

Vietnam Construction and Import - Export Joint Stock Corporation

CONSOLIDATED FINANCIAL STATEMENTS

THIRD QUARTER 2026



CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as at 30 September 2026

Currency: VND

Code	ASSETS	Notes	30/09/2026	01/01/2026 (Restated)
100	A. CURRENT ASSETS		20,882,651,019,964	23,627,353,292,313
110	I. Cash and cash equivalents	4	1,807,420,013,322	2,299,974,666,688
111	1. Cash		1,191,622,865,307	1,417,078,151,039
112	2. Cash equivalents		615,797,148,015	882,896,515,649
120	II. Current investments		7,327,995,295,274	10,168,934,975,288
121	1. Held-for-trading securities		93,147,180,000	-
122	2. Provision for diminution in value of held-for-trading securities		(14,851,620,000)	-
123	3. Short-term held-to-maturity investments	5	7,346,547,346,237	10,233,377,904,277
124	4. Provision for diminution in value of held-to-maturity investments		(111,963,112,080)	(113,037,486,836)
125	5. Other short-term investment		42,058,227,195	81,609,118,743
126	6. Provision for diminution in value of other short-term investment		(26,942,726,078)	(33,014,560,896)
130	III. Current receivables		5,338,183,048,080	5,022,197,546,669
131	1. Short-term trade receivables	6.1	2,848,984,099,561	3,281,133,343,887
132	2. Short-term advances to suppliers	6.2	1,628,184,472,626	1,513,314,499,819
134	3. Construction contract receivables based on progress billings		-	6,602,668,849
135	4. Other short-term receivables	7	1,298,877,971,090	1,013,129,503,604
136	5. Provision for short-term doubtful receivables	8	(437,863,495,197)	(793,638,736,352)
137	6. Shortage of assets waiting for resolution		-	1,656,266,862
140	IV. Inventories	9	5,845,903,100,241	5,656,623,006,553
141	1. Inventories		5,880,463,670,225	6,062,419,053,246
142	2. Provision for diminution in value of inventories		(34,560,569,984)	(405,796,046,693)
160	V. Other current assets		563,149,563,047	479,623,097,115
161	1. Short-term deferred expenses		22,808,758,643	40,686,955,749
162	2. Deductible value-added tax		323,624,751,417	314,768,881,132
163	3. Tax and other receivables from the State	20	11,348,307,652	18,597,267,985
165	4. Other current assets	10	205,367,745,335	105,569,992,249

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

as at 30 September 2026

Currency: VND

Code	ASSETS	Notes	30/09/2026	01/01/2026 (Restated)
200	B. NON-CURRENT ASSETS		7,568,127,177,976	7,641,361,539,376
210	I. Non-current receivables		16,165,819,236	20,434,310,205
215	1. Other long-term receivables		16,165,819,236	20,434,310,205
216	2. Provision for long-term doubtful receivables		-	-
220	II. Fixed assets		3,258,737,840,334	3,892,065,193,295
221	1. Tangible fixed assets	11	3,156,438,761,745	3,757,418,377,424
222	Cost		5,669,186,098,939	6,400,446,033,537
223	Accumulated depreciation		(2,512,747,337,194)	(2,643,027,656,113)
224	2. Finance leases	12	88,004,000,312	94,812,751,512
225	Cost		194,797,038,367	184,717,272,596
226	Accumulated depreciation		(106,793,038,055)	(89,904,521,084)
227	3. Intangible fixed assets	13	14,295,078,277	39,834,064,359
228	Cost		26,949,405,434	57,038,067,990
229	Accumulated amortisation		(12,654,327,157)	(17,204,003,631)
240	III. Investment properties	14	180,178,716,903	996,945,561,622
241	1. Cost		629,689,301,355	1,537,049,910,878
242	2. Accumulated depreciation		(449,510,584,452)	(540,104,349,256)
250	IV. Non-current assets in progress		2,029,759,959,107	1,757,593,823,053
251	1. Long-term work in progress	15.1	98,401,738,504	96,289,306,652
252	2. Construction in progress	15.2	1,931,358,220,603	1,661,304,516,401
260	V. Non-current investments		1,872,202,545,321	708,022,193,490
262	1. Investments in jointly controlled entities and associates	16.1	1,554,776,387,759	477,203,900,034
263	2. Investments in other entities	16.2	325,759,709,211	291,616,376,594
264	3. Provision for diminution in value of long-term investments in other entities	16.2	(54,037,798,224)	(62,448,083,138)
265	4. Long-term held-to-maturity investments	5	45,704,246,575	1,650,000,000
270	VI. Other non-current assets		211,082,297,075	266,300,457,711
271	1. Long-term deferred expenses	17	149,918,183,198	160,896,435,229
272	2. Deferred tax assets		61,060,477,513	54,763,811,987
274	3. Other long-term assets		103,636,364	103,636,364
279	4. Goodwill	18	-	50,536,574,131
280	TOTAL ASSETS		28,450,778,197,940	31,268,714,831,689

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

as at 30 September 2026

Currency: VND

Code	RESOURCES	Notes	30/09/2026	01/01/2026 (Restated)
300	C. LIABILITIES		15,610,513,469,620	18,786,598,084,997
310	I. Current liabilities		13,286,320,884,824	16,136,791,693,377
311	1. Short-term trade payables	19.1	2,712,168,254,891	3,409,426,870,375
312	2. Short-term advances from customers	19.2	2,821,721,515,121	3,732,605,786,377
313	3. Dividends and profit payables		15,337,876,309	4,369,999,373
314	4. Short-term statutory obligations	20	528,202,589,868	969,636,719,621
315	5. Payables to employees		317,315,397,540	352,874,522,903
316	6. Short-term accrued expenses	21	1,157,603,482,282	882,559,334,985
319	7. Short-term deferred revenues	23	71,832,930,058	41,150,147,301
320	8. Other short-term payables	22	934,255,093,192	1,033,885,859,489
321	9. Short-term loan and finance lease obligations	24	4,555,309,087,984	5,527,223,830,964
322	10. Short-term provisions		114,334,369,477	122,385,781,838
323	11. Bonus and welfare fund		58,240,288,102	60,672,840,151
330	II. Non-current liabilities		2,324,192,584,796	2,649,806,391,620
331	1. Long-term trade payables		4,288,536,625	586,050,573
332	2. Long-term advances from customers		722,852,947	-
337	3. Long-term deferred revenues	23	534,695,474,874	473,164,970,170
338	4. Other long-term liabilities		235,934,240,000	246,385,322,265
339	5. Long-term loans and finance lease obligations	24	1,517,757,680,913	1,892,644,957,258
342	6. Deferred tax liabilities		3,636,892,436	17,690,533,803
343	7. Long-term provisions	25	27,156,907,001	19,334,557,551

