UDCONS CONSTRUCTION INVESTMENT CORPORATION

CONSOLIDATED FINANCIAL STATEMENTS

QUARTER 3-2026

CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG UDCONS

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Tam thang, October 28th , 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Sep 30, 2026

Code	Items	Thuyết minh	30/09/2026	01/01/2026 VND
	ASSETS			
100	**A . Current Assets (100=110+120+130+140+150+160+170**		**502.876.283.155**	**453.037.629.546**
110	**I. Cash and Cash equivalents**	**01**	**30.829.456.214**	**13.126.952.850**
111	1. Cash		10.589.456.214	4.086.952.850
112	2. Cash equivalents		20.240.000.000	9.040.000.000
120	**II. Short-term Financial Investments**	**02**	-	-
123	3. Short-term Held-to-maturity investments		-	
124	4. Provision for short-term held-to-maturity investments		-	
125	5. Other short-term investment		-	
126	6. Provision for other short-term investment		-	
130	**III Short-term Receivables**		**227.816.317.378**	**216.993.353.101**
131	1. Short-term receivables from customers	03	152.143.190.490	150.207.696.071
132	2. Prepayments to suppliers (short-term)	04	79.488.337.035	70.833.074.376
133	3. Short-term intercompany receivables		-	-
135	5. Other short-term receivables	05	51.211.578.757	50.979.371.558
136	7. Provision for doubtful short-term receivables (*)		(55.026.788.904)	(55.026.788.904)
137	8. Assets pending processing		-	
140	**IV. Inventory**	**06**	**233.325.933.940**	**214.801.873.296**
141	1. Inventory		290.467.170.984	266.662.519.340
142	2. Provision for inventory devaluation (*)		(57.141.237.044)	(51.860.646.044)
160	**VI. Other Short-term Assets**		**10.904.575.623**	**8.115.450.299**
161	1. Short-term prepaid expanses	07	1.318.794.148	176.760.544
162	2. VAT receivable		3.376.354.739	1.729.263.019
163	3. Taxs and other amounts receivable from the Stat		6.209.426.736	6.209.426.736
165	5. Other current assets	08	-	-
200	**B . Long-term assets (200=210+220+240+250+260+270)**		**368.038.273.269**	**383.074.428.751**
210	**I. Long-term receivables**		**7.716.127.649**	**7.716.127.649**
211	1. Long-term receivables from customers	03	-	
212	2. Long-term advances to suppliers	04	-	
215	5. Other long-term receivables	05	7.716.127.649	7.716.127.649
216	6. Provision for long-term doubtful receivables (*)		-	
220	**II. Fixed assets**		**333.995.889.476**	**64.500.510.622**
221	1. Tangible fixed assets	10	319.203.975.960	49.369.595.348
222	- Historical cost		514.559.233.982	174.422.221.496
223	- Accumulated depreciation (*)		(195.355.258.022)	(125.052.626.148)
224	2. Financial lease fixed assets	11	-	-
225	- Historical cost		-	
226	- Accumulated depreciation (*)		-	
227	3. Intangible fixed assets	12	14.791.913.516	15.130.915.274
228	- Historical cost		21.898.188.545	21.928.188.545
229	- Accumulated depreciation (*)		(7.106.275.029)	(6.797.273.271)
240	**IV. Investment property**	**13**	**14.347.860.614**	**299.810.178.647**
241	- Historical cost		110.413.797.117	451.709.045.270

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Sep 30, 2026

Code	Items	Thuyết minh	30/09/2026	01/01/2026 VND
242	- Accumulated depreciation (*)		(96.065.936.503)	(151.898.866.623)
250	**V. Long-term unfinished assets**		**11.347.043.041**	**10.683.819.334**
251	Long-term unfinished production and business expenses		5.747.044.531	5.747.044.531
252	Unfinished basic construction expenses	14	5.599.998.510	4.936.774.803
260	**VI. Long-term financial investments**	**15**	**17.699**	**17.699**
261	1. Investment in subsidiaries		-	-
262	2. Investment in associates, joint ventures		-	-
263	3. Investment in other entities		17.699	17.699
264	Provision for impairment of long-term 4. financial investments (*)		-	
265	5. Long-term held-to-maturity investments		-	
266	6. Provision for long-term held-to-maturity investments (*)		-	
270	**VII Other Long-term assets**		**631.334.790**	**363.774.800**
271	1. Long-term prepaid expenses	07	631.334.790	363.774.800
272	2. Deferred taxs assets		-	
274	4. Other long-term assets	08	-	-
			-	
280	**TOTAL ASSET (280 = 100+200)**		**870.914.556.424**	**836.112.058.297**
	CAPITAL SOURCES			
300	**A . Liabilities (300 =310+330)**		**768.430.847.382**	**698.598.265.181**
310	**I. Short-term Liabilities**		**749.320.112.876**	**607.710.866.826**
311	1. Accounts payable to suppliers (short-term)	31	130.986.742.021	98.266.989.516
312	2. Advances from customers (short-term)	32	13.364.693.675	9.145.304.275
313	3. Dividends and profits payable	33	32.030.465.470	32.030.465.470
314	4. Short-term taxes and other payables to the State	34	9.881.667.542	11.932.831.087
315	4. Payables to employees		5.808.201.168	5.509.038.639
316	5. Short-term accrued expenses	35	5.913.185.780	10.060.392.919
317	6. Short-term intercompany payables		-	-
318	Payables based on the progress of construction 7. contracts		-	-
319	8. Unearned revenue (short-term)	36	-	-
320	9. Other short-term payables	37	333.433.832.829	247.968.029.500
321	11. Short-term borrowings and financial lease liabilit	38	217.901.324.391	192.797.815.420
322	12. Provision for short-term liabilities		-	-
323	13. Bonus and welfare fund		-	-
325	15. Reverse repurchase agreements (Government bo		-	
330	**II. Long-term Liabilities**		**19.110.734.506**	**90.887.398.355**
331	1. Long-term accounts payable to suppliers	31	-	
332	2. Long-term advances from customers	32	-	
333	3. Long-term taxes and other payables to the State	34	-	
334	4. Long-term accrued expenses	35	-	
335	5. Intercompany payables for business capital		-	

