



Vietnam Construction and Import - Export Joint Stock Corporation

CONSOLIDATED FINANCIAL STATEMENTS

FIRST QUARTER 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
as at 31 March 2026

Currency: VND

Code	ASSETS	Notes	31/03/2026	01/01/2026
100	A. CURRENT ASSETS		22,698,656,269,601	23,627,353,292,313
110	I. Cash and cash equivalents	4	2,131,861,697,543	2,330,877,242,194
111	1. Cash		1,591,455,150,385	1,436,980,726,545
112	2. Cash equivalents		540,406,547,158	893,896,515,649
120	II. Short-term investments		7,786,830,798,415	9,235,798,523,068
123	1. Held-to-maturity investments	5	7,895,399,271,773	9,344,534,629,368
124	2. Provision for held-to-maturity investments	8	(108,568,473,358)	(108,736,106,300)
130	III. Current accounts receivable		6,832,394,565,339	5,955,333,998,889
131	1. Short-term trade receivables	6.1	3,560,698,438,770	3,281,133,343,887
132	2. Short-term advances to suppliers	6.2	1,839,673,908,302	1,513,314,499,819
134	3. Construction contract receivables based on agreed progress billings		3,216,523,156	6,602,668,849
135	4. Other short-term receivables	7	2,260,204,833,012	1,983,581,897,256
136	5. Provision for doubtful short-term receivables	8	(833,055,404,763)	(830,954,677,784)
137	6. Shortage of assets waiting for resolution		1,656,266,862	1,656,266,862
140	IV. Inventories	9	5,517,163,393,184	5,656,623,006,553
141	1. Inventories		5,922,959,439,877	6,062,419,053,246
142	2. Provision for obsolete inventories		(405,796,046,693)	(405,796,046,693)
160	V. Other current assets		430,405,815,120	448,720,521,609
161	1. Short-term prepaid expenses		27,177,614,369	40,686,955,749
162	2. Value-added tax deductible		304,218,782,820	314,768,881,132
163	3. Tax and other receivables from the State	20	28,153,566,547	18,597,267,985
165	4. Other current assets	10	70,855,851,384	74,667,416,743

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
as at 31 March 2026

Currency: VND

Code	ASSETS	Notes	31/03/2026	01/01/2026
200	B. NON-CURRENT ASSETS		7,768,955,297,410	7,641,361,539,376
210	I. Long-term receivables		14,828,526,898	20,434,310,205
215	1. Other long-term receivables		14,828,526,898	20,434,310,205
220	II. Fixed assets		4,020,472,031,972	3,892,065,193,295
221	1. Tangible fixed assets	11	3,892,028,391,895	3,757,418,377,424
222	Cost		6,608,971,536,944	6,400,446,033,537
223	Accumulated depreciation		(2,716,943,145,049)	(2,643,027,656,113)
224	2. Finance leases	12	89,153,531,494	94,812,751,512
225	Cost		184,717,272,596	184,717,272,596
226	Accumulated depreciation		(95,563,741,102)	(89,904,521,084)
227	3. Intangible fixed assets	13	39,290,108,583	39,834,064,359
228	Cost		57,038,067,990	57,038,067,990
229	Accumulated amortisation		(17,747,959,407)	(17,204,003,631)
240	III. Investment properties	14	1,005,990,901,523	996,945,561,622
241	1. Cost		1,550,735,962,881	1,537,049,910,878
242	2. Accumulated depreciation		(544,745,061,358)	(540,104,349,256)
250	IV. Long-term assets in progress		1,724,142,239,834	1,757,593,823,053
251	1. Long-term work in process	15.1	96,289,306,652	96,289,306,652
252	2. Construction in progress	15.2	1,627,852,933,182	1,661,304,516,401
260	V. Long-term investments		731,589,789,328	708,022,193,490
262	1. Investments in associates, jointly controlled entities	16.1	483,477,644,034	477,203,900,034
263	2. Investments in other entities	16.2	313,513,376,594	291,616,376,594
264	3. Provision for long-term investments	16.2	(65,401,231,300)	(62,448,083,138)
265	4. Held-to-maturity investments		-	1,650,000,000
270	VI. Other long-term assets		271,931,807,855	266,300,457,711
271	1. Long-term prepaid expenses	17	163,766,896,464	160,896,435,229
272	2. Deferred tax assets		58,788,115,251	54,763,811,987
274	3. Other long-term assets		103,636,364	103,636,364
275	4. Goodwill	18	49,273,159,776	50,536,574,131
280	TOTAL ASSETS		30,467,611,567,011	31,268,714,831,689

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
as at 31 March 2026

Currency: VND

Code	RESOURCES	Notes	31/03/2026	01/01/2026
300	C. LIABILITIES		17,616,987,154,613	18,786,598,084,997
310	I. Current liabilities		15,200,772,822,730	16,136,791,693,377
311	1. Short-term trade payables	19.1	3,307,258,756,913	3,409,426,870,375
312	2. Short-term advances from customers	19.2	3,509,629,665,634	3,732,605,786,377
313	3. Dividends and profit payables		4,858,584,960	4,369,999,373
314	4. Taxes and other payables to the State Budget - short-term	20	127,701,429,350	969,636,719,621
315	5. Payables to employees		289,398,857,770	352,874,522,903
316	6. Short-term accrued expenses	21	1,194,025,743,040	937,028,295,078
319	7. Short-term unearned revenues	23	46,689,091,021	41,150,147,301
320	8. Short-term other payables	22	1,345,210,023,748	1,033,885,859,489
321	9. Short-term borrowings and financial lease liabilities	24	5,241,366,890,657	5,527,223,830,964
322	10. Short-term provisions		75,175,719,486	67,916,821,745
323	11. Bonus and welfare fund		59,458,060,151	60,672,840,151
330	II. Non-current liabilities		2,416,214,331,883	2,649,806,391,620
331	1. Long-term trade payables		5,495,849,054	586,050,573
337	2. Long-term unearned revenues	23	474,165,616,671	473,164,970,170
338	3. Other long-term payables		54,830,512,869	246,385,322,265
339	4. Long-term borrowings and financial lease liabilities	24	1,844,575,544,628	1,892,644,957,258
342	5. Deferred income tax liabilities		17,690,533,803	17,690,533,803
343	6. Provision for long-term liabilities	25	19,456,274,858	19,334,557,551

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
as at 31 March 2026

Currency: VND

Code	RESOURCES	Notes	31/03/2026	01/01/2026
400	D. OWNERS' EQUITY		12,850,624,412,398	12,482,116,746,692
410	I. Capital	26	12,850,624,412,398	12,482,116,746,692
411	1. Owners' contributed capital		6,464,683,360,000	6,464,683,360,000
411a	- Ordinary shares with voting rights		6,464,683,360,000	6,464,683,360,000
412	2. Share premium		16,282,327,575	16,282,327,575
414	3. Owners' other capital		320,212,920,285	320,236,896,385
417	4. Foreign exchange differences		11,312,653	-
418	5. Investment and development fund		40,113,516,094	40,113,516,094
419	6. Other equity funds		14,777,294	14,777,294
420	7. Undistributed earnings		4,848,222,042,964	4,495,048,854,829
420a	- Undistributed earnings by the end of prior year		4,481,393,054,449	829,743,329,692
420b	- Undistributed earnings of current period/ current year		366,828,988,515	3,665,305,525,137
429	8. Non-controlling interests		1,161,084,155,533	1,145,737,014,515
440	TOTAL LIABILITIES AND OWNERS' EQUITY		30,467,611,567,011	31,268,714,831,689