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
as at 30 September 2026

Currency: VND

Code	RESOURCES	Notes	30/09/2026	01/01/2026 (Restated)
400	D. OWNERS' EQUITY		12,840,264,728,320	12,482,116,746,692
410	I. Capital	26	12,840,264,728,320	12,482,116,746,692
411	1. Owner's contributed capital		6,981,762,450,000	6,464,683,360,000
411a	- Ordinary shares with voting rights		6,981,762,450,000	6,464,683,360,000
412	2. Share premium		16,282,327,575	16,282,327,575
414	3. Other owners' capital		320,236,896,385	320,236,896,385
418	4. Investment and development fund		40,113,516,094	40,113,516,094
419	5. Other funds belonging to owners' equity		3,251,184	14,777,294
420	6. Undistributed earnings		4,341,782,214,266	4,495,048,854,829
420a	- Undistributed earnings by the end of prior period		3,460,791,664,091	829,743,329,692
420b	- Undistributed earnings of current period		880,990,550,175	3,665,305,525,137
429	7. Non-controlling interests		1,140,084,072,816	1,145,737,014,515
440	TOTAL LIABILITIES AND OWNERS' EQUITY		28,450,778,197,940	31,268,714,831,689



Dang Xuan Chien
Preparer



Nguyen Thi Thuy Hong
Chief Accountant




Nguyen Xuan Dong
Chairman

29 October 2026

CONSOLIDATED INCOME STATEMENT (continued)
for the period ended 30 September 2026

Currency: VND

Code	ITEMS	Notes	Third quarter		Accumulated until the end of the third quarter	
			2026	2025	2026	2025
01	1. Revenue from sale of goods and rendering of services	27.1	3,296,005,445,105	4,429,332,104,725	10,536,442,553,304	11,412,741,437,605
02	2. Revenue deductions	27.1	-	-	-	-
10	3. Net revenue from sale of goods and rendering of services	27.1	3,296,005,445,105	4,429,332,104,725	10,536,442,553,304	11,412,741,437,605
11	4. Cost of goods sold and services rendered	28	(2,857,434,930,091)	(3,818,284,928,709)	(9,315,366,630,334)	(9,904,389,032,322)
20	5. Gross profit from sale of goods and rendering of services		438,570,515,014	611,047,176,016	1,221,075,922,970	1,508,352,405,283
21	6. Gain/(loss) from sale and disposal of investment properties		-	-	-	-
22	7. Finance income	27.2	219,728,083,484	3,186,148,444,529	727,971,773,503	3,303,704,566,326
23	8. Finance expenses	30	(129,710,151,403)	(138,782,189,716)	(365,415,513,855)	(309,361,339,888)
24	- In which: Interest expenses		(113,065,397,217)	(84,997,318,483)	(341,386,111,641)	(252,144,983,893)
25	9. Selling expenses	29.1	(34,141,063,502)	(78,681,235,715)	(146,661,833,999)	(160,968,515,324)
26	10. General and administrative expenses	29.2	(92,117,740,824)	(71,384,713,022)	(292,263,647,699)	(267,513,292,638)
27	11. Shares of profit/(loss) of associates, joint ventures		24,415,012,584	4,307,312,897	40,714,493,836	(11,582,179,509)
30	12. Operating profit		426,744,655,353	3,512,654,794,989	1,185,421,194,756	4,062,631,644,250
31	13. Other income	31	19,341,887,174	3,836,396,678	67,501,993,950	13,423,211,982
32	14. Other expenses	31	(4,542,333,735)	(6,934,938,287)	(18,235,971,867)	(8,978,948,777)
40	15. Other profit	31	14,799,553,439	(3,098,541,609)	49,266,022,083	4,444,263,205
50	16. Accounting profit before tax		441,544,208,792	3,509,556,253,380	1,234,687,216,839	4,067,075,907,455
51	17. Current corporate income tax expense		(71,733,667,708)	(811,332,226,470)	(227,470,844,021)	(894,630,236,581)
52	18. Deferred tax income		1,247,578,816	606,182,310,970	7,855,327,693	610,399,832,943

CONSOLIDATED INCOME STATEMENT (continued)
for the period ended 30 September 2026

Currency: VND

Code	ITEMS	Notes	Third quarter		Accumulated until the end of the third quarter	
			2026	2025	2026	2025
60	19. Net profit after corporate income tax		371,058,119,900	3,304,406,337,880	1,015,071,700,511	3,782,845,503,817
61	20. Net profit after tax attributable to shareholders of the parent		305,865,217,889	3,282,112,708,860	877,820,407,313	3,689,010,042,254
62	21. Net profit after tax attributable to non-controlling interests		65,192,902,011	22,293,629,020	137,251,293,198	93,835,461,563
70	22. Basic earnings per share		438	4,701	1,257	5,284
71	23. Diluted earnings per share		438	4,701	1,257	5,284