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Sep 30, 2026

Code	Items	Thuyết minh	30/09/2026	01/01/2026 VND
336	6. Long-term intercompany payables		-	
337	7. Long-term unearned revenue	36	-	
338	8. Other long-term payables	37	3.268.102.145	51.244.257.023
339	9. Long-term borrowings and financial lease liabilit	38	-	23.800.508.971
342	12. Deferred income tax liabilities		15.842.632.361	15.842.632.361
400	**B . Equity capital**		**102.483.709.042**	**137.513.793.116**
410	**I. Owners' equity**	**40**	**102.483.709.042**	**137.513.793.116**
411	1. Owners' investment capital		**350.000.000.000**	**350.000.000.000**
	- Common stock with voting rights		350.000.000.000	350.000.000.000
	- Preferred stock		-	
412	2. Additional paid-in capital		2.035.658.847	2.035.658.847
413	3. Convertible bond options		-	
414	4. Other owners' equity		-	-
415	5. Treasury shares (*)		(1.686.409.906)	(1.686.409.906)
418	8. Development investment fund		16.710.322.535	16.710.322.535
419	10. Other equity reserves		2.626.918.076	2.626.918.076
420	11. Unappropriated retained earnings		**(283.681.758.368)**	**(247.398.572.449)**
420a	- Accumulated unappropriated earnings as of the previous period		(247.398.572.449)	(247.398.572.449)
420b	- Unappropriated earnings for the current period		(36.283.185.919)	
429	**13. Non-controlling shareholder interests**		**16.478.977.858**	**15.225.876.013**
440	**TOTAL CAPITAL SOURCES (440=300+400**		**870.914.556.424**	**836.112.058.297**

Tam thang, Oct 28th, 2026

Prepare by	Chief Accountant	General Director
Van Cong Duc	Le Vy Thuy	Ngoc Dinh

CONSOLIDATED INCOME STATEMENT

From Jul 01, 2026 to Sep 30, 2026

Code	Items	Quarter 3		Cumulative Year-to-Date	
		Current year	Previous year	Current year	Previous year
01	**Revenue from sale of goods and services**	**15.176.922.692**	**68.087.634.425**	**73.521.804.966**	**165.470.713.264**
02	**Revenue Deductions**			-	
10	**Net revenue from sale of goods and services**	**15.176.922.692**	**68.087.634.425**	**73.521.804.966**	**165.470.713.264**
11	**Cost of goods sold**	**10.381.296.155**	**65.650.286.789**	**66.039.298.503**	**166.716.213.060**
20	**Gross profit from sale of goods and services**	**4.795.626.537**	**2.437.347.636**	**7.482.506.463**	**(1.245.499.796)**
22	Financial income	39.299.389	3.455.735	107.781.114	91.566.317
23	Financial expenses	9.629.542.455	13.403.660.596	27.977.678.847	28.193.399.473
24	*In which: Interest expenses*	*9.629.542.455*	13.403.660.596	27.977.678.847	28.193.399.473
25	Selling expenses	751.398.180	173.741.214	1.384.905.766	520.943.575
26	Administrative expenses	3.960.096.696	2.737.883.695	11.582.323.366	9.476.167.045
30	**Operating profit**	**(9.506.111.405)**	**(13.874.482.134)**	**(33.354.620.402)**	**(39.344.443.572)**
31	Other income	494.246.442	1.196.967.948	891.181.747	3.041.064.208
32	Other expenses	890.686.414	626.441.663	2.566.645.420	1.906.054.304
40	**Other profit**	**(396.439.972)**	**570.526.285**	**(1.675.463.673)**	**1.135.009.904**
50	**Total profit before tax**	**(9.902.551.377)**	**(13.303.955.849)**	**(35.030.084.075)**	**(38.209.433.668)**
51	Current corporate income tax expense			-	
52	Deferred corporate income tax expense			-	
60	**Net profit after tax**	**(9.902.551.377)**	**(13.303.955.849)**	**(35.030.084.075)**	**(38.209.433.668)**
61	Net profit attributable to non-controlling interes	329.600.950	98.807.616	1.253.101.844	(659.670.708)
62	**Net profit attributable to the parent company's shareholders**	**(10.232.152.327)**	**(13.402.763.465)**	**(36.283.185.919)**	**(37.549.762.960)**
70	**Basic earnings per share**	**(295)**	**(386)**	**(1.045)**	**(1.082)**

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Tam thang, Oct 28th, 2026

Prepare by	Chief Accountant	General Director
Van Cong Duc	Le Vy Thuy	Mai Ngoc Dinh

M.S.D.N: 3500101308-C.T.C.P. CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG UDCons THÀNH PHỐ HỒ CHÍ MINH

CASH FLOW STATEMENT

(Indirect Method)

Quarter 3 / 2026

Code	Items	Cumulative from the beginning of the year to the end of this quarter	
		2026	2025
	I. CASH FLOWS FROM OPERATING ACTIVITIES		
01	**1. Profit before tax**	**(35.030.084.075)**	**(38.209.433.668)**
	2. Adjustments for	**48.887.543.857**	**50.382.112.762**
02	- Depreciation of fixed assets and investment	16.178.095.677	16.325.502.271
03	- Provisions	5.280.591.000	7.544.123.586
04	- Gains/losses from exchange rate differences due to revaluation of monetary items in foreign currencies	-	-
05	- Gains/losses from investment activities	(927.913.791)	(2.420.270.581)
06	- Interest expense	28.356.770.971	28.932.757.486
07	- Other adjustments	-	-
08	**3. Profit from operating activities before changes in working capital**	**13.857.459.782**	**12.172.679.094**
09	- Increase/decrease in receivables	(13.156.284.932)	(37.458.445.385)
10	- Increase/decrease in inventories	(23.804.651.644)	(16.202.703.449)
11	- Increase/decrease in payables (excluding interest payable and corporate income tax payable)	41.809.480.385	17.488.335.777
12	- Tăng, giảm chi phí chờ phân bổ	(1.409.593.594)	(740.762.231)
13	- Increase/decrease in trading securities	-	-
14	- Interest paid	(204.362.926)	(22.230.393)
15	- Corporate income tax paid	(789.168.458)	-
16	- Other cash receipts from operating activities	-	-
17	- Other cash payments for operating activities	-	-
20	**Net cash flows from operating activities**	**16.302.878.613**	**(24.763.126.587)**
	II. CASH FLOWS FROM INVESTING ACTIVITIES		
21	1. Cash payments to acquire fixed assets and other long-term assets	(831.289.040)	(142.986.586)
22	2. Cash receipts from disposal of fixed assets and other long-term assets	436.363.636	1.598.942.919
23	3. Cash payments for loans and purchases of debt instruments of other entities	-	-
24	4. Cash receipts from loan repayments and sales of debt instruments of other entities	-	200.000.000
25	5. Cash payments for equity investments in other	-	-
26	6. Cash receipts from equity divestments in other	-	-
27	7. Cash receipts from interest, dividends, and profit-	491.550.155	826.174.325
30	**Net cash flows from investing activities**	**96.624.751**	**2.482.130.658**