Pham Hong Hanh
Preparer



Nguyen Thi Thuy Hong
Chief Accountant



Nguyen Xuan Dong
General Director

27 April 2026

CONSOLIDATED INCOME STATEMENT (continued)
for the period ended 31 March 2026

Currency: VND

Code	ITEMS	Notes	First quarter		Accumulated until the end of the first quarter	
			2026	2025	2026	2025
01	1. Revenue from sale of goods and rendering of services	27.1	3,424,420,365,273	2,596,049,566,632	3,424,420,365,273	2,596,049,566,632
02	2. Deductions	27.1	-	-	-	-
10	3. Net revenue from sale of goods and rendering of services	27.1	3,424,420,365,273	2,596,049,566,632	3,424,420,365,273	2,596,049,566,632
11	4. Cost of goods sold and services rendered	28	(2,992,383,752,688)	(2,278,446,463,866)	(2,992,383,752,688)	(2,278,446,463,866)
20	5. Gross profit from sale of goods and rendering of services		432,036,612,585	317,603,102,766	432,036,612,585	317,603,102,766
21	6. Gain/(loss) from sale and disposal of investment properties		-	-	-	-
22	7. Finance income	27.2	234,386,316,689	46,858,215,514	234,386,316,689	46,858,215,514
23 24	8. Finance expenses - In which: Interest expenses	30	(125,916,290,139) (116,297,100,848)	(66,382,814,877) (65,246,511,983)	(125,916,290,139) (116,297,100,848)	(66,382,814,877) (65,246,511,983)
25	9. Selling expenses	29.1	(34,658,973,322)	(20,004,214,933)	(34,658,973,322)	(20,004,214,933)
26	10. General and administrative expenses	29.2	(85,900,624,791)	(79,523,695,128)	(85,900,624,791)	(79,523,695,128)
27	11. Shares of profit/(loss) of associates		6,229,277,425	(21,155,559,223)	6,229,277,425	(21,155,559,223)
30	12. Operating profit		426,176,318,447	177,395,034,119	426,176,318,447	177,395,034,119
31	13. Other income	31	28,595,854,882	4,686,399,999	28,595,854,882	4,686,399,999
32	14. Other expenses	31	(3,758,477,423)	(424,228,882)	(3,758,477,423)	(424,228,882)
40	15. Other profit	31	24,837,377,459	4,262,171,117	24,837,377,459	4,262,171,117
50	16. Accounting profit before tax		451,013,695,906	181,657,205,236	451,013,695,906	181,657,205,236
51	17. Current corporate income tax expense		(86,911,139,931)	(32,505,708,890)	(86,911,139,931)	(32,505,708,890)
52	18. Deferred tax income		4,417,347,354	2,267,237,655	4,417,347,354	2,267,237,655

CONSOLIDATED INCOME STATEMENT (continued)
for the period ended 31 March 2026

Currency: VND

Code	ITEMS	Notes	First quarter		Accumulated until the end of the first quarter	
			2026	2025	2026	2025
60	19. Net profit after tax		368,519,903,329	151,418,734,001	368,519,903,329	151,418,734,001
61	20. Net profit after tax attributable to shareholders of the parent		353,172,762,337	127,964,076,497	353,172,762,337	127,964,076,497
62	21. Net profit after tax attributable to non-controlling interests		15,347,140,992	23,454,657,504	15,347,140,992	23,454,657,504
70	22. Basic earnings per share		546	214	546	214
71	23. Diluted earnings per share		546	214	546	214



Pham Hong Hanh
Preparer



Nguyen Thi Thuy Hong
Chief Accountant



Nguyen Xuan Dong
General Director

27 April 2026

CONSOLIDATED CASH FLOW STATEMENT
 for the period ended 31 March 2026

Currency: VND

Code	ITEMS	Notes	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		451,013,695,906	181,657,205,236
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets, finance leases, investment properties and amortisation of intangible fixed assets (including amortisation of goodwill)		86,470,875,863	84,595,531,374
03	Provisions		12,266,857,247	3,843,535,344
04	Foreign exchange losses arisen from revaluation of monetary accounts denominated in foreign currencies		(203,959,923)	(99,690,473)
05	Profits from investing activities		(226,452,236,951)	(9,732,415,660)
06	Interest expenses and bonds issuance costs	31	116,297,100,848	65,246,511,983
08	Operating profit before changes in working capital		439,392,332,990	325,510,677,804
09	Increase in receivables		(842,035,045,257)	(253,078,220,038)
10	Decrease/(increase) in inventories		141,193,170,661	(121,719,871,220)
11	Increase/(decrease) in payables		677,232,159	(493,741,771,639)
12	Decrease/ (increase) in prepaid expenses		10,638,880,145	(14,765,317,415)
14	Interest paid		(87,649,996,741)	(76,474,874,206)
15	Corporate income tax paid		(918,601,713,024)	(127,789,926,915)
17	Other cash outflows for operating activities		(1,214,780,000)	(1,174,363,477)
20	Net cash flows used in operating activities		(1,257,599,919,067)	(763,233,667,106)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(77,417,601,850)	(87,031,524,804)
22	Proceeds from disposals of fixed assets and other long-term assets		-	1,122,260,500
23	Loans to other entities and payments for purchase of debt instruments of other entities		(137,212,343,341)	(1,300,295,672,013)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		1,587,997,700,936	1,003,813,816,100
25	Payments for investments in other entities		(21,897,000,000)	-
27	Interest and dividends received		194,069,749,453	2,007,219,657
30	Net cash flows from/(used in) investing activities		1,545,540,505,198	(380,383,900,560)

CONSOLIDATED CASH FLOW STATEMENT (continued)
for the period ended 31 March 2026

Đơn vị tính: VND

Code	ITEMS	Notes	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings		2,029,096,086,838	1,741,555,613,438
34	Repayment of borrowings		(2,508,385,977,759)	(1,729,058,600,381)
35	Payment of principal of finance lease liabilities		(7,651,462,016)	(7,658,159,650)
36	Dividends paid		(5,425,600)	(839,668,000)
40	Net cash flows used in financing activities		(486,946,778,537)	3,999,185,407
50	Net increase/(decrease) in cash for the year		(199,006,192,406)	(1,139,618,382,259)
60	Cash and cash equivalents at the beginning of the year		2,330,877,242,194	2,471,352,348,020
61	Impact of exchange rate fluctuation		(9,352,245)	8,254,324
70	Cash and cash equivalents at the end of the year	4	2,131,861,697,543	1,331,742,220,085


Pham Hong Hanh
Preparer


Nguyen Thi Thuy Hong
Chief Accountant


Nguyen Xuan Dong
General Director



27 April 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

as at 31 March 2026 and for the period then ended

1. CORPORATE INFORMATION

Vietnam Construction and Import - Export Joint Stock Corporation ("the Corporation" or "Parent company"), formerly a state-owned enterprise, was equitized and operated as a joint stock company under the Law on Enterprise of Vietnam in pursuant to the Enterprise Registration Certificate No. 0103014768 issued by Hanoi Department of Planning and Investment on 1 December 2006 and subsequent amended Enterprise Registration Certificates, with the 15th amendment on 20 July 2025 as the latest.

The current principal activities of the Corporation are investing, developing and trading real estate properties; construction of civil and industrial works, traffic and irrigation works; investing and trading infrastructure related services (industrial zone infrastructure, supply of clean water, power generation, education, etc.) and other activities in accordance with Enterprise Registration Certificates.

The normal course of business cycle for investing, developing and trading real estate properties, construction of civil and industrial works is based on the investment/implementation period of each project. For other business activities, the Corporation's normal course of business cycle is 12 months.

The Corporation's head office is located at Vinaconex Tower, No. 34 Lang Ha street, Lang ward, Hanoi and its dependent units are as follows:

<i>No</i>	<i>Dependent units</i>	<i>Address</i>
1	Project Management Unit No.1	Vinaconex Tower, No. 34 Lang Ha street, Lang ward, Hanoi
2	Project Management Unit No.2	Vinaconex Tower, No. 34 Lang Ha street, Lang ward, Hanoi
3	Project Management Unit No.3	Vinaconex Tower, No. 34 Lang Ha street, Lang ward, Hanoi
4	Thang Long Project Management Unit	Vinaconex Tower, No. 34 Lang Ha street, Lang ward, Hanoi
5	Lang Hoa Lac Highway Expansion Project Management Unit	Vinaconex Tower, No. 34 Lang Ha street, Lang ward, Hanoi
6	Cua Dat Water Reservoir Project Management Unit	Thuong Xuan commune, Thanh Hoa province
7	Phu Yen Project Management Unit	Vinaconex Tower, No. 34 Lang Ha street, Lang ward, Hanoi
8	Northeast Investment Project Management Unit	Vinaconex Tower, No. 34 Lang Ha street, Lang ward, Hanoi
9	Trang An Investment Project Management Unit	Vinaconex Tower, No. 34 Lang Ha street, Lang ward, Hanoi
10	Hoa Lac Investment Project Management Unit	Vinaconex Tower, No. 34 Lang Ha street, Lang ward, Hanoi
11	Thanh Hoa Intermediate School for Construction	Bim Son ward, Thanh Hoa province