Dang Xuan Chien
Preparer


Nguyen Thi Thuy Hong
Chief Accountant


Nguyen Xuan Dong
Chairman



29 October 2026

CONSOLIDATED CASH FLOW STATEMENT

for the period ended 30 September 2026

Currency: VND

Code	ITEMS	Notes	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		1,234,687,216,839	4,067,075,907,455
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets, finance leases, investment properties and amortisation of intangible fixed assets (including amortisation of goodwill)		280,070,222,747	312,044,819,876
03	Provisions		81,308,242,591	28,684,663,722
04	Foreign exchange (gains)/losses arisen from revaluation of monetary accounts denominated in foreign currencies		1,042,799,472	(2,298,841,474)
05	Profits from investing and financing activities		(761,370,430,417)	(3,287,335,678,152)
06	Borrowing costs	30	341,386,111,641	252,144,983,893
08	Operating profit before changes in working capital		1,177,124,162,873	1,370,315,855,320
09	Increase in receivables		(751,488,797,982)	(7,583,606,322)
10	Decrease/(increase) in inventories		(333,604,876,317)	1,878,037,548,209
11	Increase/(decrease) in payables		(547,746,291,337)	(491,592,526,255)
12	Decrease/(increase) in deferred expenses		7,975,335,909	(14,936,000,692)
13	Increase in held-for-trading securities		(93,147,180,000)	-
14	Borrowing costs paid		(322,856,651,887)	(294,874,485,228)
15	Corporate income tax paid		(957,756,676,444)	(167,509,304,490)
17	Other cash outflows for operating activities		(688,422,000)	(13,193,735,345)
20	Net cash flows (used in)/from operating activities		(1,822,189,397,185)	2,258,663,745,197
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Payment for the purchase, construction of fixed assets, and other long-term assets		(515,464,453,262)	(298,544,922,014)
22	Proceeds from disposals of fixed assets and other long-term assets		2,582,551,072	1,602,815,102
23	Loans to other entities and payments for purchase of debt instruments of other entities		(4,075,699,927,433)	(7,336,214,390,526)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		6,917,852,964,376	729,127,594,887
25	Payments for investments in other entities (net of cash held by entity being acquired)		(833,716,408,270)	(112,914,000,000)
26	Proceeds from sale of investments in other entities (net of cash held by entity being disposed)		880,324,154,548	4,723,665,380,421
27	Interest and dividends received		674,364,563,294	164,421,170,569
30	Net cash flows from/(used in) investing activities		3,050,243,444,325	(2,128,856,351,561)

CONSOLIDATED CASH FLOW STATEMENT (continued)
for the period ended 30 September 2026

Currency: VND

Code	ITEMS	Notes	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings		6,005,072,779,023	7,090,976,997,338
34	Repayment of borrowings		(7,073,808,656,924)	(6,629,990,046,886)
35	Payment of principal of finance lease liabilities		(24,987,577,750)	(23,877,395,174)
36	Dividends paid/profit distributed to owners		(626,916,820,139)	(499,122,402,978)
40	Net cash flows used in financing activities		(1,720,640,275,790)	(62,012,847,700)
50	Net increase/(decrease) in cash for the period		(492,586,228,650)	67,794,545,936
60	Cash and cash equivalents at the beginning of the period		2,299,974,666,688	2,471,352,348,020
61	Effect of exchange rate changes		31,575,284	48,496,241
70	Cash and cash equivalents at the end of the period	4	1,807,420,013,322	2,539,195,390,197


Dang Xuan Chien
Preparer


Nguyen Thi Thuy Hong
Chief Accountant


Nguyen Xuan Dong
Chairman


29 October 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

as at 30 September 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 17th amendment on 11 August 2026 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	Northeast Investment Project Management Unit	Vinaconex Tower, No. 34 Lang Ha street, Lang ward, Hanoi
8	Hoa Lac Investment Project Management Unit	Vinaconex Tower, No. 34 Lang Ha street, Lang ward, Hanoi
9	Thanh Hoa Intermediate School for Construction	Bim Son ward, Thanh Hoa province

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

1. CORPORATE INFORMATION (continued)

Corporate structure

As at 30 September 2026, the Corporation has 20 subsidiaries. Details of subsidiaries and the Corporation's ownership, voting rights in its subsidiaries are as follows:

<u>No.</u>	<u>Name</u>	<u>% voting rights</u>	<u>% ownership</u>	<u>Address</u>	<u>Principal activities</u>
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	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
3	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
4	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
5	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
6	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
7	Construction Joint Stock Company No. 1 (" <i>Vinaconex 1</i> ")	55.14	55.14	D9, Khuat Duy Tien street, Thanh Xuan ward, Hanoi	Construction and trading real estate properties
8	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
9	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
10	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
11	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
12	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 30 September 2026 and for the period then ended

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

As at 30 September 2026, the Corporation has 20 subsidiaries. Details of these subsidiaries and the Corporation's ownership, voting rights in its subsidiaries are as follows: (continued)

<i>No.</i>	<i>Name</i>	<i>% voting rights</i>	<i>% ownership</i>	<i>Address</i>	<i>Principal activities</i>
I – Direct invested subsidiaries (continued)					
13	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
14	Vinaconex 27 Joint Stock Company ("Vinaconex 27")	57.33	57.33	No. 10, Nguyen Van Tre street, Cao Lanh ward, Dong Thap province	Construction
15	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
16	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
17	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)					
18	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
19	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
20	Vinaconex 25 Construction Materials One Member Company Limited ("Vinaconex 25 Materials")	100.00	71.12	Hoa Dong hamlet, Nui Thanh commune, Da Nang city	Wholesale of other construction materials and installation equipment

(i) As at 30 September 2026, the Corporation has not yet contributed capital to Vinaconex Viet Tri.

(ii) The Corporation holds indirect interests and voting rights in its subsidiaries numbered 18 to 20 through Vinaconex Invest and Vinaconex 25.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 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 30 September 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.

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 statement of financial position.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Changes in accounting policies and disclosures*

The accounting policies adopted by the Corporation in preparation of the consolidated financial statements are consistent with those followed in the preparation of the Corporation's annual consolidated financial statements for the year ended 31 December 2025 and the consolidated financial statements for the nine-month period ended 30 September 2025 except for the changes in the accounting policies arising from the initial adoption of Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System ("Circular 99").

3.1.1 *Change in accounting policies due to the adoption of new accounting regulations according to Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System*

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the enterprise accounting system ("Circular 99"), replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 and several other related regulations.

The Corporation has applied certain changes in accounting policies in accordance with Circular 99, which have affected the Corporation on a prospective basis, as Circular 99 does not require retrospective application for these changes. The Corporation has also represented the corresponding figures of certain line items to conform with the presentation under Circular 99.

3.2 *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.

3.3 *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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 Inventories (continued)

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.
- Finised 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 statement of financial position 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

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 statement of financial position 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.

3.4 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 statement of financial position 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 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.

3.6 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 statement of financial position 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 live 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 statement of financial position. 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 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.

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").

3.8 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.

3.9 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 Investment properties (continued)

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.

3.10 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.

3.11 Deferred expenses

Deferred expenses are reported as short-term or long-term deferred expenses on the consolidated statement of financial position 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.

3.12 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Investments

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 statement of financial position 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.

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 statement of financial position 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Investments (continued)

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.

3.14 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.

3.15 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.

3.16 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 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.

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 statement of financial position.

3.18 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 statement of financial position 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 30 September 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 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.

3.19 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 statement of financial position 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.