CASH FLOW STATEMENT

(Indirect Method)

Quarter 3 / 2026

Code	Items	Cumulative from the beginning of the year to the end of this quarter	
		2026	2025
	III. CASH FLOWS FROM FINANCING ACTIVITIES		
31	1. Cash receipts from share issuance and capital contributions by owners	-	-
32	2. Cash payments for returning capital to owners and repurchasing issued shares	-	-
33	3. Cash receipts from borrowings	19.500.000.000	4.705.000.000
34	4. Cash repayments of loan principals	(18.197.000.000)	(3.070.834.239)
35	5. Cash repayments of principal under finance leases	-	-
36	6. Dividends and profits paid to owners	-	-
40	**Net cash flows from financing activities**	**1.303.000.000**	**1.634.165.761**
50	**Net increase/decrease in cash during the year**	**17.702.503.364**	**(20.646.830.168)**
60	**Cash and cash equivalents at the beginning of the**	**13.126.952.850**	**30.453.699.673**
70	**Cash and cash equivalents at the end of the year**	**30.829.456.214**	**9.806.869.505**

Tam thang, Oct 28th, 2026

Prepared by	Chief Accountant	General Director
Van Cong Duc	Le Vy Thuy	Ngoc Dinh

GENERAL INFORMATION

Form of Ownership Capital

The UDCons construction investment corportation (formed The Ba Ria - Vung Tau Urban Development and Construction Corporation) was converted from the Ba Ria - Vung Tau Urban Construction and Development Company under Decision No. 3461/QD-UBND dated October 6, 2008, by the People's Committee of Ba Ria - Vung Tau Province.

The company operates under Business Registration Certificate No. 3500101308, initially registered on August 17, 2009, and amended for the 10th time on Aug 12, 2025, issued by Ho Chi Minh City Department of

The headquarters of the parent company is located at 37 3/2 Street, Ward 8, Vung Tau City, Ba Ria - Vung Tau Province (now is Tam Thang Ward , Ho Chi Minh City).

The charter capital of the company is VND 350,000,000,000, divided into 35,000,000 shares, with a par value of VND 10,000 per share.

The parent company has the following subsidiaries and affiliates:

Name of Unit	Address	Main Business Activities	Charter Capital	Ownership Interest rate and voting rights percentage
I. Subsidiary Units				
Industrial Production Enterprise	Trinh Dinh Thao Street, Civil Group 2, Huong Son Quarter, Long Huong Ward, Ba Ria City, Ba Ria - Vung Tau Province (now is Long Huong Ward, Ho Chi	Production of hot asphalt concrete, concrete pipes, etc.		
II./ Subsidiaries				
- UDC Phu My Company Limited (Formed UDEC Tourism Company Li			70 billion dong	100%
- Thanh Chi Joint Stock Company			43,89 billion dong	52.15%

III. Main Business Activities During the Period

- Construction of residential buildings;
- Construction of industrial, public, and infrastructure projects;
- Construction of transportation and roadworks;
- Production of construction materials, including prestressed concrete, precast concrete structures, centrifugal concrete pipes, and electric poles of various types;
- Real estate trading floor services; real estate brokerage and consulting services.

ACCOUNTING POLICIES AND REGULATIONS APPLIED

2.1. Fiscal Year and Currency Used in Accounting

The fiscal year begins on January 1 and ends on December 31 of each year.

The currency used for accounting records is the Vietnamese Dong (VND).

2.2. Accounting Standards and Policies Applied

Accounting Regime Applied

The company applies the Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, by the Ministry of Finance.

Declaration of Compliance with Accounting Standards and Regulations

The company has adopted the Vietnamese Accounting Standards (VAS) and the accompanying guidance documents issued by the State. The financial statements are prepared and presented in full compliance with the provisions of each standard, the related implementation guidance circulars, and the currently applied Accounting Regime.

Accounting Form Applied

The company adopts the general journal accounting method on computer software.

Changes in accounting policies

The Company has applied non-retrospective adjustments to its accounting policies following the initial adoption of the provisions set forth in Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC. These Circulars also mandate changes to the presentation of certain items within the financial statements. Comparative figures have been adjusted to align with the presentation used for the current period and to comply with the relevant requirements of Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC. Details regarding the reclassification of comparative figures are provided in Note IX to these consolidated financial statements.

Basis for the preparation of interim consolidated financial statements

The Company's consolidated financial statements are prepared by consolidating the separate financial statements of the Company and the financial statements of its subsidiaries—entities controlled by the Company—for the accounting period from January 1, 2026, to September 30, 2026. Control is established when the Company has the power to govern the financial and operating policies of an investee in order to

The financial statements of subsidiaries are prepared using accounting policies that are consistent with those of the Company. Where necessary, the financial statements of subsidiaries are adjusted to ensure consistency in the accounting policies applied across the Company and its subsidiaries.

Significant balances, income, and expenses—including unrealized gains or losses arising from intragroup transactions—are eliminated upon the consolidation of financial statements.

Non-controlling interests

Non-controlling interests represent the portion of profit or loss and net assets of a subsidiary that is attributable to owners who do not hold control.

Cash and cash equivalents

Cash includes cash on hand and demand deposits.

Cash equivalents are short-term investments with a maturity of no more than three months from the date of investment; they are highly liquid, easily convertible into known amounts of cash, and subject to an insignificant risk of changes in value.

Financial investments

Investments held to maturity include: term deposits held until their maturity date for the purpose of earning periodic interest, as well as other investments held to maturity or those of a similar nature; this category excludes derivative instruments.

Investments in equity instruments of other entities include: investments in the equity instruments of other entities over which the investor has no control, joint control, or significant influence. The initial carrying amount of these investments is determined based on their original cost. Subsequent to initial recognition, the value of these investments is determined as the original cost less any provision for impairment.

Provisions for the impairment of investments are recognized at the end of the reporting period as follows:
- For long-term investments (not classified as trading securities) where the investor does not have significant influence over the investee: if the investment consists of listed shares or if its fair value can be reliably determined, the provision is based on the market value of the shares; if the fair value cannot be determined at the reporting date, the provision is based on the investee's financial statements as of the date the provision is recognized.
- For investments held to maturity: the provision is determined based on recoverability, in accordance with legal regulations.