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

1. CORPORATE INFORMATION (continued)

Corporate structure

As at 31 March 2026, the Corporation has 32 subsidiaries. Details of subsidiaries and the Corporation's ownership, voting rights in its subsidiaries are as follows:

No.	Name	% voting rights	% ownership	Address	Principal activities
I – Direct invested subsidiaries					
1	Vinaconex Invest One Member Company Limited (" <i>Vinaconex Invest</i> ")	100.00	100.00	Vinaconex Tower, No.34, Lang Ha street, Lang ward, Hanoi	Investing and trading real estate properties
2	Vietnam Water and Environment Investment Corporation – JSC (" <i>Viwaseen</i> ")	97.50	97.50	No. 52, Quoc Tu Giam street, Van Mieu – Quoc Tu Giam ward, Hanoi	Water extraction, treatment, and supply, construction and other business activities
3	Vinaconex Construction One Member Company Limited (" <i>Vinaconex CM</i> ")	100.00	100.00	Vinaconex Tower, No.34, Lang Ha street, Lang ward, Hanoi	Construction
4	Bach Thien Loc Joint Stock Company (" <i>Bach Thien Loc</i> ")	99.99	99.99	Huy Ra Long village, Son Tay Thuong commune, Quang Ngai province	Investment, development and operation of power projects
5	Northern Electricity Development and Investment Joint Stock Company No. 2 (" <i>Nedi2</i> ")	51.10	51.10	San Bang village, Bat Xat commune, Lao Cai province	Energy investment and development
6	Vinaconex 25 Joint Stock Company (" <i>Vinaconex 25</i> ")	71.12	71.12	No. 89A, Phan Dang Luu street, Hoa Cuong ward, Da Nang city	Construction
7	Ly Thai To Education One Member Company Limited (" <i>Ly Thai To Education</i> ")	100.00	100.00	Vinaconex Tower, No.34, Lang Ha street, Lang ward, Hanoi	Education services
8	Construction Joint Stock Company No. 1 (" <i>Vinaconex 1</i> ")	55.14	55.14	D9, Khat Duy Tien street, Thanh Xuan ward, Hanoi	Construction and trading real estate properties
9	Sapa Water Boo Joint Stock Company (" <i>Boo Sapa</i> ")	99.00	99.00	Group 3, Sa Pa ward, Lao Cai province	Clean water supply
10	Vinaconex Sai Gon Joint Stock Company (" <i>Vinaconex Sai Gon</i> ")	76.25	76.25	No. 47, Dien Bien Phu street, Tan Dinh ward, Ho Chi Minh city	Construction
11	Viwaco Joint Stock Company (" <i>Viwaco</i> ")	51.00	51.00	1 st floor, 17T7, Trung Hoa - Nhan Chinh Urban area, Yen Hoa ward, Hanoi	Clean water supply
12	Vinaconex Dung Quat Joint Stock Company (" <i>Vinaconex Dung Quat</i> ")	95.51	95.87	An Loc Bac village, Van Tuong commune, Quang Ngai province	Producing and trading clean water
13	Vinaconex Construction Joint Stock Company No 17 (" <i>Vinaconex 17</i> ")	82.09	82.09	No. 442, Le Hong Phong street, Nam Nha Trang ward, Khanh Hoa province	Construction and trading real estate properties

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

As at 31 March 2026, the Corporation has 32 subsidiaries. Details of these subsidiaries and the Corporation's ownership, voting rights in its subsidiaries are as follows: (continued)

No.	Name	% voting rights	% ownership	Address	Principal activities
I – Direct invested subsidiaries (continued)					
14	Capital One One Member Company Limited (“Vinaconex Capital One”)	100.00	100.00	Vinaconex Tower, No.34, Lang Ha street, Lang ward, Hanoi	Trading real estate properties
15	Vinaconex 27 Joint Stock Company (“Vinaconex 27”)	57.33	57.33	No. 10, Nguyen Van Tre street, Cao Lanh ward, Dong Thap province	Construction
16	Vinaconex Construction Joint Stock Company No 16 (“Vinaconex 16”)	51.93	51.93	No. 16, An Duong Vuong street, Truong Vinh ward, Nghe An province	Construction
17	Construction Company No. 4 (“Vinaconex 4”)	100.00	100.00	No. 47, Dien Bien Phu street, Tan Dinh ward, Ho Chi Minh city	Cessation of business
18	Vinaconex Viet Tri Investment Joint Stock Company (“Vinaconex Viet Tri”) (i)	51.00	51.00	No. 31, lane 254 Nguyen Tat Thanh street, Thanh Mieu ward, Phu Tho province	Investing and trading real estate properties
II – Indirect invested subsidiaries (ii)					
19	Vinaconex Real Estate Joint Stock Company (“Vinaconex Real Estate”)	100.00	100.00	12 th floor, Vinaconex Tower, No.34, Lang Ha street, Lang ward, Hanoi	Investing and trading real estate properties
20	Bohemia Crystal Hanoi Company Limited (“Bohemia”)	100.00	100.00	No. 25, Nguyen Huy Tuong street, Thanh Xuan ward, Hanoi	Investing and trading real estate properties
21	Water Supply Sewerage Construction and Investment Joint Stock Company (“Waseco”)	58.90	97.50	10 Pho Quang street, Tan Son Hoa ward, Ho Chi Minh city	Investment in water supply and drainage construction
22	Water Supply and Drainage Construction Joint Stock Company No. 1 – (Viwaseen 1”)	97.50	58.90	No. 56/85 Ha Dinh, Thanh Xuan ward, Hanoi	Cessation of business
23	Water Supply and Drainage Construction Mechanical Joint Stock Company – (Viwaseen 2”)	97.50	52.40	No. 58/85 Ha Dinh, Khuong Dinh ward, Hanoi	Construction, water supply and drainage
24	Viwaseen.3 Joint Stock Company – (“Viwaseen 3”)	97.50	52.52	Km 14+500 National Highway 1A, Ngoc Hoi commune, Hanoi	Construction, water supply and drainage
25	Electricity-Water Installation and Construction Joint Stock Company – (Viwaseen 4”)	97.50	50.06	Km 14+500 National Highway 1A, Nam Phu commune, Hanoi	Cessation of business

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

As at 31 March 2026, the Corporation has 32 subsidiaries. Details of these subsidiaries and the Corporation's ownership, voting rights in its subsidiaries are as follows: (continued)

<u>No.</u>	<u>Name</u>	<u>% voting rights</u>	<u>% ownership</u>	<u>Address</u>	<u>Principal activities</u>
I – Indirect invested subsidiaries (continued)					
26	Viwaseen.6 Joint Stock Company – (“Viwaseen 6”)	97.50	55.45	No. 52 Quoc Tu Giam street, Van Mieu – Quoc Tu Giam ward, Hanoi	Construction, water supply and drainage
27	Water Supply and Sewerage Drilling Construction Joint Stock Company – (“Viwaseen 11”)	97.50	52.12	10 Pho Quang street, Tan Son Hoa ward, Ho Chi Minh city	Construction, water supply and drainage
28	Water Supply and Drainage Construction Mechanical Joint Stock Company – (“Viwaseen 12”)	97.50	57.63	Lot BT 15-08-09, Phuoc Long New Urban area, Phuoc Long ward, Nha Trang city	Construction, water supply and drainage
29	Water Industry Equipment Manufacturing – Installation Joint Stock Company – (“Viwaseen 14”)	97.50	61.61	No. 16–17, N6 street, Binh Duong residential cluster, Long Hung ward, Dong Nai province	Water industry equipment manufacturing, construction, water supply and drainage
30	Water Supply and Drainage Construction Mechanical Joint Stock Company – (“Viwaseen 15”)	97.50	56.93	340/8 CMT8 street, Binh Thuy ward, Can Tho city	Construction, water supply and drainage
31	Viwaseen Human Resources, Trade and Tourism Development Joint Stock Company (“Viwaseen TMC”)	97.50	55.36	1 st floor, No. 52, Quoc Tu Giam street, Van Mieu – Quoc Tu Giam ward, Hanoi	Clean water supply
32	Viwaseen Phuong Huong Environmental Development Investment Joint Stock Company – (“Viwaseen Phuong Huong”)	97.50	50.06	Kilometer 9, Chu Se commune, Gia Lai province	Pollution treatment and other waste-management activities

(i) As at 31 March 2026, the Corporation has not yet contributed capital to Vinaconex Viet Tri.