3.20 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 statement of financial position 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 statement of financial position 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 30 September 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.20 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 30 September 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 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.

3.22 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

Currency: VND

	30/09/2026	01/01/2026 (Restated)
Cash on hand	6,964,842,814	20,611,477,867
Cash at banks	1,184,658,022,493	1,396,466,673,172
Cash equivalents	615,797,148,015	882,896,515,649
TOTAL	<u>1,807,420,013,322</u>	<u>2,299,974,666,688</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

5. HELD-TO-MATURITY INVESTMENTS

Currency: VND

	30/09/2026			01/01/2026 (Restated)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Short-term						
Lendings	6,272,190,766,360	6,160,227,654,280	(111,963,112,080)	7,175,976,123,160	7,062,938,636,324	(113,037,486,836)
Term deposits (*)	1,023,324,112,115	1,023,324,112,115	-	3,057,401,781,117	3,057,401,781,117	-
Certificates of deposit	51,032,467,762	51,032,467,762	-	-	-	-
	7,346,547,346,237	7,234,584,234,157	(111,963,112,080)	10,233,377,904,277	10,120,340,417,441	(113,037,486,836)
Long-term						
Lendings	45,704,246,575	45,704,246,575	-	1,650,000,000	1,650,000,000	-
Certificates of deposit	-	-	-	-	-	-
	45,704,246,575	45,704,246,575	-	1,650,000,000	1,650,000,000	-
TOTAL	7,392,251,592,812	7,280,288,480,732	(111,963,112,080)	10,235,027,904,277	10,121,990,417,441	(113,037,486,836)

(*) Comprise VND-denominated short-term deposits and certificate of deposits with terms from 6 months to 12 months at commercial banks as at 30 September 2026.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2026 and for the period then ended

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

Currency: VND

	30/09/2026	01/01/2026
Trade receivables from customers	2,725,325,116,508	3,246,882,811,720
<i>Airports Corporation of Vietnam - JSC</i>	<i>528,962,846,041</i>	<i>470,928,472,816</i>
<i>Other customers</i>	<i>2,196,362,270,467</i>	<i>2,775,954,338,904</i>
Trade receivables from related parties (Note 32)	123,658,983,053	34,250,532,167
TOTAL	2,848,984,099,561	3,281,133,343,887

6.2 Advances to suppliers

Currency: VND

	30/09/2026	01/01/2026
Short-term advances to suppliers	1,471,041,054,603	1,365,965,347,478
Advances to related parties (Note 32)	157,143,418,023	147,349,152,341
TOTAL	1,628,184,472,626	1,513,314,499,819
Provision for short-term doubtful advances to suppliers	(92,645,100,142)	(155,719,677,445)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

7. OTHER SHORT-TERM RECEIVABLES

Currency: VND

	30/09/2026	01/01/2026 (Restated)
Receivables from jointly controlled business cooperation contracts	498,739,305,668	204,427,400,548
Advances to employees and construction groups	471,740,843,485	596,937,423,651
Others	328,397,821,937	211,764,679,405
TOTAL	1,298,877,971,090	1,013,129,503,604
<i>In which:</i>		
<i>Other short-term receivables from others</i>	1,168,611,476,546	922,955,852,553
<i>Other short-term receivables from related parties (Note 32)</i>	130,266,494,544	90,173,651,051

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

8. BAD DEBTS

Entity	30/09/2026		01/01/2026	
	Cost	Recoverable amount	Cost	Recoverable amount
Cam Pha Cement Joint Stock Company	65,478,442,571	-	66,552,817,327	-
Others	665,404,571,706	154,113,680,922	1,140,923,558,001	267,785,591,244
TOTAL	730,883,014,277	154,113,680,922	1,207,476,375,328	267,785,591,244

Currency: VND

9. INVENTORIES

	30/09/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Raw materials	56,199,510,092	(1,406,929,128)	136,348,604,882	-
Tools and supplies	37,568,209,144	(3,652,198,608)	37,885,089,012	(3,652,198,608)
Work in progress	5,694,314,811,396	(29,501,442,248)	5,771,866,571,423	(400,375,851,899)
Finished goods	90,719,158,135	-	111,061,416,372	(1,767,996,186)
Goods in transit for sale	-	-	146,016,595	-
Goods	1,661,981,458	-	5,111,354,962	-
TOTAL	5,880,463,670,225	(34,560,569,984)	6,062,419,053,246	(405,796,046,693)

Currency: VND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

10. OTHER CURRENT ASSETS

	<i>Currency: VND</i>	
	<i>30/09/2026</i>	<i>01/01/2026 (Restated)</i>
Fund of the Lang Hoa Lac Expansion Improvement Road project (*)	70,855,851,384	74,667,416,743
Restricted Cash	134,511,893,951	30,902,575,506
TOTAL	<u>205,367,745,335</u>	<u>105,569,992,249</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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

11. TANGIBLE FIXED ASSETS

Currency: VND

	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Means of transportation</i>	<i>Office equipment</i>	<i>Others</i>	<i>Total</i>
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	24,682,587,064	6,706,509,159	126,999,037	917,000,000	33,728,095,260
- Transfer from construction in progress	108,711,044,703	93,674,408,709	62,805,792,798	-	-	265,191,246,210
- Other increases	-	-	-	-	-	-
- Disposal	-	(2,055,000,000)	(2,510,052,700)	(313,834,436)	-	(4,878,887,136)
- Divestment subsidiary	(675,906,753,572)	(78,485,831,976)	(150,859,277,006)	(45,622,339,108)	-	(950,874,201,662)
- Other decreases	(43,665,109,299)	(14,106,531,042)	(8,192,510,707)	(8,462,036,222)	-	(74,426,187,270)
30/09/2026	<u>2,776,435,168,058</u>	<u>1,529,927,629,375</u>	<u>1,314,054,282,740</u>	<u>41,250,725,965</u>	<u>7,518,292,801</u>	<u>5,669,186,098,939</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	85,705,670,665	79,289,166,016	61,292,819,754	4,347,292,577	577,412,048	231,212,361,060
- Other increases	-	-	-	-	-	-
- Disposal	-	(869,950,000)	(2,231,336,091)	(313,834,436)	-	(3,415,120,527)
- Divestment subsidiary	(114,599,924,410)	(57,631,526,349)	(92,820,456,024)	(39,446,285,209)	-	(304,498,191,992)
- Other decreases	(25,872,807,335)	(17,060,240,082)	(8,192,510,707)	(2,453,809,336)	-	(53,579,367,460)
30/09/2026	<u>876,644,518,733</u>	<u>768,104,701,382</u>	<u>844,412,298,827</u>	<u>19,762,860,267</u>	<u>3,822,957,985</u>	<u>2,512,747,337,194</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>
30/09/2026	<u>1,899,790,649,325</u>	<u>761,822,927,993</u>	<u>469,641,983,913</u>	<u>21,487,865,698</u>	<u>3,695,334,816</u>	<u>3,156,438,761,745</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