Accounts receivable

Accounts receivable are tracked in detail by maturity period, counterparty, currency type, and other factors as required for the Company's management purposes. In the interim consolidated financial statements, accounts receivable are classified as either short-term or long-term based on their remaining maturity as of the reporting date.

Allowances for doubtful accounts are established for the following: receivables that are past due according to economic contracts, loan agreements, contractual commitments, or debt obligations; and receivables that are not yet due but are considered unlikely to be collected. Specifically, for past-due receivables, the allowance is determined based on the original principal repayment schedule stipulated in the initial sales contract—disregarding any subsequent extensions agreed upon by the parties. For receivables not yet due, an allowance is established if the debtor has entered bankruptcy, is undergoing dissolution, has gone missing, has absconded, or if a potential loss is otherwise anticipated.

Inventories

Inventories are initially recognized at cost, which includes purchase costs, conversion costs, and other costs incurred in bringing the inventories to their present location and condition at the time of initial recognition. Subsequent to initial recognition, if the net realizable value of the inventories is lower than their cost at the financial reporting date, the inventories are measured at their net realizable value.

The value of inventories issued is determined using the weighted-average cost method.
The method for determining the value of work-in-progress at the end of the period is as follows: Production and business costs in progress are accumulated for each project that is either incomplete or for which revenue has not yet been recognized, corresponding to the volume of work remaining at the end of the period.

A provision for inventory devaluation is established at the end of the period based on the excess of the cost of the inventories over their net realizable value.

Fixed Assets

Tangible and intangible fixed assets are initially recognized at cost. During their period of use, tangible and intangible fixed assets are reported based on their cost, accumulated depreciation/amortization, and carrying

Subsequent Expenditure

If costs incurred after initial recognition result in an increase in the future economic benefits expected to be derived from the use of a tangible fixed asset—beyond the standard level of performance originally assessed—such costs are capitalized as an addition to the cost of the tangible fixed asset.

Other costs incurred after a fixed asset has been put into operation, such as repair, maintenance, and overhaul expenses, are recognized in the statement of profit or loss in the period in which they are incurred.

Investment Property

Investment property is initially recognized at cost.
Investment property held for operating leases is recorded at cost, less accumulated depreciation and carrying amount. Depreciation is calculated using the straight-line method over the estimated useful life.

Construction in progress costs

Construction in progress includes fixed assets under procurement and construction that have not been completed at the end of the annual accounting period and are recorded at cost. This cost includes costs of construction, installation of machinery and equipment and other direct costs.

Deferred expenses

Costs already incurred that relate to the production and business activities of multiple accounting periods are recorded as prepaid expenses, to be allocated gradually to the results of operations over subsequent accounting periods.

The calculation and allocation of long-term prepaid expenses to the production and business costs of each accounting period are determined based on the nature and extent of each type of expense, in order to select an appropriate allocation method and basis.

Accounts payable

Accounts payable are tracked based on payment terms, the counterparty, the currency of the obligation, and other factors as required for the Company's management purposes. In the interim consolidated financial statements, accounts payable are classified as either short-term or long-term, based on their remaining maturity as of the reporting date.

Dividends and profit distributions payable

Dividends and profit distributions payable (in the form of cash or non-monetary assets) are recognized when an enterprise has no discretion to avoid the obligation to pay such dividends or profits to its shareholders or capital contributors, in accordance with applicable laws.

The point of recognition occurs when the entity has no right to avoid the payment—specifically, following the announcement of a dividend distribution by the company's Board of Directors and the notification of the "record date" (the date for determining shareholders entitled to receive dividends) by the Vietnam Securities Depository and Clearing Corporation.

Loans

Loans are tracked by individual lender, specific loan agreement, and the scheduled repayment terms for each

Borrowing costs

Borrowing costs are recognized as production or business expenses in the period in which they are incurred, except for borrowing costs directly attributable to the construction or production of a qualifying asset, which are included in the cost of that asset (capitalized) when the conditions specified in Vietnamese Accounting Standard No. 16, "Borrowing Costs,".

Accrued expenses

Amounts payable for goods or services received from suppliers—or provided to customers—during the reporting period, for which payment has not yet been made, as well as other payables (such as accrued construction costs), are recognized as production or business expenses for the reporting period.

Equity

Owners' contributed capital is recorded based on the actual amount contributed by the owners.

Share premium reflects the difference between the par value—plus any direct costs associated with the issuance of shares—and the actual issuance price (including instances where the company reissues its own previously repurchased shares). This can result in a positive share premium (if the issuance price exceeds the par value plus direct issuance costs) or a negative share premium (if the issuance price is lower than the par value plus direct issuance costs)

Undistributed post-tax profit reflects the company's business results (profit or loss) after corporate income tax, as well as the allocation of profits or the treatment of losses.

V. SUPPLEMENTARY INFORMATION ON ITEMS PRESENTED IN THE CONSOLIDATED BALANC

01 . Cash and Cash equivalent

	Ending of Period	At the beginning of the
	VND	VND
Cash on hand	599.350.548	275.727.623
Bank Deposits	9.990.105.666	3.811.225.227
Cash Equivalents (*)	20.240.000.000	9.040.000.000
		-
Total	**30.829.456.214**	**13.126.952.850**

03 . Accounts Receivables From Customers

	Ending of Period	At the beginning of the year
	VND	VND
Cao Phu Co., Ltd.	10.601.622.465	10.601.622.465
Nam Hai Construction Co., Ltd.	10.894.282.332	10.894.282.332
The Management Board of Civil and Industrial Construction Projects – Project: Resettlement Apartment Building on East National Highway 56	1.103.974.028	8.483.268.258
An Phu Gia Construction Joint Stock Company	69.785.638.244	48.055.754.559
Southern Branch - Vietnam Industrial Construction Joint Stock Corporation	6.181.544.168	16.100.428.460
HCT E&C Joint Stock Company	1.396.736.226	4.278.159.566
Other trade receivables	52.179.393.027	51.794.180.431
Total	**152.143.190.490**	**150.207.696.071**

04 . Short-term prepayments to suppliers

	Ending of Period	At the beginning of the year
	VND	VND
BAO MINH VINA Construction commercial limited company	6.512.662.201	-
Ecocim Corporation	27.630.504.049	27.630.504.049
Minh Dat Bridge Construction and Trading Co., Ltd	2.404.469.000	2.404.469.000
PIGGOLD Construction Development Investment Joint Stock Company	12.420.912.181	12.264.823.987
Others advance payments to suppliers	30.519.789.604	28.533.277.340
Total	**79.488.337.035**	**70.833.074.376**