(ii) In which:

- The Corporation holds indirect interests and voting rights in its subsidiaries numbered 19 and 20 through Vinaconex Invest.

- The Corporation holds indirect interests and voting rights in its subsidiaries numbered from 21 to 32 through Viwaseen.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

2. BASIS OF PREPARATION

2.1 Accounting standards and system

The consolidated financial statements of the Corporation and its subsidiaries ("the Corporation") expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance.

Accordingly, the accompanying consolidated financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

The Corporation's applied accounting documentation system is General Journal System.

2.3 Fiscal year

The Corporation's fiscal year applicable for the preparation of its consolidated financial statements starts on 1 January and ends on 31 December.

2.4 Accounting currency

The consolidated financial statements are prepared in VND which is also the Corporation's accounting currency.

2.5 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Corporation and its subsidiaries for the period ended 31 March 2026.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Corporation obtains control, and continued to be consolidated until the date that such control ceases.

The financial statements of subsidiaries are prepared for the same reporting year as the Corporation, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses result from intra-company transactions are eliminated in full.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

2. BASIS OF PREPARATION (continued)

2.5 Basis of consolidation (continued)

Non-controlling interests represent the portion of profit or loss and net assets not held by the Corporation and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 Inventories

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase, costs of construction (including sub-contractors' costs, costs of direct materials, direct labour cost, other directly related cost, general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value.

Net realisable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Raw materials and merchandise goods - cost of purchase on a weighted average basis.

Finished goods and work in progress - cost of finished goods, semi products and merchandise on a specific identification basis.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of inventories owned by the Corporation, based on appropriate evidence of impairment available at the consolidated balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.2 Inventories (continued)

Inventory property

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and NRV.

Cost of inventory property comprise direct cost incurred on the property and overheads allocated to that property, specifically as follows:

- ▶ Freehold and leasehold rights for land;
- ▶ Amounts paid to contractors for construction; and
- ▶ Borrowing costs, planning and design costs, costs of site preparation, professional fees, property transfer taxes, construction overheads and other related costs.

Net realizable value is the estimated selling price in the ordinary course of the business, based on market price at the consolidated balance sheet date, and less cost to complete and the estimated selling price.

The cost of the inventory property sold recognized in the consolidated income statement based on specific identification method.

3.3 Receivables

Receivables are presented in the consolidated financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the consolidated balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expenses in the consolidated income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the consolidated income statement.

3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Corporation is the lessee

Assets held under finance leases are capitalised in the consolidated balance sheet at the inception of the lease at the fair value of the leased assets or, if lower, at the net present value of the minimum lease payments. The principal amount included in future lease payments under finance leases are recorded as a liability. The interest amounts included in lease payments are charged to the consolidated income statement over the lease term to achieve a constant rate on interest on the remaining balance of the finance lease liability.

Capitalised financial leased assets are depreciated using straight-line basis over the shorter of the estimated useful life of the asset and the lease term, if there is no reasonable certainty that the Corporation will obtain ownership by the end of the lease term.

Rentals under operating leases are charged to the consolidated income statement on a straight-line basis over the lease term.

Where the Corporation is the lessor

Assets subject to operating leases are included as the Corporation's fixed assets in the consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the consolidated income statement as incurred.

Lease income is recognised in the consolidated income statement on a straight-line basis over the lease term.

3.6 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the consolidated income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 Intangible fixed assets (continued)

Land use rights

The advance payments for land rental, of which the land lease contracts have effectiveness prior to 2003 and Land use right certificate were issued, are recorded as intangible fixed asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets ("Circular 45").

3.7 Depreciation and amortisation

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	5 - 50 years
Machinery and equipment	3 - 20 years
Means of transportation	3 - 30 years
Office equipment	2 - 10 years
Definite land use rights	46 years
Computer software	3 - 8 years
Others	2 - 8 years

Indefinite land use rights are not depreciated.

3.8 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation and amortisation.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Corporation.

Depreciation and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Definite land use rights	25 - 46 years
Buildings and structures	10 - 50 years

Indefinite land use rights are not depreciated.

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the consolidated income statement in the year of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 Borrowing costs

Borrowing costs consist of interest and other costs that the Corporation incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.10 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the consolidated balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

3.11 Business combinations and goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Corporation's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortisation. Goodwill is amortised over 10-year period on a straight-line basis. The Corporation conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the consolidated income statement.

3.12 Các khoản đầu tư

Investments in associates

The Corporation's investment in its associate is accounted for using the equity method of accounting. An associate is an entity in which the Corporation has significant influence that is neither subsidiaries nor joint ventures. The Corporation generally deems they have significant influence if they have over 20% of the voting rights.

Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post acquisition changes in the Corporation's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment. The consolidated income statement reflects the share of the post-acquisition results of operation of the associate.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.12 Investments (continued)

Investments in associates (continued)

The share of post-acquisition profit/(loss) of the associates is presented on face of the consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing received or receivable from associates reduces the carrying amount of the investment.

The financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Corporation. Where necessary, adjustments are made to bring the accounting policies in line with those of the Corporation.

Investments in joint ventures

The Corporation's investment in jointly controlled entity is accounted for using the equity method of accounting. Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post joint venture changes in the Corporation's share of net assets of the jointly controlled entity.

The share of profit/(loss) of the post-acquisition/post-establishment results of operation of the jointly controlled entity is presented on face of the consolidated income statement and its share of post-acquisition/post-establishment movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing received or receivable from jointly controlled entities reduces the carrying amount of the investment.

The financial statements of the jointly controlled entities are prepared for the same reporting period and use the same accounting policies as the Corporation. Where necessary, adjustments are made to bring the accounting policies in line with those of the Corporation.

Held-for-trading securities and investments in other entities

Held-for-trading securities and in securities and investments in other entities are stated at their acquisition costs.

Provision for diminution in value of investments

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

Increases or decreases to the provision balance are recorded as finance expenses in the consolidated income statement.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expenses in the consolidated income statements and deducted against the value of such investments.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Corporation.

3.14 Provisions

General

Provisions are recognised when the Corporation has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Provision for onerous contracts

Provision for onerous contracts occurs when costs of these contracts are unavoidable and the Corporation will be required to settle the obligation, which exceed the future economic benefits expected to be received from such contracts. The costs required to be paid under the terms of contracts reflect the lowest costs if the Corporation terminates the contracts. These costs will be lower than the costs to perform the contracts, including compensation arising from failing to perform.

3.15 Foreign currency transactions

Transactions in currencies other than the Corporation's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment; and
- ▶ Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

At the end of the year, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the balance sheet dates which are determined as follows:

- ▶ Monetary assets are translated at buying exchange rate of the commercial bank where the Corporation conducts transactions regularly; and
- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Corporation conducts transactions regularly.

All foreign exchange differences incurred are taken to the consolidated income statement.

3.16 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Corporation's Charter and Vietnam's regulatory requirements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 Appropriation of net profits (continued)

The Corporation maintains the following reserve funds which are appropriated from the Corporation's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting.

Investment and development fund

This fund is set aside for use in the Corporation's expansion of its operation or of in-depth investment.

Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the consolidated balance sheet.

3.17 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Corporation and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Sale of goods

Revenue is recognized when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Rendering of services

Where the contract outcome can be reliably measured, revenue is recognized by reference to the stage of completion. Stage of completion is measured by reference to the certificate of completion works accepted by the customer.

Where the contract outcome cannot be reliably measured, revenue is recognized only to the extent of the expenses recognized which are recoverable.

Revenue from sales of real estate properties

Revenue from sales of real estate properties is recognized when the significant risks and rewards of ownership of the properties have passed to the buyer, usually upon the delivery of the properties, and the recoverable is reasonably guaranteed.

If a transaction cannot meet above conditions, downpayment received from customers is recognised to short-term advances from customers on the consolidated balance sheet until all the above condition is met.

Interest

Revenue is recognized as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Revenue recognition (continued)

Dividends

Income is recognized when the Corporation's entitlement as an investor to receive the dividend is established.

Rental income

Rental income arising from operating leases is accounted for on a straight line basis over the lease term.