12. FINANCE LEASES

Currency: VND

	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Means of transportation</i>	<i>Total</i>
Cost:				
01/01/2026	1,235,156,584	141,147,478,132	42,334,637,880	184,717,272,596
- Addition	-	4,803,154,883	6,396,981,258	11,200,136,141
- Other decreases	-	(1,120,370,370)	-	(1,120,370,370)
30/09/2026	1,235,156,584	144,830,262,645	48,731,619,138	194,797,038,367
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	16,642,753	15,897,362,343	1,333,964,036	17,247,969,132
- Other decreases	-	(359,452,161)	-	(359,452,161)
30/09/2026	1,134,581,859	71,420,230,081	34,238,226,115	106,793,038,055
Net carrying amount:				
01/01/2026	117,217,478	85,265,158,233	9,430,375,801	94,812,751,512
30/09/2026	100,574,725	73,410,032,564	14,493,393,023	88,004,000,312

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

13. INTANGIBLE FIXED ASSETS

	Currency: VND			
	<i>Land use rights</i>	<i>Computer software</i>	<i>Others</i>	<i>Total</i>
Cost:				
01/01/2026	39,202,807,355	9,326,619,419	8,508,641,216	57,038,067,990
- New purchase	-	2,109,870,000	-	2,109,870,000
- Transfers from construction in progress	-	294,800,000	99,059,259	393,859,259
- Divestment	(29,255,891,815)	(86,500,000)	(3,250,000,000)	(32,592,391,815)
30/09/2026	9,946,915,540	11,644,789,419	5,357,700,475	26,949,405,434
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	287,043,413	838,365,210	431,469,558	1,556,878,181
- Divestment	(3,568,054,655)	(86,500,000)	(2,452,000,000)	(6,106,554,655)
30/09/2026	5,112,809,627	6,557,406,756	984,110,774	12,654,327,157
Net carrying amount:				
01/01/2026	30,808,986,486	3,521,077,873	5,504,000,000	39,834,064,359
30/09/2026	4,834,105,913	5,087,382,663	4,373,589,701	14,295,078,277

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

14. INVESTMENT PROPERTIES

Currency: VND

	<i>Land use rights</i>	<i>Buildings and structures</i>	<i>Total</i>
Cost:			
01/01/2026	953,103,992,513	583,945,918,365	1,537,049,910,878
- Addition	-	13,896,192,525	13,896,192,525
- Divestment	(921,256,802,048)	-	(921,256,802,048)
30/09/2026	31,847,190,465	597,842,110,890	629,689,301,355
Accumulated depreciation:			
01/01/2026	127,789,723,941	412,314,625,315	540,104,349,256
- Depreciation for the period	18,767,755,096	8,791,890,683	27,559,645,779
- Others	-	-	-
- Divestment	(118,153,410,583)	-	(118,153,410,583)
30/09/2026	28,404,068,454	421,106,515,998	449,510,584,452
Net carrying amount:			
01/01/2026	825,314,268,572	171,631,293,050	996,945,561,622
30/09/2026	3,443,122,011	176,735,594,892	180,178,716,903

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

15. LONG-TERM ASSETS IN PROGRESS

15.1 Long-term work-in-process

	Currency: VND	
	Cost (also recoverable amount)	
	30/09/2026	01/01/2026
Tam Ky project	98,401,738,504	96,289,306,652
TOTAL	98,401,738,504	96,289,306,652

15.2 Construction in progress

	Currency: VND	
	Cost (also recoverable amount)	
	30/09/2026	01/01/2026
Kim Van, Kim Lu project	927,491,769,190	721,217,596,459
Hoa Lac Hi-tech Industrial Park project	271,515,699,933	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	285,762,949,054	175,316,575,285
Son Dong Industrial Cluster Project	340,932,140,859	64,989,760,167
No. 1 Huynh Tinh Cua, Nha Trang project	31,098,596,771	31,098,596,771
Others	68,729,604,297	204,973,295,474
TOTAL	1,931,358,220,603	1,661,304,516,401

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

16. LONG-TERM INVESTMENTS

Currency: VND

	30/09/2026			01/01/2026		
	<i>Carrying value of investment under equity method/Cost</i>	<i>Recoverable amount</i>	<i>Provision</i>	<i>Carrying value of investment under equity method/Cost</i>	<i>Recoverable amount</i>	<i>Provision</i>
Investments in associates (Note 16.1)	1,539,433,831,487	1,539,433,831,487	-	460,004,861,258	460,004,861,258	-
Investments in jointly controlled entities (Note 16.1)	15,342,556,272	15,342,556,272	-	17,199,038,776	17,199,038,776	-
Investments in other entities (Note 16.2)	325,759,709,211	271,721,910,987	(54,037,798,224)	291,616,376,594	229,168,293,456	(62,448,083,138)
TOTAL	1,880,536,096,970	1,826,498,298,746	(54,037,798,224)	768,820,276,628	706,372,193,490	(62,448,083,138)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

16. LONG-TERM INVESTMENTS (continued)

16.1 Investments in associates

Associates	30/09/2026				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”)	253,973,115,925	(i)	21.00	21.00	225,374,249,693	(i)	21.00	21.00
Thuongdinh Footwear Joint Stock Company	481,310,257,689	213,669,824,000	24.03	24.03	-	-	-	-
Aegis Medical Joint Stock Company	208,611,482,655	(i)	18.00	18.00	-	-	-	-
Vietnam Water and Environment Investment Corporation - Jsc	314,147,517,038	301,696,720,000	25.00	25.00	-	-	-	-
Vietnam Urban Investment and Services Joint Stock Company (“Vinasinco”)	76,628,463,028	(i)	42.91	42.91	73,713,134,520	(i)	42.91	42.91
Vinaconex Trading Development Joint Stock Company (“VCTD”)	68,248,319,934	(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”)	-	-	-	-	46,410,777,946	(i)	50.00	50.00
Tan Loc – Vinaconex Concrete Company Limited (“Vinaconex – Tan Loc”)	15,342,556,272	(i)	50.00	50.00	17,199,038,776	(i)	50.00	50.00
Campha Cement Joint Stock Company (“Campha Cement”)	1,289,988,413	(i)	30.00	30.00	14,834,559,192	(i)	30.00	30.00
Others	135,224,686,805	(i)	-	-	30,083,403,509	(i)	-	-
TOTAL	1,554,776,387,759				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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