05 . Other receivables

	Ending of Period	At the beginning of the year
	VND	VND
a. Other short-term receivables		
Deposit, guarantee	143.550.000	146.550.000
Advances	18.661.625.104	18.488.090.619
Other receivables		
Receivables from Ba Ria Project Management Board - Ba Ria Trade	2.040.370.464	2.040.370.464

Receivables from Tan Thanh Joint Stock Company - Revenue allocation as per contract No. 10/HĐ.UDEC dated 05/02/2004	7.367.281.094	7.367.281.094
Receivables from Vietnam Golf Tourism Joint Stock Company -	4.262.330.606	4.262.330.606
Payables to the Construction Team of the Mechanical and Electrical Installation Division	7.447.004.363	7.447.004.363
Other receivables from UDEC Tourism Co., Ltd.	-	140.000
Other receivables from Thanh Chi Joint Stock Company	366.670.268	346.554.214
Other receivables	10.922.746.858	10.881.050.198
Total	**51.211.578.757**	**50.979.371.558**

b. Long-term Receivables	**Ending of Period**	**At the beginning of the year**
	VND	**VND**
- Environmental restoration deposit for the stone mining pits 3A and 4 at Thành Chí Construction Joint Stock Company	7.716.127.649	7.716.127.649
Total	**7.716.127.649**	**7.716.127.649**

06 . Inventory	**Ending of Period**	**At the beginning of the year**
	VND	**VND**
Raw materials	2.208.736.895	3.221.033.997
Work-in-progress	286.642.620.547	261.444.619.612
Finished goods	1.561.786.381	1.996.865.731
Goods	54.027.161	-
Total cost of inventory	**290.467.170.984**	**266.662.519.340**

(*) Details of Work-in-Progress	**Ending of Period**	**At the beginning of the year**
	VND	**VND**
- Construction project costs	286.642.620.547	261.444.619.612
- Other work-in-progress costs	-	-
Total work-in-progress costs	**286.642.620.547**	**261.444.619.612**

07 . Prepaid Expenses	**Ending of Period**	**At the beginning of the year**
	VND	**VND**
a. Short-term Prepaid Expenses		
- Tools and equipment used	124.320.836	176.760.544
- Infrastructure usage fees for storage facilities at Thanh Chi Company	1.054.695.312	-

- Other prepaid expenses	139.778.000	-
Total	**1.318.794.148**	**176.760.544**

b. Long-term Prepaid Expenses

- Tools and equipment used	355.032.732	204.168.077
- Repair expenses	21.959.778	159.606.723
- Other prepaid expenses	254.342.280	-
Total	**631.334.790**	**363.774.800**

10 . Tangible Fixed Assets

Items	Buildings and structures (*)	Machinery and equipment	Transportation vehicles	Fixed assets used in management	Total tangible fixed assets
Historical Cost of Fixed Assets					
Beginning balance	**71.851.104.010**	**80.179.114.078**	**20.124.089.731**	**2.267.913.677**	**174.422.221.496**
Increase during the p	**341.463.313.486**	**-**	**-**	**-**	**341.463.313.486**
- basic construction	168.065.333	-	-	-	168.065.333
- Increase due to reclassification	341.295.248.153	-	-	-	341.295.248.153
Decrease during the period	**-**	**-**	**1.326.301.000**	**-**	**1.326.301.000**
- Liquidation, disposa	-	-	1.326.301.000	-	1.326.301.000
Ending balance	**413.314.417.496**	**80.179.114.078**	**18.797.788.731**	**2.267.913.677**	**514.559.233.982**
Accumulated Depreciation of Fixed Assets					
Beginning balance	**37.443.872.960**	**68.079.897.501**	**17.369.004.102**	**2.159.851.585**	**125.052.626.148**
Increase during the period	**67.715.279.532**	**3.419.320.752**	**412.625.703**	**81.706.887**	**71.628.932.874**
- Depreciation of fixed assets	5.998.236.432	3.419.320.752	412.625.703	81.706.887	9.911.889.774
- Increase due to reclassification	61.717.043.100	-	-	-	61.717.043.100
Decrease during the period	**-**	**-**	**1.326.301.000**	**-**	**1.326.301.000**
- Liquidation, disposa	-	-	1.326.301.000	-	1.326.301.000
Ending balance	**105.159.152.492**	**71.499.218.253**	**16.455.328.805**	**2.241.558.472**	**195.355.258.022**
Net Book Value					
Beginning balance	**34.407.231.050**	**12.099.216.577**	**2.755.085.629**	**108.062.092**	**49.369.595.348**
Ending balance	**308.155.265.004**	**8.679.895.825**	**2.342.459.926**	**26.355.205**	**319.203.975.960**

12 . Intangible Fixed Assets

Items	Permanent land use rights	Land use rights with time limit	Trademark	Computer software	Total Intangible Fixed Assets
Beginning balance	**2.250.000.000**	**19.648.188.545**		**30.000.000**	**21.928.188.545**

Increase during the period	-	-	-	-	-
Decrease during the period	-	-	-	30.000.000	30.000.000
- Giảm khác	-	-		30.000.000	30.000.000
Ending balance	**2.250.000.000**	**19.648.188.545**	**-**	**-**	**21.898.188.545**
Amortization of Intangible Fixed Assets					
Beginning balance	**-**	**6.767.273.271**	**-**	**30.000.000**	**6.797.273.271**
Increase during the period	**-**	**339.001.758**	**-**	**-**	**339.001.758**
- Amortization of Intangible Fixed	-	339.001.758		-	339.001.758
Decrease during the period	**-**	**-**	**-**	**30.000.000**	**30.000.000**
- Other decrease	-	-		30.000.000	30.000.000
Ending balance	**-**	**7.106.275.029**	**-**	**-**	**7.106.275.029**
Net book value					
Beginning balance	**2.250.000.000**	**12.880.915.274**	**-**	**-**	**15.130.915.274**
Ending balance	**2.250.000.000**	**12.541.913.516**	**-**	**-**	**14.791.913.516**

Land Use Rights (Long-term) include:

- The land area surrounding the quarry at Lot 4, Chau Pha, Tan Thanh District Ba Ria - Vung Tau (now is Chau Pha commune, Ho Chi Minh City), with an area of 2,351 m², currently used by Thành Chí Joint Stock Company as an industrial yard for stone mining operations.

