,468,879	17,285,313,079	17,285,313,079
Thai Binh Thermal Power Plant Project Management Board	12,280,590	12,280,590	17,119,205	17,119,205
Thanh Hoa Oil and Gas	574,092,092	574,092,092	574,092,092	574,092,092

Corporation JSC				
Dong Do Oil and Gas Investment JSC	397,877,829	397,877,829	397,877,829	397,877,829

16 - Thuế và các khoản phải nộp Nhà nước:

Items	Opening Balance	Amount		Closing Balance
		Payable During the Period	Paid During the Period	
I – TAXES	**13,864,968,627**	**9,439,984,297**	**7,844,520,482**	**15,460,432,442**
1. Value-added tax (VAT)	13,564,370,003	4,073,287,765	6,029,325,030	11,608,332,738
Of which: Paid within the province	13,564,370,003	4,073,287,765	6,029,325,030	11,608,332,738
Paid outside the province	-			-
5. Personal income tax	300,598,624	1,020,814,098	1,321,412,722	-
10. VAT paid on behalf of foreign contractors	-	289,773,600	260,336,227	29,437,373
11. Corporate income tax paid on behalf of foreign contractors	-	304,789,609	233,446,503	71,343,106
12. Other taxes	-	3,751,319,225		3,751,319,225
13. Fees and charges	-			-
II – SOCIAL INSURANCE, HEALTH INSURANCE, UNEMPLOYMENT INSURANCE AND TRADE UNION FEES	**6,449,705,644**	**16,998,553,225**	**17,440,161,926**	**6,008,096,943**
1. Social insurance	2,784,650,628	11,557,830,150	13,092,384,884	1,250,095,894
2. Health insurance	225,098,149	2,076,243,075	2,394,042,222	(92,700,998)
3. Unemployment insurance	379,437,856	906,052,000	1,049,747,920	235,741,936
4. Trade union fees	3,060,519,011	2,458,428,000	903,986,900	4,614,960,111
TOTAL	20,314,674,271	26,438,537,522	25,284,682,408	21,468,529,385

b) Receivables	Opening Receivable Balance	Amount Payable During the Period	Amount Paid During the Period	Closing Receivable Balance
6. Corporate income tax	9,666,821,776			9,666,821,776
4. Personal income tax	0	0	770,956,505	770,956,505
TOTAL	9,666,821,776	-	770,956,505	10,437,778,281

17 - Prepaid Expenses

Items	Closing Balance	Opening Balance
a) Short-term	**60,083,110,026**	**171,877,230,630**
– Costs of construction works in progress	58,957,330,858	170,751,451,462
– Software licensing fees	1,125,779,168	1,125,779,168
b) Long-term	–	–
Total	**60,083,110,026**	**171,877,230,630**

18 - Other Payables

Items	Closing Balance	Opening Balance
a) Short-term	**207,183,769,117**	**46,099,896,346**
- Trade union fees	4,614,960,111	3,060,519,011
- Social insurance	1,250,095,894	2,784,650,628
- Health insurance	(92,700,998)	225,098,149
- Unemployment insurance	235,741,936	379,437,856
- Other payables	201,175,672,174	39,650,190,702
+ Of which: Payables for temporary advances	36,203,277	36,203,277
Personal income tax payable	1,618,547,073	920,008,234
Payables for social insurance	5,584,689	5,584,689
Joint venture investment payables	–	68,315,066
Payables to OTCC project management board	346,113,724	396,113,724
Project deposits	2,458,265,999	2,510,765,999
Amounts payable to employees	911,034,925	778,492,425
Related-party payables	149,000,000	301,438,000
Sao Mai – Ben Dinh Oil and Gas Joint Venture	35,755,829,984	33,044,495,174
Vietnam Oil and Gas Joint Stock Corporation	156,579,773,098	–
Other payables	3,281,819,405	1,588,774,114
b) Long-term	**551,608,800**	**569,649,000**
- Long-term deposits and collateral received	551,608,800	569,649,000
c) Overdue payables not yet settled	–	–

19 - Unearned Revenue :

Items	Closing Balance	Opening Balance
a) Short-term	**605,310,004**	**139,067,455**
- Unearned revenue	605,310,004	139,067,455
+ International Services and Investment Joint Stock Company	16,363,639	–
+ PTSC Mechanical & Construction One-Member Limited Liability Company	495,528,000	87,272,727
+ Vietnam International Commercial Joint Stock Bank (VIB)	24,532,000	24,522,000
+ Vung Tau – Vietnam Petroleum Trade Union	43,636,365	27,272,728
+ Vietnam Petroleum Construction Investment Joint Stock Company	22,750,000	–
+ Ho Chi Minh City Branch	2,500,000	–
b) Long-term	–	–
c) Revenue from unfulfilled contracts with customers and no payment received		

As of September 30, 2026, short-term unearned revenue from office rental and other service contracts amounted to **VND 605,310,004**. This amount has not yet been recognized in the Statement of Profit or Loss.