16. LONG-TERM INVESTMENTS (continued)

16.2 Investments in other entities

Entities	30/09/2026					01/01/2026				
	Cost (VND)	Recoverable amount (VND)	Provision (VND)	Equity interest (%)	Voting rights (%)	Cost (VND)	Recoverable amount (VND)	Provision (VND)	Equity interest (%)	Voting rights (%)
Nam Dinh – Thai Binh Expressway Investment Joint Stock Company ("Nam Dinh – Thai Binh Expressway") (i)	235,069,950,000	235,069,950,000	-	15.00	15.00	185,796,000,000	185,796,000,000	-	15.00	15.00
Vietnam Infrastructure Development and Finance Investment Joint Stock Company (i)	40,000,000,000	-	(40,000,000,000)	1.05	1.05	40,000,000,000	-	(40,000,000,000)	1.05	1.05
EVN International Joint Stock Company (ii)	21,395,000,000	21,395,000,000	-	5.83	5.83	21,395,000,000	21,395,000,000	-	5.83	5.83
Vimeco Joint Stock Company (ii)	11,513,257,496	4,835,160,000	(6,678,097,496)	5.00	5.00	11,513,257,496	7,579,440,000	(3,933,817,496)	5.00	5.00
Others	17,781,501,715	10,421,800,987	(7,359,700,728)			32,912,119,098	14,397,853,456	(18,514,265,642)		
TOTAL	325,759,709,211	271,721,910,987	(54,037,798,224)			291,616,376,594	229,168,293,456	(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 recoverable amount of the investment in these companies is determined as the lower of the investment's cost and its fair value, based on the closing share price on the trading day immediately preceding the end of the reporting period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

17. LONG-TERM DEFERRED EXPENSES

Currency: VND

	30/09/2026	01/01/2026
Tools and supplies	31,547,917,294	28,058,099,299
Compensation costs for site clearance	17,939,432,625	18,365,434,980
Others	100,430,833,279	114,472,900,950
TOTAL	149,918,183,198	160,896,435,229

18. GOODWILL

Currency: VND

	Goodwill arising from acquisition of subsidiaries		
	Vinaconex Real Estate	Viwaseen	Total
Cost:			
01/01/2026	51,667,568,937	50,536,574,131	102,204,143,068
- Divestment	-	(50,536,574,131)	(50,536,574,131)
30/09/2026	51,667,568,937	-	51,667,568,937
Accumulated amortisation:			
01/01/2026	51,667,568,937	-	51,667,568,937
- Allocation in the period	-	2,493,368,595	2,493,368,595
- Divestment	-	(2,493,368,595)	(2,493,368,595)
30/09/2026	51,667,568,937	-	51,667,568,937
Net carrying amount:			
01/01/2026	-	50,536,574,131	50,536,574,131
30/09/2026	-	-	-

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

Currency: VND

Balance (also payable amount)

	30/09/2026	01/01/2026
Trade payables to suppliers	2,576,254,762,655	3,189,618,111,195
Trade payables to related parties (Note 32)	135,913,492,236	219,808,759,180
TOTAL	2,712,168,254,891	3,409,426,870,375

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

19. SHORT-TERM TRADE PAYABLES AND SHORT-TERM ADVANCES FROM CUSTOMERS (continued)

19.2 Short-term advances from customers

	Currency: VND	
	30/09/2026	01/01/2026
Short-term advances from customers	2,821,721,515,121	3,730,204,557,007
- Advance payments from real estate customers	412,431,823,801	495,159,546,006
- Hoa Binh Area Project Management Board	238,537,748,000	357,806,975,000
- Hanoi City Civil Works Construction Investment Project Management Board	248,617,952,000	324,727,429,000
- Advance payments from other construction projects	1,922,133,991,320	2,552,510,607,001
Advances from related parties	-	2,401,229,370
TOTAL	2,821,721,515,121	3,732,605,786,377

20. STATUTORY OBLIGATIONS

	Currency: VND				
	01/01/2026	Payable for the period	Payment made/net-off in the period	Divestment of subsidiary	30/09/2026
Payables					
Value added tax	32,918,727,843	753,496,617,582	(747,243,300,652)	(16,424,666,637)	22,747,378,136
Corporate income tax	909,789,684,261	227,470,844,021	(957,766,955,855)	(2,327,820,838)	177,165,751,589
Personal income tax	6,514,597,371	14,652,942,342	(14,733,535,519)	(1,131,346,779)	5,302,657,415
Land use right fee	1,189,288,913	620,355,152,027	(316,122,631,164)	(182,801,226)	305,239,008,550
Natural resource tax	4,620,545,019	44,564,008,114	(42,711,845,255)	-	6,472,707,878
Others	14,603,876,214	79,044,904,515	(78,383,457,207)	(3,990,237,222)	11,275,086,300
TOTAL	969,636,719,621	1,739,584,468,601	(2,156,961,725,652)	(24,056,872,702)	528,202,589,868
	01/01/2026	Receivable /payment made in the period	Net-off in the period	Divestment of subsidiary	30/09/2026
Receivables					
Corporate income tax	1,099,093,987	-	(10,279,411)	(660,008,985)	428,805,591
Others	17,498,173,998	9,495,942,682	(11,694,363,870)	(4,380,250,749)	10,919,502,061
TOTAL	18,597,267,985	9,495,942,682	(11,704,643,281)	(5,040,259,734)	11,348,307,652

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

21. ACCRUED EXPENSES

	Currency: VND	
	30/09/2026	01/01/2026 (Restated)
Short-term		
Construction expenses	1,017,105,221,985	784,536,095,719
Interest expenses	9,017,837,131	9,579,286,020
Others	104,753,338,581	36,604,159,621
Accrued cost of sale of real estate properties sold	26,727,084,585	51,839,793,625
TOTAL	<u>1,157,603,482,282</u>	<u>882,559,334,985</u>

22. OTHER SHORT-TERM PAYABLES

	Currency: VND	
	30/09/2026	01/01/2026
Payables for business co-operation contracts (*)	568,864,938,449	543,169,263,030
Payables to construction groups	26,806,009,862	22,910,233,760
Maintenance fees	40,016,590,957	83,022,111,122
Others	298,567,553,924	384,784,251,577
TOTAL	<u>934,255,093,192</u>	<u>1,033,885,859,489</u>

In which:

Other short-term payables to related parties 7,708,375,345 5,394,607,564

(*) These represent payables under business co-operation contracts for profit sharing without forming a new legal entity.