Land Use Rights (Term-based) include:

- A plot of land on 3/2 Street, Vũng Tàu City, Ba Ria - Vung Tau Province (now is Vung Tau ward, Ho Chi Minh City), with an area of 1,999.2 m², currently used by the company as office headquarters with a 50-year usage period starting from November 12, 2004.

- A plot of land in Long Hương Ward, Ba Ria City, Ba Ria - Vung Tau Province (now is Long Huong ward, Ho Chi Minh City, with an area of 21,298 m² (21,350 m² − 52 m²: reclaimed by the State), leased for 50 years starting from 2002, currently used by the company as a concrete batching plant.

13 . Investment Properties

a. Investment properties for lease

Items	**Buildings and infrastructure for lease**		
	At Parent Company (1)	**At Thanh Chi JSC**	**Total**
Historical Cost of Fixed Assets			
- Beginning balance	**341.295.248.153**	**110.413.797.117**	**451.709.045.270**
-Increase during the period	**-**	**-**	**-**
- Decrease during the period	**341.295.248.153**	**-**	**341.295.248.153**
- Chuyển sang TSCĐ	**341.295.248.153**	-	341.295.248.153
- Ending balance	**-**	**110.413.797.117**	**110.413.797.117**

Accumulated Depreciation of Fixed Assets

- Beginning balance	**59.865.531.807**	**92.033.334.816**	**151.898.866.623**
- Increase during the period	**1.851.511.293**	**4.032.601.687**	**5.884.112.980**
- Depreciation expense	1.851.511.293	4.032.601.687	5.884.112.980
- Decrease during the period	**61.717.043.100**	**-**	**61.717.043.100**
- Ending balance	**-**	**96.065.936.503**	**96.065.936.503**
Net Book Value			
- Beginning balance	**281.429.716.346**	**18.380.462.301**	**299.810.178.647**
- Ending balance	**-**	**14.347.860.614**	**14.347.860.614**

(1)The investment property for lease at the parent company includes the value of land use rights and the value of the golf hotel equipment at 01 Nguyen Van Linh Street, Phu My Ward, Phu My Town, Ba Ria - Vung Tau Province (now is Phu My Ward, Ho Chi Minh City). Currently, the hotel is being used as collateral for a loan from the Vietnam Bank for Agriculture and Rural Development (Agribank) - Ba Ria - Vung Tau Branch.

15 . Long-term Investments

- Other long-term investments	**Ending of Period**	**At the beginning of the year**	**Ending of Period**	**At the beginning of the year**
	Number of Share	**Number of Share**	**VND**	**VND**
- Bank for Investment and Development of Vietnam (BIDV)	1	1	17.699	17.699
Total	**1**	**1**	**17.699**	**17.699**

14 . Construction in progress

	Ending of Period	**At the beginning of the year**
	VND	**VND**
a. Construction and repair	**3.821.655.991**	**3.158.432.284**
- Repairing Hotel in Phu My Ward	831.289.040	-
- Chau Pha Residential Area Project	1.746.606.152	1.746.606.152
- Other projects	1.243.760.799	1.411.826.132
b. Procurement	**1.778.342.519**	**1.778.342.519**
- Riverside villa plots in Cua Lap (Lots A22.01 & C2.02)	1.778.342.519	1.778.342.519
Total	**5.599.998.510**	**4.936.774.803**

31 . Short-term payables to suppliers

	Ending of Period	**At the beginning of the**
	VND	**VND**
- Asphalt Distribution Co. Ltd.	3.791.552.817	3.474.356.336
- HD Foundation Engineering & Construction Company LTD	2.500.812.253	2.500.812.253
- Construction Materials No.15 Trading Joint Stock Company	3.761.469.109	3.761.469.109
- Thanh Dat Construction Joint Stock Company	3.393.541.048	3.393.541.048

- Joint Venture of Thang Long Elevator and Equipment Group Co., Ltd.	5.698.236.364	5.698.236.364
- Binh An Technology Engineering Co., Ltd.		
- Advancved International Joint Stock Company	5.143.749.964	5.143.749.964
- 2T Corporation	846.773.600	846.773.600
- Hoang Le Medical Equipment Company Limited	2.015.658.111	2.015.658.111
- Xuan Dat Construction Trading Technology Company Limited	3.847.498.011	3.847.498.011
- Thanh Hau Phat Construction Co., Ltd.	1.776.411.130	283.239.680
- Payables to other entities	98.211.039.614	67.301.655.040
Total	**130.986.742.021**	**98.266.989.516**

32 . Advances from customers

	Ending of Period	At the beginning of the year
	VND	VND
- ECOCIM Joint Stock Company – Cam Ranh Project, Phase 20	3.288.156.809	3.288.156.809
- Other short-term advances from customers	10.076.536.866	5.857.147.466
Total	**13.364.693.675**	**9.145.304.275**

b. Long-term

33 Dividends or profits payable

	Ending of Period	At the beginning of the year
	VND	VND
- The State investment capital	25.704.943.320	25.704.943.320
- Retail shareholder	6.325.522.150	6.325.522.150
Total	**32.030.465.470**	**32.030.465.470**

34 . Taxes and payables to the state

a - Payables

	Beginning of the year	Payables	Paid	Ending of the period
	VND	VND	VND	VND
Value-added tax	149.713.665	2.352.958.918	1.515.774.570	986.898.013
Corporate income tax	4.850.457.934	-	789.168.456	4.061.289.478
Personal income tax	2.774.016.903	349.052.315	188.654.616	2.934.414.602
Land tax and land rental fees	33.201.987	-	317.435	32.884.552
Other taxes	4.125.440.597	18.744.230	2.278.003.930	1.866.180.897
Total	**11.932.831.086**	**2.720.755.463**	**4.771.919.007**	**9.881.667.542**

b- Receivables

	Beginning of the year	Payables	Paid	Ending of the period
	VND	VND	VND	VND
Value-added tax	5.848.675.066	-	-	5.848.675.066
Other taxes	360.751.670	-	-	360.751.670
Total	**6.209.426.736**			**6.209.426.736**

35 . Accrued expenses

	Ending of Period	At the beginning of the year
	VND	VND
Accrued project costs	3.867.253.126	10.060.392.919
Others accrued expenses	2.045.932.654	-
Total	**5.913.185.780**	**10.060.392.919**