20 - Provisions for Payables

Items	Closing Balance	Opening Balance
a) Short-term	**5,911,574,700**	**5,911,574,700**
- Provision for construction warranties		
+ Warranty for A & KA Apartment Complex – Golf 3 Project	5,911,574,700	5,911,574,700
b) Long-term	–	–
Total	**5,911,574,700**	**5,911,574,700**

21. Owner's Equity

a. Statement of Changes in Owner's Equity

Items	Owner's Contributed Capital	Share Premium	Treasury Shares	Undistributed Earnings	Development and Investment Fund	Total
Balance as at January 1, 2025	600,000,000,000	13,251,400,000	(20,000)	(628,670,983,101)	92,258,894,332	76,839,291,231
Profit for the previous year	–	–	–	7,584,622,632	–	7,584,622,632

- Other	–	–	–	–	–	–
Balance as at December 31, 2025	600,000,000,000	13,251,400,000	(20,000)	(621,086,360,469)	92,258,894,332	84,423,913,86
Balance as at January 1, 2026	600,000,000,000	13,251,400,000	(20,000)	(613,894,856,532)	92,258,894,332	91,615,417,80
+ Profit for the current period	–	–	–	12,390,823,495	–	12,390,823,49
Balance as at March 31, 2026	600,000,000,000	13,251,400,000	(20,000)	(601,504,033,037)	92,258,894,332	104,006,241,29

b. Details of Owner's Contributed Capital

According to the 29th amendment to the Business Registration Certificate dated June 15, 2026, the Company's charter capital amounts to VND 600,000,000,000. As of September 30, 2026, the Company's contributed capital is held by the following shareholders:

Shareholders	Capital According to Business Registration Certificate (VND)	Contributed Capital as at June 30, 2026 (VND)	Contributed Capital as at June 30, 2025 (VND)
Vietnam Oil and Gas Construction Joint Stock Corporation (PVC)	305,845,330,000	305,845,330,000	305,845,330,000
Mepcom Offshore & Marine Co., Ltd.	60,000,000,000	60,000,000,000	60,000,000,000
Other shareholders	234,154,670,000	234,154,670,000	234,154,670,000
Total	**600,000,000,000**	**600,000,000,000**	**600,000,000,000**

c, Transactions with Owners and Distribution of Dividends and Profits:

Items	Current Period	Previous Year
Owner's contributed capital		
+ Opening contributed capital	600,000,000,000	600,000,000,000
+ Closing contributed capital	600,000,000,000	600,000,000,000
Dividends and profits distributed (*)	–	–

d, Cổ phiếu:

Shares	Closing Balance	Opening Balance
- Number of shares registered for issuance	60,000,000	60,000,000
- Number of shares issued and fully paid	60,000,000	60,000,000
+ Ordinary shares	60,000,000	60,000,000
- Number of treasury shares	2	2

- Number of outstanding shares	59,999,998	59,999,998
+ Ordinary shares	59,999,998	59,999,998
+ Preference shares	–	–

The par value of outstanding shares is VND 10,000 per share (Ten thousand Vietnamese dong per share).

d. Dividends: Dividends declared on ordinary shares: 0%.

e. Enterprise Funds:

Enterprise Funds	Closing Balance	Opening Balance
- Development and Investment Fund	92,258,894,332	92,258,894,332
Total	**92,258,894,332**	**92,258,894,332**

22 - Basic earnings per share:

The calculation of basic earnings per share and diluted earnings per share attributable to shareholders owning common shares of the company is performed based on the following data:

Shares	Closing Balance	Opening Balance
- Number of shares registered for issuance	60,000,000	60,000,000
- Number of shares issued and fully paid	60,000,000	60,000,000
+ Ordinary shares	60,000,000	60,000,000
- Number of treasury shares	2	2
- Number of outstanding shares	59,999,998	59,999,998
+ Ordinary shares	59,999,998	59,999,998
+ Preference shares	–	–