23. UNEARNED REVENUES

	Currency: VND	
	30/09/2026	01/01/2026
Short-term		
Revenue from the leasing of infrastructure of industrial parks, offices and commercial spaces	71,832,930,058	41,150,147,301
TOTAL	<u>71,832,930,058</u>	<u>41,150,147,301</u>
Long-term		
Revenue from the leasing of infrastructure of industrial parks, offices and commercial spaces	534,695,474,874	473,164,970,170
TOTAL	<u>534,695,474,874</u>	<u>473,164,970,170</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

24. LOANS AND FINANCE LEASES

Currency: VND

	01/01/2026	Movement during the period		30/09/2026
	Balance	Increase	Decrease	Balance
Short-term	(also payable amount)			(also payable amount)
Short-term loans from banks	3,600,887,857,547	4,984,858,576,579	(5,505,378,709,622)	3,080,367,724,504
Current portion of long-term loans from banks	1,082,930,735,952	380,540,134,788	(853,536,745,893)	609,934,124,847
Current portion of long-term finance leases	31,556,493,346	18,304,504,767	(24,987,577,750)	24,873,420,363
Current portion of long-term loans from other parties	3,000,000,000	525,000,000	(750,000,000)	2,775,000,000
Short-term loans from related parties	794,815,000,000	400,053,818,270	(633,135,000,000)	561,733,818,270
Short-term loans from other parties	14,033,744,119	1,265,000,000,000	(1,003,408,744,119)	275,625,000,000
TOTAL	5,527,223,830,964	7,049,282,034,404	(8,021,196,777,384)	4,555,309,087,984
Long-term				
Long-term loans from banks	1,844,146,005,431	98,497,219,925	(467,550,421,503)	1,475,092,803,853
Long-term finance leases	32,228,418,194	12,995,430,000	(18,304,504,767)	26,919,343,427
Long-term loans from other parties	16,270,533,633	-	(525,000,000)	15,745,533,633
TOTAL	1,892,644,957,258	111,492,649,925	(486,379,926,270)	1,517,757,680,913

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

25. LONG-TERM PROVISIONS

	30/09/2026	Currency: VND 01/01/2026
Warranty provision	27,156,907,001	19,334,557,551
TOTAL	27,156,907,001	19,334,557,551

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

26. OWNERS' EQUITY

Currency: VND

	Owner's contributed capital	Share premium	Other owners' capital (Restated)	Investment and development fund	Other funds belonging to owners' equity	Undistributed earnings	Non-controlling interests	Total
Previous year								
01/01/2025 (Restated)	5,985,934,580,000	16,282,327,575	249,079,703,192	40,113,516,094	14,777,294	1,869,009,891,225	2,955,677,158,961	11,116,111,954,341
- 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)	-	-	(10,442,806,807)	-	-	(43,015,133)	(2,607)	(10,485,824,547)
31/12/2025	<u>6,464,683,360,000</u>	<u>16,282,327,575</u>	<u>320,236,896,385</u>	<u>40,113,516,094</u>	<u>14,777,294</u>	<u>4,495,048,854,829</u>	<u>1,145,737,014,515</u>	<u>12,482,116,746,692</u>
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	-	-	-	-	-	877,820,407,313	137,251,293,198	1,015,071,700,511
- Cash dividends	-	-	-	-	-	(517,174,668,800)	(121,365,591,754)	(638,540,260,554)
- Share dividends	517,079,090,000	-	-	-	-	(517,079,090,000)	-	-
- Changes in ownership interest in subsidiaries	-	-	-	-	-	3,170,142,862	2,890,887,048	6,061,029,910
- Decrease due to divestment of subsidiaries	-	-	-	-	-	-	(24,441,056,327)	(24,441,056,327)
- Other increase/(decrease)	-	-	-	-	(11,526,110)	(3,431,938)	11,526,136	(3,431,912)
30/09/2026	<u>6,981,762,450,000</u>	<u>16,282,327,575</u>	<u>320,236,896,385</u>	<u>40,113,516,094</u>	<u>3,251,184</u>	<u>4,341,782,214,266</u>	<u>1,140,084,072,816</u>	<u>12,840,264,728,320</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

27. REVENUES

27.1 Revenue from sale of goods and rendering of services

	From 01/01/2026 to 30/09/2026	Currency: VND From 01/01/2025 to 30/09/2025
Gross revenue	10,536,442,553,304	11,412,741,437,605
<i>In which:</i>		
Revenue from construction contracts	7,616,248,562,639	8,020,210,357,769
Revenue from industrial production	996,328,373,351	803,172,206,940
Revenue from sales of real estate properties	603,254,462,088	1,269,262,347,122
Revenue from provision of education services	245,873,332,593	230,267,371,924
Revenue from distribution and sales of clean water	819,342,821,190	799,857,967,704
Revenue from leasing services, rendering of services and others	255,395,001,443	289,971,186,146
Deductions	-	-
Net revenue	10,536,442,553,304	11,412,741,437,605

27.2 Finance income

	From 01/01/2026 to 30/09/2026	Currency: VND From 01/01/2025 to 30/09/2025
Interest from deposits, lendings, and interest on late payments	670,281,918,119	221,760,408,299
Gains from transfer of financial investments	44,947,380,458	3,072,837,297,893
Others	12,742,474,926	9,106,860,134
TOTAL	727,971,773,503	3,303,704,566,326

28. COST OF GOODS SOLD AND SERVICES RENDERED

	From 01/01/2026 to 30/09/2026	Currency: VND From 01/01/2025 to 30/09/2025
Cost of construction contracts	7,417,510,276,319	7,698,768,073,290
Cost of industrial production	605,134,557,385	479,731,564,465
Cost of sales of real estate properties	343,631,835,811	748,578,562,568
Cost of provision of education services	136,128,201,922	134,303,311,866
Cost of distribution and sale of clean water	656,933,762,053	609,690,144,074
Cost of leasing services, rendering of services and others	156,027,996,844	233,317,376,059
TOTAL	9,315,366,630,334	9,904,389,032,322