38 . Loans and financial lease liabilities

	Ending of Period	At the beginning of the year
a. Short-term loans	VND	VND
*** Short-term loan principal**	**105.550.815.420**	**104.247.815.420**
+ Bank for Investment and Development of Vietnam - Ba Ria Vung Tau Br	97.636.308.570	97.878.308.570
+ Loans from individuals and organizations	7.914.506.850	6.369.506.850
*** Current portion of long-term liabilities**	**112.350.508.971**	**88.550.000.000**
+ Agribank - Ba Ria Vung Tau Branch	112.350.508.971	88.550.000.000
Total	**217.901.324.391**	**192.797.815.420**

b. Long-term loans

	Ending of the period		Beginning of the year	
	Long-term loan principal	Current portion of long-term liabilities	Long-term loan principal	Current portion of long-term liabilities
+ Agribank - Ba Ria Vung Tau Branch	112.350.508.971	112.350.508.971	112.500.508.971	88.550.000.000
Total	**112.350.508.971**	**112.350.508.971**	**112.500.508.971**	**88.550.000.000**

37 . Other payables and liabilities

	Ending of Period	At the beginning of the year
	VND	VND
a- Short-term liabilities		
Trade union funding	388.613.579	259.856.729
Social, health, and unemployment insurance	4.614.847.095	4.045.097.289
Payable related to equitization	39.490.443.030	39.490.443.030
Short-term deposits and guarantees received	5.321.945.000	5.347.720.000
Other payables	-	-
Expenses for Hang Duong Area - Compensation payments	1.291.280.460	1.291.280.460
Interest payable to BIDV Bank, Vung Tau Branch	49.323.412.752	38.302.391.059
Interest payable to Agribank - Ba Ria Vung Tau Branch	188.791.828.949	121.866.593.708
Interest payable to individuals and organizations	1.458.906.917	1.176.668.786
Temporary collection of transfer fees from buyers (Phu My Residential Pr	1.233.541.398	1.233.541.398
Dong Nam Company Limited - Contribution to investment in the new urban area on National Highway 51	2.000.000.000	2.000.000.000
Tan Thanh Joint Stock Company - Late payment interest and profit	3.847.955.927	3.847.955.927
Tan Thanh Joint Stock Company - Joint venture contribution to the A Chau Project	256.169.252	256.169.252
ECOCIM Joint Stock Company	19.295.527.770	19.295.527.770
Dong Phong Co., Ltd. - Deposits for environmental restoration	4.058.077.690	4.058.077.690
Other payables	12.061.283.010	5.496.706.402

Total	**333.433.832.829**	**247.968.029.500**
b-Long-term liabilities		
Long-term deposits and guarantees received	1.724.109.723	694.989.723
Interest payable to Agribank - Ba Ria Vung Tau Branch	-	50.549.267.300
Other long-term	1.543.992.422	-
Total	**3.268.102.145**	**51.244.257.023**

40 · Equity

	Beginning of the year	Increase	Decrease	Ending of the period
Owner's equity	350.000.000.000			350.000.000.000
Share premium	2.035.658.847			2.035.658.847
Treasury shares	(1.686.409.906)			(1.686.409.906)
Development investment fund	16.710.322.535			16.710.322.535
Other funds under owner's equity	2.626.918.076			2.626.918.076
Undistributed after-tax profit (*)	(247.398.572.449)	(36.283.185.919)		(283.681.758.368)
In which: Current year		*(36.283.185.919)*		*(36.283.185.919)*
Previous year	*(247.398.572.449)*			*(247.398.572.449)*
Non-controlling interests	15.225.876.013	1.253.101.844		16.478.977.857
In which:				
Current year profit		*1.253.101.844*		
Total	**137.513.793.116**	**(35.030.084.075)**		**102.483.709.041**

a.Details of owner's investment capital

	Ending of Period	At the beginning of the year
	VND	VND
Investment capital from the State (Ho Chi Minh City Department of Finance)	236.911.920.000	236.911.920.000
Capital contributed by shareholders	110.148.080.000	110.148.080.000
Treasury shares	2.940.000.000	2.940.000.000
Total	**350.000.000.000**	**350.000.000.000**

b. Transactions related to capital with owners and dividend distribution

	Ending of Period	At the beginning of the
	VND	VND
- Owner's investment capital		
+ Beginning balance of contributed capital	350.000.000.000	350.000.000.000
+ Additional capital contributed during the period	-	-
+ Reduction in contributed capital during the period	-	-
+ Ending balance of contributed capital	350.000.000.000	350.000.000.000

c. Shares

	Ending of Period	At the beginning of the year
- Number of shares registered for issuance	35.000.000	35.000.000
- Number of shares issued	35.000.000	35.000.000
+ *Common shares*	*35.000.000*	*35.000.000*
+ *Preferred shares*		

- Number of outstanding shares	34.706.000	34.706.000
+ Common shares	*34.706.000*	*34.706.000*
+ Preferred shares		
- Number of treasury shares	294.000	294.000
+ Common shares	*294.000*	*294.000*
+ Preferred shares		
* Par value of outstanding shares (VND/share):	10.000	10.000

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INCOME STATEMENT

23 . Revenue from sales of goods and provision of services	Q3/2026	Q3/2025	Cumulative 2026	Cumulative 2025
Revenue from construction activities		57.120.089.429	17.362.402.052	127.347.893.022
Revenue from sales, warehouse leasing	4.943.573.617	8.757.494.088	33.521.672.269	32.401.758.423
Revenue from service provision	9.603.486.565	300.960.000	18.778.413.591	902.880.000
Other revenue	629.862.510	1.909.090.908	3.859.317.054	4.818.181.819
Total	**15.176.922.692**	**68.087.634.425**	**73.521.804.966**	**165.470.713.264**

24 . Deductions	Q3/2026	Q3/2025	Cumulative 2026	Cumulative 2025

25 . Net revenue from sales and service provision	Q3/2026	Q3/2025	Cumulative 2026	Cumulative 2025
Net revenue from construction activities		57.120.089.429	17.362.402.052	127.347.893.022
Net revenue from sales, warehouse leasir	4.943.573.617	8.757.494.088	33.521.672.269	32.401.758.423
Net revenue from hotel services	9.603.486.565	300.960.000	18.778.413.591	902.880.000
Other net revenue	629.862.510	1.909.090.908	3.859.317.054	4.818.181.819
Total	**15.176.922.692**	**68.087.634.425**	**73.521.804.966**	**165.470.713.264**