24. Off – Balance Sheet Items	End of period	Beginning of Year
c) Foreign currencies		
+ USD	**5,114.35**	**4,941.60**

VI - Additional information for items presented in the statement of business results:

1- Total revenue from sales & services (Code 01)	Reporting period 1/1/2026 - 30/09/2026	Reporting period 1/1/2025 - 30/09/2025
a) Revenue	**913,798,108,988**	**773,135,987,828**
- Revenue from construction activities	878,804,771,226	738,072,475,034
- Revenue from service	34,993,337,762	35,063,512,794

provision		

b) Revenue from Related Parties	Reporting Period: 01/01/2026 – 30/09/2026	Reporting Period: 01/01/2025 – 30/09/2025
PTSC Ports and Logistics Joint Stock Company	6,666,766,753	1,325,739,500
– Bidding package for purchasing and installing equipment for Thai Binh 2	–	987,819,771
– Bidding package for the South-East Asia Oil and Gas Project	22,303,396,176	–
Vietsovpetro Joint Venture	114,459,772,436	121,677,803,500
Mechanical Construction Joint Stock Company (formerly Chi Dong Company)	–	–
PTSC Offshore Services Co., Ltd.	32,316,477,311	433,864,758,478
Vietnam Oil and Gas Construction Joint Stock Corporation	5,380,000	7,990,000
– PV Shipyard Joint Stock Company	–	2,380,000
Vietnam Petroleum Technical Services Joint Stock Corporation	–	8,878,690,515
– Sao Mai–Ben Dinh Petroleum Investment Joint Stock Company	612,228,750	42,978,600
Vung Tau Construction Investment Joint Stock Company	3,012,500	–
Renewable Energy and Offshore Services Branch – PetroVietnam Technical Services Corporation	64,360,707	2,220,000
Vung Tau General Oil and Gas Services Joint Stock Company	14,441,000	–
Total	**176,455,343,653**	**566,786,349,792**

3. Cost of Goods Sold (Note 11)	Reporting Period: 01/01/2026 – 30/09/2026	Reporting Period: 01/01/2025 – 30/09/2025
Cost of construction activities	833,470,727,820	707,570,017,570
Cost of service provision	26,231,731,735	25,421,242,005
Recovery of costs from investment items (Decision No. 2011)	(21,485,911)	(18,018,183,000)
Total	859,678,973,644	732,973,076,575

4. Financial Income (Note 21)	Reporting Period: 01/01/2026 – 30/09/2026	Reporting Period: 01/01/2025 – 30/09/2025

Interest income from bank deposits and loans	1,481,200,356	254,663,944
Foreign exchange gains arising during the period	144,341,390	–
Foreign exchange gains from year-end revaluation	242,117,489	–
Total	1,867,659,235	254,663,944

5. Financial Expenses (Note 22)	**Reporting Period: 01/01/2026 – 30/09/2026**	**Reporting Period: 01/01/2025 – 30/09/2025**
Interest expenses	2,404,481,934	1,079,466,002
Foreign exchange losses arising during the period	2,048,939,965	14,365,019
Foreign exchange losses from year-end revaluation	17,938,923	1,064,708,350
Total	4,471,360,822	2,158,539,371

6. Other Income	**Reporting Period: 01/01/2026 – 30/09/2026**	Reporting Period: 01/01/2025 – 30/09/2025
Other income	212,354,057	254,729,886
+ Proceeds from disposal of scrap materials	–	15,009,091
+ Income from reduction of accrued payables	55,371,998	(18,568,977)
+ Income from sale of project documents	24,000,000	14,857,920
+ Refund of excess electricity charges	3,443,931	–
+ Cooperation income from An Phong project	–	242,511,852
+ Other items	129,538,128	–
Total	212,354,057	254,729,886

7. Other Expenses	**Reporting Period: 01/2026 – 30/09/2026**	Reporting Period: 01/2025 – 30/09/2025
+ Other expenses	12,783,312,142	839,141,350
+ Penalties for violations at the Phong Board	24,635,193	66,311,852
+ Costs of overcoming consequences under contracts	22,600,000	69,698,000
+ Contract settlement expenses	41,919,600	–
+ Other expenses	562,503,631	549,025,282