3.18 Construction contract

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognized by reference to the stage of completion of the contract activity at the consolidated balance sheet date, based on actual physical accomplishments of the project which have been accepted by customers. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expenses in the year in which they are incurred.

3.19 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the consolidated balance sheet date.

Current income tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Corporation to set off current tax assets against current tax liabilities and when the Corporation intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the consolidated balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Taxation (continued)

Deferred tax (continued)

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Previously unrecognized deferred tax assets are re-assessed at each balance sheet date and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Corporation to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Corporation intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.20 Earning per share

Basic earnings per share amounts are calculated by dividing net profit after tax for the year attributable to ordinary shareholders of the Corporation (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Corporation (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.21 Related parties

Parties are considered to be related parties of the Corporation if one party has the ability to, directly or indirectly, control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Group and other party are under common control or under common significant influence. Related parties can be enterprises or individuals, including close members of their families.

4. CASH AND CASH EQUIVALENTS

	<i>Currency: VND</i>	
	<i>31/03/2026</i>	<i>01/01/2026</i>
Cash on hand	15,914,870,925	20,611,477,867
Cash at banks	1,575,540,279,460	1,416,369,248,678
Cash equivalents	540,406,547,158	893,896,515,649
TOTAL	<u>2,131,861,697,543</u>	<u>2,330,877,242,194</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

5. HELD-TO-MATURITY INVESTMENTS

	Currency: VND	
	31/03/2026	01/01/2026
Short-term		
Term deposits (*)	1,719,023,516,185	2,897,676,522,074
Short-term loan receivables from others	5,842,887,360,879	6,139,522,922,658
<i>In which:</i>		
- East Sea Investment and Management Consulting Company Limited	2,400,000,000,000	2,400,000,000,000
- Phu Tinh Phat Investment Company Limited	2,060,000,000,000	2,060,000,000,000
- Duc Mai General Import – Export Investment Company Limited	1,000,000,000,000	1,000,000,000,000
- Others	382,887,360,879	679,522,922,658
Interest receivables on deposits, loan interest and late payment interest	333,488,394,709	307,335,184,636
TOTAL	<u>7,895,399,271,773</u>	<u>9,344,534,629,368</u>

(*) Comprise VND-denominated short-term deposits with terms from 6 months to 12 months at commercial banks as at 31 March 2026.

6. SHORT-TERM TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS**6.1 Short-term trade receivables**

	Currency: VND	
	31/03/2026	01/01/2026
Short-term trade receivables from customers	3,532,685,387,333	3,246,882,811,720
- Airports Corporation of Viet Nam - JSC	596,444,134,016	470,928,472,816
- Others	2,936,241,253,317	2,775,954,338,904
Trade receivables from related parties (Note 32)	28,013,051,437	34,250,532,167
TOTAL	<u>3,560,698,438,770</u>	<u>3,281,133,343,887</u>

6.2 Advances to suppliers

	Currency: VND	
	31/03/2026	01/01/2026
Short-term advances to suppliers	1,599,518,507,297	1,365,965,347,478
- Thai Viet Technology Investment Company Limited	7,603,650,928	1,459,194,795
- Others	1,591,914,856,369	1,364,506,152,683
Advances to related parties (Note 32)	240,155,401,005	147,349,152,341
TOTAL	<u>1,839,673,908,302</u>	<u>1,513,314,499,819</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

7. OTHER SHORT-TERM RECEIVABLES

Currency: VND

	31/03/2026	01/01/2026
Receivables from business co-operation contracts with other corporate counterparties	1,384,962,517,196	1,140,749,732,187
- <i>Vinaconex ITC</i>	911,446,458,214	888,843,274,909
- <i>Vietnam Germany Steel Pipe Joint Stock Company – 2128 Cooperation agreement Viet Duc Legend City</i>	426,037,002,252	204,427,400,548
- <i>Doi Che project</i>	33,479,056,730	33,479,056,730
- <i>Tri Duc Investment Development and Construction Joint Stock Company</i>	11,000,000,000	11,000,000,000
- <i>Hatec Group Joint Stock Company – Vung Tau</i>	3,000,000,000	3,000,000,000
Advances to employees and construction groups	568,250,095,130	596,937,423,651
Short term escrows and deposits	32,683,989,827	34,752,573,546
Others	274,308,230,859	211,142,167,872
TOTAL	<u>2,260,204,833,012</u>	<u>1,983,581,897,256</u>
<i>In which:</i>		
<i>Other short-term receivables from related parties (Note 32)</i>	189,411,684,528	131,098,971,473
<i>Other short-term receivables from other parties</i>	2,070,793,148,484	1,852,482,925,783

Vietnam Construction and Import - Export Joint Stock Corporation

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 31 March 2026 and for the period then ended

8. BAD DEBTS

Entity	31/03/2026		01/01/2026	
	Cost	Recoverable amount	Cost	Recoverable amount
Cam Pha Cement Joint Stock Company	66,385,184,385	-	66,552,817,327	-
Others	1,094,917,645,345	219,678,951,609	1,140,923,558,001	267,785,591,244
TOTAL	1,161,302,829,730	219,678,951,609	1,207,476,375,328	267,785,591,244

Currency: VND

9. INVENTORIES

	31/03/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Raw materials	78,764,104,630	(1,767,996,186)	136,348,604,882	(1,767,996,186)
Tools and supplies	40,488,682,220	(3,652,198,608)	37,885,089,012	(3,652,198,608)
Work in progress	5,690,563,982,337	(400,375,851,899)	5,771,866,571,423	(400,375,851,899)
Finished goods	110,070,225,587	-	111,061,416,372	-
Goods in transit for sale	146,016,595	-	146,016,595	-
Goods	2,926,428,508	-	5,111,354,962	-
TOTAL	5,922,959,439,877	(405,796,046,693)	6,062,419,053,246	(405,796,046,693)

Currency: VND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended**10. OTHER CURRENT ASSETS**

	<i>Currency: VND</i>	
	<i>31/03/2026</i>	<i>01/01/2026</i>
Fund of the Lang Hoa Lac Expansion Improvement Road project (*)	<u>70,855,851,384</u>	<u>74,667,416,743</u>
TOTAL	<u>70,855,851,384</u>	<u>74,667,416,743</u>

(*) The balance as represents expenses paid by the Corporation which has not yet been net off with State funds for Lang Hoa Lac Expansion Improvement Road Project. This balance will be offset against subsidised funds subject to be approved by authorized government organizations.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 31 March 2026 and for the period then ended

11. TANGIBLE FIXED ASSETS

Currency: VND

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Others	Total
Cost:						
01/01/2026	3,386,000,986,226	1,506,217,996,620	1,406,103,821,196	95,521,936,694	6,601,292,801	6,400,446,033,537
- New purchase	1,295,000,000	2,996,115,486	1,626,767,580	58,212,000	70,000,000	6,046,095,066
- Transfer from construction in progress	138,424,779,224	66,599,124,521	-	-	-	205,023,903,745
- Disposal	-	-	(1,004,363,500)	-	-	(1,004,363,500)
- Others	-	(1,005,331,449)	(534,800,455)	-	-	(1,540,131,904)
31/03/2026	<u>3,525,720,765,450</u>	<u>1,574,807,905,178</u>	<u>1,406,191,424,821</u>	<u>95,580,148,694</u>	<u>6,671,292,801</u>	<u>6,608,971,536,944</u>
Accumulated depreciation:						
01/01/2026	931,411,579,813	764,377,251,797	886,363,781,895	57,629,496,671	3,245,545,937	2,643,027,656,113
- Depreciation for the period	26,653,769,631	26,339,055,942	21,013,980,867	1,918,244,379	172,080,085	76,097,130,904
- Disposal	-	-	(1,004,363,500)	-	-	(1,004,363,500)
- Others	-	(868,757,377)	(308,521,091)	-	-	(1,177,278,468)
31/03/2026	<u>958,065,349,444</u>	<u>789,847,550,362</u>	<u>906,064,878,171</u>	<u>59,547,741,050</u>	<u>3,417,626,022</u>	<u>2,716,943,145,049</u>
Net carrying amount:						
01/01/2026	<u>2,454,589,406,413</u>	<u>741,840,744,823</u>	<u>519,740,039,301</u>	<u>37,892,440,023</u>	<u>3,355,746,864</u>	<u>3,757,418,377,424</u>
31/03/2026	<u>2,567,655,416,006</u>	<u>784,960,354,816</u>	<u>500,126,546,650</u>	<u>36,032,407,644</u>	<u>3,253,666,779</u>	<u>3,892,028,391,895</u>