26 . Cost of goods sold	Q3/2026	Q3/2025	Cumulative 2026	Cumulative 2025
Cost of construction activities		54.271.578.467	16.836.527.453	120.987.991.879
Cost of sales, warehouse leasing	2.564.109.104	8.650.288.462	25.319.521.944	30.719.954.467
Cost of hotel services	7.708.975.891	876.908.567	15.674.277.940	2.655.342.844
Other costs	108.211.160	1.851.511.293	2.928.380.166	5.554.533.879
Reversal of provisions for inventory deva			5.280.591.000	6.798.389.991
Total	**10.381.296.155**	**65.650.286.789**	**66.039.298.503**	**166.716.213.060**

27 . Gross profit	Q3/2026	Q3/2025	Cumulative 2026	Cumulative 2025
In which:				
Total	**4.795.626.537**	**2.437.347.636**	**7.482.506.463**	**(1.245.499.796)**

28 . Financial revenue	Q3/2026	Q3/2025	Cumulative 2026	Cumulative 2025
Interest from deposits	39.299.389	3.455.735	107.781.114	91.566.317

Total	**39.299.389**	**3.455.735**	**107.781.114**	**91.566.317**

29 . Financial expenses

	Q3/2026	Q3/2025	Cumulative 2026	Cumulative 2025
Interest expenses	9.629.542.455	############	27.977.678.847	28.193.399.473
Total	**9.629.542.455**	**13.403.660.596**	**27.977.678.847**	**28.193.399.473**

32 . Other income

	Q3/2026	Q3/2025	Cumulative 2026	Cumulative 2025
Income from asset liquidation	218.181.818	1.113.755.556	436.363.636	2.957.851.812
Other income	276.064.624	83.212.392	481.664.774	83.212.396
Total	**494.246.442**	**1.196.967.948**	**918.028.410**	**3.041.064.208**

33 . Other expenses

	Q3/2026	Q3/2025	Cumulative 2026	Cumulative 2025
Other expenses	890.686.414	626.441.663	2.593.492.083	1.906.054.304
Total	**890.686.414**	**626.441.663**	**2.593.492.083**	**1.906.054.304**

34 Other profit

Q3/2026	Q3/2025	Cumulative 2026	Cumulative 2025
(396.439.972)	**570.526.285**	**(1.675.463.673)**	**1.135.009.904**

35 Profit before tax

Q3/2026	Q3/2025	Cumulative 2026	Cumulative 2025
(9.902.551.377)	**(13.303.955.849)**	**(35.030.084.075)**	**(38.209.433.668)**

37 . Deferred corporate income tax expense

Q3/2026	Q3/2025	Cumulative 2026	Cumulative 2025
Tax rate 20%		20%	

	Q3/2026	Q3/2025	Cumulative 2026	Cumulative 2025
38 . Net profit after income tax	**(9.902.551.377)**	**(13.303.955.849)**	**(35.030.084.075)**	**(38.209.433.668)**
- Net profit after income tax attributable to the parent company's	(10.232.152.327)	(13.402.763.465)	(36.283.185.919)	(37.549.762.960)
- Profit allocated to common stockholders	(10.232.152.327)	(13.402.763.465)	(36.283.185.919)	(37.549.762.960)
Outstanding common shares at the beginning of the period	34.706.000	34.706.000	34.706.000	34.706.000
Weighted average outstanding common shares during the period	34.706.000	34.706.000	34.706.000	34.706.000
39 . Basic earnings per share	**(295)**	**(386)**	**(1.045)**	**(1.082)**

IX. COMPARATIVE FIGURES

The beginning-of-year figures on the Balance Sheet and the Notes to the Financial Statements are derived from the Consolidated Financial Statements for the fiscal year ending on December 31, 2025, which have been audited by AASC Audit Co., Ltd. The comparative figures for the same period of the previous year in the cash flow statement, income statement, and corresponding notes are based on the figures from the 3rd quarter report of 2025 prepared by the company and update audited by AASC Auditing Firm LLC.

Certain items as of January 1, 2026, have been adjusted to align with the financial statement presentation requirements set forth in Circular 99/2025/TT-BTC and Circular 43/2026/TT-BTC. Details are as follows:

Figures based on the consolidated financial statements for the financial year ended 31 December 2025		**The figures, adjusted in accordance with Circular 99/2025/TT-BTC and Circular 43/2026/TT-BTC, are as follows:**	
Codes - Items	**Amount**	**Codes - Items**	**Amount**
A./ BALANCE SHEET		**A./ STATEMENT OF FINANCIAL POSITION**	
319 - Other short-term payables	279.998.494.970	313 - Dividends and profits payable	32.030.465.470
		320 - Other short-term payables	247.968.029.500

X. Explanation of profit fluctuation for Q3/2026 compared to Q3/2025:

The consolidated net profit after tax in the Q3/2026 was loss VND 9,9 billion, an decrease in loss of VND 3,4 billion compared to the loss of VND 13,3 billion in the same period of 2025. Details of the changes in profit after tax in the Q3/2026 compared to the same period of 2025 and the reason for the loss as follows:

- The parent company's Q3/2026 loss after tax of VND 11,2 billion, which decreased by VND 1,9 billion compared to the loss of VND 13,1 billion in Q3/2025, Meanwhile, the company's subsidiaries all reported profits. Specifically, Thanh Chi Joint Stock Company reported a profit after tax of VND 689 million, an increase of VND 482 million from the VND 207 million profit reported in Q3/2025 ; UDC Phu My Company Limited reported a profit after tax of VND 611 million, an increase of VND 1 billion compared to the loss of VND 393 million in Q3/2025. The decreased loss in the parent company and the increased profits from these two subsidiaries, resulted in a smaller consolidated loss after tax for Q3/2026 compared to the same period in 2025.
- The consolidated net loss in Q3/2026 was mainly driven by the Parent Company's operating loss of VND 11.2 billion, which was primarily caused by high finance costs and insufficient revenue to generate gross profit to cover operating expenses. Furthermore, while the two subsidiaries reported profit but their profit levels remained modest and were insufficient to fully offset the loss at the Parent Company, resulting in the reported consolidated net loss for Q3/2026.

The above is the explanation of profit fluctuations and the causes of losses in the consolidated financial statements for the Q3/2026 compared to the Q3/2025, and the reason for the loss in the Q3/2026, respectfully submitted to shareholder ./.

Tam thang, Oct 28th, 2026

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THÀNH PHỐ HỒ CHÍ MINH