+ Late tax payment penalties	3,868,493,730	–
+ Tax arrears	51,812,814	23,524,983
+ Supplier compensation expenses	5,475,579,606	–
+ Printing expenses	23,432,755	(375,745)
+ Electricity expenses	–	21,000,000
+ Late payment penalties under SMBD	2,714,334,810	109,957,008
Total	12,783,312,142	839,141,350

8 - General and Administration Expenses	Reporting period 1/1/2026 - 30/09/2026	Reporting period 1/1/2025 - 30/09/2025
Management staff expenses	**16,291,262,419**	**14,498,043,222**
Management staff salary	14,136,511,919	12,744,263,472
Social insurance, health insurance, unemployment insurance, trade union fee for management staff	1,757,740,500	1,753,779,750
Remuneration for non-executive members of Board of Directors and Supervisory Board	397,000,000	-
Office supplies expenses	**1,009,910,252**	**203,440,510**
Quarterly expense: Office equipment & supplies	463,504,863	327,876,745
Quarterly expense: Depreciation of fixed assets	**1,572,631,826**	**1,693,903,102**
Quarterly expense: Taxes, fees and charges	**260,576**	**4,000,000**
Quarterly expense: Provisions	-	**1,484,243,948**
Quarterly expense: Outside service expenses	**3,179,919,916**	**3,056,850,564**
Electricity and water expenses	1,134,994,151	1,052,645,952
Telephone, telegraph, mail/postage expenses	226,942,951	154,312,941
Rental expenses for motorbikes, fixed assets, office repairs	229,185,755	690,595,242
Bank service charges	75,688,006	-
Safety & security expenses	9,637,962	18,613,925
Office building service expenses	836,640,000	800,640,000
Insurance expenses	283,416,072	-
Consulting, legal, and audit expenses	187,351,852	-
Other outside services expenses	196,063,167	340,042,504
Other cash expenses	**4,032,171,357**	**5,088,632,428**
Hospitality expenses	787,825,152	546,177,749
Conference / Meeting expenses	155,172,578	109,037,622
Business travel expenses	718,950,810	922,250,805

8 - General and Administration Expenses	Reporting period 1/1/2026 - 30/09/2026	Reporting period 1/1/2025 - 30/09/2025
Training expenses	24,477,777	8,870,369
Welfare expenses (with invoices/vouchers)	326,640,446	521,098,361
Toll fees, repairs for office cars	328,253,523	556,854,689
Marketing, brokerage, and advertising expenses	7,130,364	81,607,037
Uniform expenses	479,596,242	13,220,200
Other expenses in cash	1,204,124,465	2,329,515,596
Total	**26,549,651,209**	**26,356,990,519**

9 - Operating costs by element:	Reporting period 1/1/2026 - 30/09/2026	Reporting period 1/1/2025 - 30/09/2025
- Raw materials, tools and supplies expenses	362,084,462,142	226,493,874,089
- Labor costs	133,575,994,306	170,099,048,950
- Construction machinery expenses	28,778,094,129	32,082,885,972
- Depreciation expenses of fixed assets	19,309,552,003	19,436,554,286
- Outside service expenses	295,082,231,143	392,786,786,111
Total	**838,830,333,723**	**840,899,149,408**

10. Corporate Income Tax Expense	Reporting period01/01/2026 - 30/09/2026	Reporting period01/01/2025 - 30/09/2025
Accounting profit before tax	**12,389,823,463**	**11,347,543,793**
In which:		
+ Core business activities		*11,347,543,793*
+ Real estate		-
Add: Non-deductible expenses	13,477,066,772	557,039,450
Add: Non-deductible loan interest expenses		
Less: Foreign exchange differences from period-end foreign currency balances (receivables & bank deposits) (temporarily non-taxable income)	3,102,835	(3,102,835)
Less: Financial leasing profit recognized in unearned revenue (tax assessed in 2017)		(199,251,272)
Add: Provision for doubtful debts		2,322,452,182
Add: Provision for devaluation of inventories	12,654,794,040	23,377,013,941
Add: Other income from untraceable payables taxed according to Tax Inspection Minutes for 2020-2021		

10. Corporate Income Tax Expense	Reporting period01/01/2026 - 30/09/2026	Reporting period01/01/2025 - 30/09/2025
Reversal of loss on short-term foreign exchange differences and prior year receivables		5,674,577
Allocation of prior-year non-deductible loan interest expenses		(3,680,823,475)
Tax losses carried forward from prior years	*(38,524,787,110)*	*(33,726,546,361)*
Taxable income	**38,524,787,110**	-
Taxable income after loss carryforwards	-	-
Common tax rate	20%	20%
- Current corporate income tax expense based on current taxable income	-	-