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as at 31 March 2026 and for the period then ended

12. FINANCE LEASES

	Buildings and structures	Machinery and equipment	Means of transportation	Total
Cost:				
01/01/2026	1,235,156,584	141,147,478,132	42,334,637,880	184,717,272,596
- Addition	-	-	-	-
31/03/2026	1,235,156,584	141,147,478,132	42,334,637,880	184,717,272,596
Accumulated depreciation:				
01/01/2026	1,117,939,106	55,882,319,899	32,904,262,079	89,904,521,084
- Depreciation for the period	1,031,103	5,125,925,832	532,263,083	5,659,220,018
31/03/2026	1,118,970,209	61,008,245,731	33,436,525,162	95,563,741,102
Net carrying amount:				
01/01/2026	117,217,478	85,265,158,233	9,430,375,801	94,812,751,512
31/03/2026	116,186,375	80,139,232,401	8,898,112,718	89,153,531,494

Currency: VND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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13. INTANGIBLE FIXED ASSETS

	<i>Land use rights</i>	<i>Computer software</i>	<i>Others</i>	<i>Total</i>
Cost:				<i>Currency: VND</i>
01/01/2026	39,202,807,355	9,326,619,419	8,508,641,216	57,038,067,990
- New purchase	-	-	-	-
31/03/2026	<u>39,202,807,355</u>	<u>9,326,619,419</u>	<u>8,508,641,216</u>	<u>57,038,067,990</u>
Accumulated amortisation:				
01/01/2026	8,393,820,869	5,805,541,546	3,004,641,216	17,204,003,631
- Amortisation for the period	130,822,845	18,666,667	394,466,265	543,955,777
31/03/2026	<u>8,524,643,714</u>	<u>5,824,208,213</u>	<u>3,399,107,481</u>	<u>17,747,959,407</u>
Net carrying amount:				
01/01/2026	<u>30,808,986,486</u>	<u>3,521,077,873</u>	<u>5,504,000,000</u>	<u>39,834,064,359</u>
31/03/2026	<u>30,678,163,642</u>	<u>3,502,411,206</u>	<u>5,109,533,735</u>	<u>39,290,108,583</u>

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as at 31 March 2026 and for the period then ended

14. INVESTMENT PROPERTIES

	<i>Land use rights</i>	<i>Buildings and structures</i>	<i>Total</i>
			<i>Currency: VND</i>
Cost:			
01/01/2026	953,103,992,513	583,945,918,365	1,537,049,910,878
- Disposal	-	13,686,052,003	13,686,052,003
31/03/2026	<u>953,103,992,513</u>	<u>597,631,970,368</u>	<u>1,550,735,962,881</u>
Accumulated depreciation:			
01/01/2026	127,789,723,941	412,314,625,315	540,104,349,256
- Depreciation for the period	96,275,432	2,810,879,378	2,907,154,810
- Others	1,733,557,292	-	1,733,557,292
31/03/2026	<u>129,619,556,665</u>	<u>415,125,504,693</u>	<u>544,745,061,358</u>
Net carrying amount:			
01/01/2026	<u>825,314,268,572</u>	<u>171,631,293,050</u>	<u>996,945,561,622</u>
31/03/2026	<u>823,484,435,848</u>	<u>182,506,465,675</u>	<u>1,005,990,901,523</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

15. LONG-TERM ASSETS IN PROGRESS**15.1 Long-term work-in-process**

	31/03/2026	01/01/2026
Tam Ky project	96,289,306,652	96,289,306,652
TOTAL	96,289,306,652	96,289,306,652

Currency: VND

15.2 Construction in progress

	31/03/2026	01/01/2026
Kim Van, Kim Lu project	758,140,510,857	721,217,596,459
Hoa Lac Hi-tech Industrial Park project	276,497,938,889	245,235,136,563
Clean Water project in Sa Pa	5,827,460,499	218,473,555,682
Quoc Oai Commune Water Supply and Drainage System Project	239,596,719,430	175,316,575,285
Son Dong Industrial Cluster Project	92,329,256,937	64,989,760,167
No. 1 Huynh Tinh Cua, Nha Trang project	31,098,596,771	31,098,596,771
Others	224,362,449,799	204,973,295,474
TOTAL	1,627,852,933,182	1,661,304,516,401

Currency: VND

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as at 31 March 2026 and for the period then ended

16. LONG-TERM INVESTMENTS

16.1 Investments in associates

Associates	31/03/2026				01/01/2026			
	Cost of investment in equity method (VND)	Fair value (VND)	Equity interest (%)	Voting right (%)	Cost of investment in equity method (VND)	Fair value (VND)	Equity interest (%)	Voting right (%)
Hanoi – Bac Giang BOT Investment Joint Stock Company ("Hanoi – Bac Giang BOT")	236,855,508,825	(i)	21.00	21.00	225,374,249,693	(i)	21.00	21.00
Vietnam Urban Investment and Services Joint Stock Company ("Vinasinco")	74,763,471,432	(i)	42.91	42.91	73,713,134,520	(i)	42.91	42.91
Vinaconex Trading Development Joint Stock Company ("VCTD")	70,987,644,493	(i)	42.63	42.63	69,588,736,398	(i)	42.63	42.63
Suoi Dau Water Supply And Sewerage Construction Investment Joint Stock Company ("Suoi Dau")	48,059,573,737	(i)	50.00	50.00	46,410,777,946	(i)	50.00	50.00
Tan Loc – Vinaconex Concrete Company Limited ("Vinaconex – Tan Loc")	16,645,966,437	(i)	50.00	50.00	17,199,038,776	(i)	50.00	50.00
Campha Cement Joint Stock Company ("Campha Cement")	4,229,109,302	(i)	30.00	30.00	14,834,559,192	(i)	30.00	30.00
Others	31,936,369,808	(i)			30,083,403,509	(i)		
TOTAL	483,477,644,034				477,203,900,034			

(i) The Corporation has not yet determined the fair value of these investments since these companies' shares are not listed on the stock exchange as at the date of the consolidated financial statements.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

17. LONG-TERM INVESTMENTS (continued)

17.2 Investments in other entities

Entities	31/03/2026				01/01/2026					
	Cost (VND)	Provision (VND)	Fair value (VND)	Equity interest (%)	Voting rights (%)	Cost (VND)	Provision (VND)	Fair value (VND)	Equity interest (%)	Voting rights (%)
Nam Dinh – Thai Binh Expressway Investment Joint Stock Company ("Nam Dinh – Thai Binh Expressway")	207,693,000,000	-	(i)	15.00	15.00	185,796,000,000	-	(i)	15.00	15.00
Vietnam Infrastructure Development and Finance Company	40,000,000,000	(40,000,000,000)	(i)	1.05	1.05	40,000,000,000	(40,000,000,000)	(i)	1.05	1.05
EVN International Joint Stock Company (ii)	21,395,000,000	-	48,780,600,000	5.83	5.83	21,395,000,000	-	46,641,100,000	5.83	5.83
Vimeco Joint Stock Company (ii)	11,513,257,496	(5,501,977,496)	6,011,280,000	5.00	5.00	11,513,257,496	(3,933,817,496)	8,363,520,000	5.00	5.00
Others	32,912,119,098	(19,899,253,804)				32,912,119,098	(18,514,265,642)			
TOTAL	313,513,376,594	(65,401,231,300)				291,616,376,594	(62,448,083,138)			

(i) The Corporation has not yet determined the fair value of these investments since these companies' shares are not listed on the stock exchange as at the date of the consolidated financial statements.

(ii) The fair value of these investments were determined by reference to the shares' closing prices from the latest transaction date to the end of the period.