VII - Additional information on items presented in the Statement of Cash Flows:

Items	Reporting period01/01/2026 - 30/09/2026	Reporting period01/01/2025 - 30/09/2025
1 - Non-cash transactions affecting future statement of cash flows		
2 - Cash and cash equivalents held by the entity but not available for use: Present the value and reasons for large cash and cash equivalent balances held by the entity that are unavailable for use due to legal restrictions or other constraints to which the entity is subject		
3 - Actual amount of loan proceeds received during the period		
- Borrowing proceeds under normal loan contracts	154,094,860,799	13,560,000,000
4 - Actual amount of loan principal repayments made during the period		
- Loan principal repayments under normal loan contracts	152,435,349,171	14,320,000,000

VIII – Other information:

1 – Key management personnel remuneration:

No.	Name	Positon	Q3/2026	Accumulated 2026	Q3/2025	Accumulated 2025
Remueration for non-excutive of the Board of Director			**129,000,000**	**387,000,000**	**129,000,000**	**198,000,000**
1	Vu Minh Cong	Chairman of the Board of Directors	36,000,000	108,000,000	36,000,000	96,000,000
2	Lim Hau Guan	Member of the Board of Directors	30,000,000	90,000,000	30,000,000	90,000,000
3	Tran Minh Ngoc	Independent Member of the Board of Directors	30,000,000	90,000,000	30,000,000	90,000,000
4	Nguyen Thi Thu Anh	Head of the Supervisory Board	24,000,000	72,000,000	24,000,000	42,000,000
5	Vu Thi Cham	Member of the Supervisory Board	9,000,000	27,000,000	9,000,000	9,000,000
Mangement personnel salaries			**1,109,196,000**	**3,349,027,077**	**1,274,606,077**	**1,161,464,000**
1	Phan Khac Man	General Director	160,908,000	433,605,000	182,984,000	496,649,000
2	Nguyen Anh Tuan	Deputy Director	153,606,000	454,241,000	166,015,000	471,420,000
3	Tran Quang Ngoc	Deputy Director	122,904,000	324,917,000	134,603,000	365,860,000
4	Le Sanh Thanh	Deputy Director	147,606,000	460,116,000	145,678,000	460,116,000
5	Le Dinh Cong	Deputy Director	147,606,000	523,340,077	177,278,077	523,340,077
6	Dinh Van Hung	Member of the Board of Directors	130,083,000	365,206,000	135,305,000	375,387,000
7	Tran Vu Phuong	Member of the Board of Directors	142,977,000	393,888,000	133,199,000	368,601,000
8	Hoang Van Hai	Member of the Supervisory Board	-	98,230,000	68,667,000	205,131,000
9	Vo Thanh Tinh	Company Adminstrator	103,506,000	295,484,000	130,877,000	324,442,000
10	Le Minh Phong	Member of the Supervisory Board	80,900,000	111,200,000	-	-
Total			**1,238,196,000**	**3,736,027,077**	**1,403,606,077**	**3,908,946,077**

2 - Events occurring after the end of the accounting period.

3 - Presentation of assets, revenues and operating results by segment (by business line or geographical area) in accordance with Vietnamese Accounting Standard No. 18 "Segment Reporting) (2):

The Company's principal business activity is construction and installation. During the period, the

Company did not carry out any other material business activities; accordingly, the financial information presented in the Statement of Financial Position as at 30 September 2026, and the revenues and expenses presented in the Statement of Profit or Loss for the reporting period ended 30 September 2026, mainly relate to construction and installation activities. The Company does not conduct any business activities outside the territory of Vietnam; therefore, it does not have any geographical operating segments other than Vietnam.

4 - Other information:

Due to fluctuations in the economy, the Company's industry is exposed to risks arising from volatility in market prices of construction materials. Significant changes in construction material prices may have a material impact on the Company's economic benefits and obligations. The Company's Board of Management believes that market fluctuations, as well as the impact of the Government's macroeconomic policies, are difficult to predict. Therefore, the Board of Management is unable to quantify the impact of these factors on the Company's ongoing construction projects. The final outcome will only be determined upon completion, acceptance, and handover of the projects to the investors.

HCM, 30th Oct, 2026

PREPARER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
Hoàng Anh	Võ Thanh Toàn	DIRECTOR Phan Khac Man