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17. LONG-TERM PREPAID EXPENSES

	Currency: VND	
	31/03/2026	01/01/2026
Tools and supplies	31,903,635,043	28,058,099,299
Compensation costs for site clearance	18,223,434,194	18,365,434,980
Others	113,639,827,228	114,472,900,950
TOTAL	163,766,896,464	160,896,435,229

18. GOODWILL

	Currency: VND		
	<i>Goodwill arising from acquisition of subsidiaries</i>		
	<i>Vinaconex Real Estate</i>	<i>Viwaseen</i>	<i>Total</i>
Cost:			
01/01/2026	51,667,568,937	50,536,574,131	102,204,143,068
31/03/2026	51,667,568,937	50,536,574,131	102,204,143,068
Accumulated amortisation:			
01/01/2026	51,667,568,937	-	51,667,568,937
- Allocation in the period	-	1,263,414,355	1,263,414,355
31/03/2026	51,667,568,937	1,263,414,355	52,930,983,292
Net carrying amount:			
01/01/2026	-	50,536,574,131	50,536,574,131
31/03/2026	-	49,273,159,776	49,273,159,776

19. SHORT-TERM TRADE PAYABLES AND SHORT-TERM ADVANCES FROM CUSTOMERS**19.1 Short-term trade payables**

	Currency: VND	
	31/03/2026	01/01/2026
Trade payables to suppliers	3,108,535,564,706	3,189,618,111,195
Trade payables to related parties (Note 32)	198,723,192,207	219,808,759,180
TOTAL	3,307,258,756,913	3,409,426,870,375

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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19. SHORT-TERM TRADE PAYABLES AND SHORT-TERM ADVANCES FROM CUSTOMERS (continued)

19.2 Short-term advances from customers

	Currency: VND	
	31/03/2026	01/01/2026
Short-term advances from customers	3,509,417,173,450	3,730,204,557,007
- Advance payments from real estate customers	423,332,338,986	495,159,546,006
- Hoa Binh Area Project Management Board	321,089,709,000	357,806,975,000
- Hanoi City Civil Works Construction Investment Project Management Board	312,976,664,000	324,727,429,000
- Dong Nai Province Traffic Works Construction Investment Project Management Board	103,959,180,000	184,952,936,000
- Airports Corporation of Vietnam	116,921,768,506	171,129,970,406
- Other customers	2,231,137,512,958	2,196,427,700,595
Advances from related parties	212,492,184	2,401,229,370
TOTAL	<u>3,509,629,665,634</u>	<u>3,732,605,786,377</u>

20. STATUTORY OBLIGATIONS

	Currency: VND			
	01/01/2026	Payable for the period	Payment made/net-off in the period	31/03/2026
Payables				
Value added tax	39,615,623,367	262,866,593,538	(272,945,991,631)	29,536,225,274
Corporate income tax	903,092,788,737	86,911,139,931	(911,402,889,712)	78,601,038,956
Personal income tax	6,514,597,371	7,995,101,952	(10,850,126,514)	3,659,572,809
Land use right fee	1,199,131,017	699,482,442	(963,476,769)	935,136,690
Natural resource tax	6,291,856,499	9,456,395,052	(11,127,530,354)	4,620,721,197
Others	12,922,722,630	24,937,599,584	(27,511,587,790)	10,348,734,424
TOTAL	<u>969,636,719,621</u>	<u>392,866,312,499</u>	<u>(1,234,801,602,770)</u>	<u>127,701,429,350</u>
		<i>Receivable /payment made in the period</i>		
	01/01/2026		Net-off in the period	31/03/2026
Receivables				
Corporate income tax	1,099,093,987	7,198,823,312	-	8,297,917,299
Others	17,498,173,998	2,135,998,570	221,476,680	19,855,649,248
TOTAL	<u>18,597,267,985</u>	<u>9,334,821,882</u>	<u>221,476,680</u>	<u>28,153,566,547</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

21. ACCRUED EXPENSES

Currency: VND

	31/03/2026	01/01/2026
Short-term		
Construction expenses	1,068,615,253,928	839,005,055,812
Interest expenses	4,591,320,764	9,579,286,020
Others	42,690,399,528	36,604,159,621
Accrued cost of sale of real estate properties sold	<u>78,128,768,820</u>	<u>51,839,793,625</u>
TOTAL	<u>1,194,025,743,040</u>	<u>937,028,295,078</u>

22. OTHER SHORT-TERM PAYABLES

Currency: VND

	31/03/2026	01/01/2026
Payables for business co-operation contracts (*)	543,169,263,030	543,169,263,030
Payables to construction groups	28,552,924,659	22,910,233,760
Maintenance fees	111,440,421,415	83,022,111,122
Others	<u>662,047,414,644</u>	<u>384,784,251,577</u>
TOTAL	<u>1,345,210,023,748</u>	<u>1,033,885,859,489</u>

In which:

<i>Other short-term payables to related parties</i>	6,607,268,385	5,394,607,564
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(*) These represent payables under business co-operation contracts for profit sharing without forming a new legal entity.

23. UNEARNED REVENUES

Currency: VND

	31/03/2026	01/01/2026
Short-term		
Revenue from the leasing of infrastructure of industrial parks, offices and commercial spaces	<u>46,689,091,021</u>	<u>41,150,147,301</u>
TOTAL	<u>46,689,091,021</u>	<u>41,150,147,301</u>
Long-term		
Revenue from the leasing of infrastructure of industrial parks, offices and commercial spaces	<u>474,165,616,671</u>	<u>473,164,970,170</u>
TOTAL	<u>474,165,616,671</u>	<u>473,164,970,170</u>

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as at 31 March 2026 and for the period then ended

24. LOANS AND FINANCE LEASES

Currency: VND

	Movement during the period			31/03/2026
	01/01/2026	Increase	Decrease	
Short-term	Balance			Balance
	<i>(also payable amount)</i>			<i>(also payable amount)</i>
Short-term loans from banks	3,600,887,857,547	1,381,761,606,872	(1,600,636,311,642)	3,382,013,152,777
Current portion of long-term loans from banks	1,082,930,735,952	123,492,570,871	(400,264,666,117)	806,158,640,706
Current portion of long-term finance leases	31,556,493,346	6,787,316,108	(7,651,462,016)	30,692,347,438
Current portion of long-term loans from other parties	3,000,000,000	-	(225,000,000)	2,775,000,000
Short-term loans from related parties	794,815,000,000	36,000,000,000	(11,000,000,000)	819,815,000,000
Short-term loans from other parties	14,033,744,119	374,389,005,617	(188,510,000,000)	199,912,749,736
TOTAL	5,527,223,830,964	1,922,430,499,468	(2,208,287,439,775)	5,241,366,890,657
Long-term				
Long-term loans from banks	1,844,146,005,431	235,388,055,966	(281,242,570,871)	1,798,291,490,526
Long-term finance leases	32,228,418,194	3,015,000,000	(6,787,316,108)	28,456,102,086
Long-term loans from other parties	16,270,533,633	1,557,418,383	-	17,827,952,016
TOTAL	1,892,644,957,258	239,960,474,349	(288,029,886,979)	1,844,575,544,628

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 31 March 2026 and for the period then ended

25. LONG-TERM PROVISIONS

	31/03/2026	01/01/2026
Warranty provision	19,456,274,858	19,334,557,551
TOTAL	19,456,274,858	19,334,557,551

Currency: VND

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

26. OWNERS' EQUITY

Currency: VND

	Share capital	Share premium	Other owners' capital	Foreign exchange differences	Investment and development fund	Other funds belonging to owners' equity	Undistributed earnings	Non-controlling interests	Total
Previous year									
01/01/2025	5,985,934,580,000	16,282,327,575	152,202,910,000	-	40,113,516,094	14,777,294	1,869,009,891,225	2,955,677,158,961	11,019,235,161,149
- Net profit for the year	-	-	-	-	-	-	3,665,305,525,137	199,898,672,747	3,865,204,197,884
- Cash dividends	-	-	-	-	-	-	(478,874,766,400)	(80,644,207,167)	(559,518,973,567)
- Stock dividends	478,748,780,000	-	-	-	-	-	(478,748,780,000)	-	-
- Stock dividends declared by subsidiaries	-	-	81,600,000,000	-	-	-	(81,600,000,000)	-	-
- Adjustments due to disposal of subsidiary	-	-	-	-	-	-	-	(1,929,194,607,419)	(1,929,194,607,419)
- Other increases/(decreases)	-	-	86,433,986,385	-	-	-	(43,015,133)	(2,607)	86,390,968,645
31/12/2025	6,464,683,360,000	16,282,327,575	320,236,896,385	-	40,113,516,094	14,777,294	4,495,048,854,829	1,145,737,014,515	12,482,116,746,692
Current period									
01/01/2026	6,464,683,360,000	16,282,327,575	320,236,896,385	-	40,113,516,094	14,777,294	4,495,048,854,829	1,145,737,014,515	12,482,116,746,692
- Net profit for the period	-	-	-	-	-	-	353,172,762,337	15,347,140,992	368,519,903,329
- Other increase/(decrease)	-	-	(23,976,100)	11,312,653	-	-	425,798	26	(12,237,623)
31/03/2026	6,464,683,360,000	16,282,327,575	320,212,920,285	11,312,653	40,113,516,094	14,777,294	4,848,222,042,964	1,161,084,155,533	12,850,624,412,398

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

27. REVENUES**27.1 Revenue from sale of goods and rendering of services**

	<i>From 01/01/2026 to 31/03/2026</i>	<i>Currency: VND From 01/01/2025 to 31/03/2025</i>
Gross revenue	3,424,420,365,273	2,596,049,566,632
<i>In which:</i>		
Revenue from construction contracts	2,344,904,252,868	1,990,940,544,410
Revenue from industrial production	230,248,090,128	178,922,536,733
Revenue from sales of real estate properties	436,501,214,434	77,479,745,398
Revenue from provision of education services	87,337,367,151	76,038,188,927
Revenue from distribution and sales of clean water	239,268,609,232	233,729,893,691
Revenue from leasing services, rendering of services and others	86,160,831,460	38,938,657,473
Deductions	-	-
Net revenue	<u>3,424,420,365,273</u>	<u>2,596,049,566,632</u>
<i>In which:</i>		
Sales to other parties	3,417,087,038,820	2,590,747,688,395
Sales to related parties	7,333,326,453	5,301,878,237

27.2 Finance income

	<i>From 01/01/2026 to 31/03/2026</i>	<i>Currency: VND From 01/01/2025 to 31/03/2025</i>
Interest from deposits, lendings, and interest on late payments	218,234,177,398	29,765,714,383
Others	16,152,139,291	17,092,501,131
TOTAL	<u>234,386,316,689</u>	<u>46,858,215,514</u>

28. COST OF GOODS SOLD AND SERVICES RENDERED

	<i>From 01/01/2026 to 31/03/2026</i>	<i>Currency: VND From 01/01/2025 to 31/03/2025</i>
Cost of construction contracts	2,276,299,511,684	1,902,780,521,081
Cost of industrial production	163,351,220,171	110,843,890,733
Cost of sales of real estate properties	232,210,658,603	39,628,425,265
Cost of provision of education services	46,234,913,461	45,297,188,339
Cost of distribution and sale of clean water	196,498,113,418	156,979,004,744
Cost of leasing services, rendering of services and others	77,789,335,351	22,917,433,704
TOTAL	<u>2,992,383,752,688</u>	<u>2,278,446,463,866</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

29. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	<i>Currency: VND</i>	
	<i>From 01/01/2026 to 31/03/2026</i>	<i>From 01/01/2025 to 31/03/2025</i>
29.1 Selling expenses		
Labour costs	10,635,112,621	9,735,430,803
Raw materials	5,585,606,651	4,908,899,515
Depreciation expenses	439,062,801	758,279,684
Expenses for external services	2,131,109,595	1,947,519,668
Others	15,868,081,654	2,654,085,263
TOTAL	34,658,973,322	20,004,214,933
29.2 General and administrative expenses		
Labour costs	52,640,849,206	43,344,703,373
Reversal of provision for doubtful debts and provision for onerous contracts	(7,972,050,426)	(834,582,153)
Depreciation expenses and amortization of goodwill	3,880,259,223	7,398,522,417
Expenses for external services	5,545,397,792	6,505,958,431
Others	31,806,168,996	23,109,093,060
TOTAL	85,900,624,791	79,523,695,128

30. FINANCE EXPENSES

	<i>Currency: VND</i>	
	<i>From 01/01/2026 to 31/03/2026</i>	<i>From 01/01/2025 to 31/03/2025</i>
Interest expenses	116,297,100,848	65,246,511,983
Provision for impairment loss of investments	2,953,148,162	245,807,400
Others	6,666,041,129	890,495,494
TOTAL	125,916,290,139	66,382,814,877

31. OTHER INCOME AND EXPENSES

	<i>Currency: VND</i>	
	<i>From 01/01/2026 to 31/03/2026</i>	<i>From 01/01/2025 to 31/03/2025</i>
Other income		
Other income	28,595,854,882	4,686,399,999
	28,595,854,882	4,686,399,999
Other expenses		
Other expenses	3,758,477,423	424,228,882
	3,758,477,423	424,228,882
NET OTHER PROFIT	24,837,377,459	4,262,171,117

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

32. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties during 2026 and 2025 were as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Currency: VND</i>	
			<i>From 01/01/2026 to 31/03/2026</i>	<i>From 01/01/2025 to 31/03/2025</i>
Vinaconex 12	Associate	Revenue from construction and rendering of services	51,724,700	60,215,200
Cam Pha Cement	Associate	Loan interest	167,632,941	2,248,302,251
VCTD	Associate	Purchase of goods and services	-	32,764,872
Vinasinco	Associate	Revenue from rendering of services	3,796,320,863	3,084,796,935

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties at 31/03/2026 and 01/01/2026 were as follows:
Currency: VND

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>31/03/2026</i>	<i>01/01/2026</i>
Short-term trade receivables (Note 6.1)				
Vimeco	Common key management personnel	Construction contracts	14,425,945,997	14,470,216,942
Others	Associate	Construction contracts	13,587,105,440	19,780,315,225
TOTAL			<u>28,013,051,437</u>	<u>34,250,532,167</u>
Short-term advances to suppliers (Note 6.2)				
Vimeco	Common key management personnel	Construction contracts	127,056,490,113	113,062,575,027
Vinaconex M&E	Common key management personnel	Construction contracts	15,527,930,892	18,114,943,844
Others		Construction contracts	97,570,980,000	16,171,633,470
TOTAL			<u>240,155,401,005</u>	<u>147,349,152,341</u>
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>31/03/2026</i>	<i>01/01/2026</i>
Other short-term receivables (Note 7)				
Cam Pha Cement	Associate	Loan interest	66,385,184,386	66,552,817,327
Others		Other receivables	123,026,500,142	64,546,154,146
TOTAL			<u>189,411,684,528</u>	<u>131,098,971,473</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties at 31/03/2026 and 01/01/2026 were as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>31/03/2026</i>	<i>01/01/2026</i>
Short-term trade payables (Note 22.1)				
Vimeco	Common key management personnel	Construction contracts	131,205,012,767	144,448,386,201
Vinaconex 12	Associate	Construction contracts	31,542,491,771	36,833,711,000
Vinaconex M&E	Common key management personnel	Construction contracts	9,503,613,126	10,877,777,575
Vinaconex D&I	Associate	Construction contracts	8,148,863,659	8,966,652,563
Others		Construction contracts and other	<u>18,323,210,884</u>	<u>18,682,231,841</u>
TOTAL			<u>198,723,192,207</u>	<u>219,808,759,180</u>

Short-term loans (Note 24)

<i>Related parties</i>	<i>Relationship</i>	<i>31/03/2026 (VND)</i>	<i>Maturity date</i>	<i>Interest (% p.a.)</i>	<i>Description of collateral</i>
Mr. Nguyen Quoc Huy	Key management personnel of direct invested subsidiary	300,000,000,000	3 March 2026	7.0	Unsecured
Mr. Nguyen Hong Duong	Key management personnel of direct invested subsidiary	250,000,000,000	3 March 2026	7.0	Unsecured
VCTD	Associate	149,680,000,000	18 October 2026	4.6	6,300,000 shares of VCTD and 10,848,320 shares of the Corporation
Pacific Holdings Investment Joint Stock Company	Major shareholders	65,000,000,000	31 December 2026	5.5	Unsecured
Vinasinco	Associate	<u>55,135,000,000</u>	27 May 2026	4.6 – 6.0	Unsecured
TOTAL		<u>819,815,000,000</u>			

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the period then ended

33. OFF BALANCE SHEET ITEMS

	31/03/2026	01/01/2026
Foreign currency:		
- USD	38,612	38,648
- JPY	717,374	719,995
- EUR	157	186

Pham Hong Hanh
Preparer

Nguyen Thi Thuy Hong
Chief Accountant



Nguyen Xuan Dong
General Director

27 April 2026