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

as at 30 September 2026 and for the period then ended

29. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	Currency: VND	
	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025 (Restated)
29.1 Selling expenses		
Labour costs	42,557,281,111	44,115,766,097
Raw materials	23,591,689,303	18,109,380,388
Depreciation expenses	4,161,158,852	1,678,528,478
Provision for construction warranty	42,900,948,838	16,427,200,494
Expenses for external services	15,034,963,283	30,129,304,360
Others	18,415,792,612	50,508,335,507
TOTAL	146,661,833,999	160,968,515,324
29.2 General and administrative expenses		
Labour costs	161,830,920,572	142,165,332,281
Provision for doubtful debts and provision for onerous contracts	20,481,280,347	6,816,672,716
Depreciation expenses and amortization of goodwill	12,036,556,154	18,129,998,896
Expenses for external services	23,131,907,178	19,520,761,282
Others	74,782,983,448	80,880,527,463
TOTAL	292,263,647,699	267,513,292,638

30. FINANCE EXPENSES

	Currency: VND	
	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Interest expenses	341,386,111,641	252,144,983,893
Provision for impairment loss of investments	19,000,388,162	1,583,845,800
Others	5,029,014,052	55,632,510,195
TOTAL	365,415,513,855	309,361,339,888

31. OTHER INCOME AND EXPENSES

	Currency: VND	
	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Other income		
Other income	67,501,993,950	13,423,211,982
	67,501,993,950	13,423,211,982
Other expenses		
Other expenses	18,235,971,867	8,978,948,777
	18,235,971,867	8,978,948,777
NET OTHER PROFIT	49,266,022,083	4,444,263,205

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

32. TRANSACTIONS WITH RELATED PARTIES

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

Related parties	Relationship	Transactions	Currency: VND	
			From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
T'Hospital	Other related party	Revenue from construction and rendering of services	260,170,299,984	-
		Purchase of goods and services	105,905,207	-
Vimeco	Common key management personnel	Revenue from construction and rendering of services	5,542,674,755	98,861,149,736
		Purchase of goods and services	140,896,625,691	356,013,322,932
		Purchase of fixed assets	1,135,942,761	833,333,334
Vinaconex Design and Interior (VCDI)	Associate	Purchase of goods and services	2,560,560,409	12,287,203,219
Vinasinco	Associate	Revenue from construction and rendering of services	10,905,030,033	9,834,173,805
		Purchase of goods and services	2,102,891,814	3,357,063,429
		Dividend income	5,835,250,000	6,865,000,000
		Interest expense	2,025,254,820	1,295,194,412
		Borrowings	47,000,000,000	11,000,000,000
		Repayment of borrowings	34,135,000,000	8,000,000,000
VCTD	Associate	Interest expense	5,165,346,411	5,149,812,165
		Dividend income	6,300,000,000	6,300,000,000
		Purchase of goods and services	1,475,065,029	380,400,524
Vinaconex M&E	Other related party	Purchase of goods and services	53,319,854,388	120,675,830,033
BOT Ha Noi – Bac Giang	Associate	Dividend income	6,999,300,000	28,350,000,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties at 30/09/2026 and 01/01/2026 were as follows:
Currency: VND

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>30/09/2026</i>	<i>01/01/2026</i>
Short-term trade receivables (Note 6.1)				
T'Hospital	Other related party	Construction contracts	97,413,831,831	-
Vimeco	Common key management personnel	Construction contracts	14,425,945,997	14,470,216,942
BOT Ha Noi – Bac Giang	Associate	Construction contracts	953,966,658	-
Vinaconex Quang Ninh Investment JSC	Associate	Construction contracts	1,500,000,000	-
Vinasinco	Associate	Construction contracts	9,239,666,877	8,811,618,040
Petrowaco	No longer a related party	Construction contracts	-	6,225,179,355
Others		Construction contracts	125,571,690	4,743,517,830
TOTAL			123,658,983,053	34,250,532,167

Short-term advances to suppliers (Note 6.2)

Vimeco	Common key management personnel	Construction contracts	54,673,383,213	113,062,575,027
Vinaconex M&E	Other related party	Construction contracts	17,751,324,633	18,114,983,844
Vinaconex Design and Interior (VCDI)	Associate	Purchase of goods and services	82,920,272,341	307,149,187
Vinaconex 12	Common key management personnel	Construction contracts	1,744,533,822	-
Vinasinco	Associate	Construction contracts	53,904,014	47,448,180
Others		Construction contracts	-	15,816,996,103
TOTAL			157,143,418,023	147,349,152,341

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>30/09/2026</i>	<i>01/01/2026</i>
Other short-term receivables (Note 7)				
Petrowaco	No longer a related party	Business co-operation	-	2,490,000,000
Vinaconex 12	Common key management personnel	Other receivables	119,701,518,971	59,602,741,978
Mr. Tran Dinh Tuan	Deputy General Director	Advances to individual	9,164,727,463	9,164,727,463
Others		Other receivables	1,400,248,110	18,916,181,610
TOTAL			130,266,494,544	90,173,651,051

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties at 30/09/2026 and 01/01/2026 were as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>30/09/2026</i>	<i>01/01/2026</i>
Short-term trade payables (Note 19.1)				
Vimeco	Common key management personnel	Construction contracts	79,732,655,641	144,448,386,201
Vinaconex 12	Common key management personnel	Construction contracts	28,721,758,891	36,833,711,000
Vinaconex M&E	Other related party	Construction contracts	13,312,388,030	10,877,777,575
Vinaconex Design and Interior (VCDI)	Associate	Construction contracts	9,368,635,569	8,966,652,563
Vinasinco	Associate	Construction contracts	624,188,267	-
Vinaconex – Tan Loc Asphalt Concrete Co., Ltd.	Joint venture	Construction contracts	4,094,756,088	-
Others		Construction contracts and other services	59,109,750	18,682,231,841
TOTAL			135,913,492,236	219,808,759,180

Short-term loans (Note 24)

<i>Related parties</i>	<i>Relationship</i>	<i>30/09/2026 (VND)</i>	<i>Maturity date</i>	<i>Interest (% p.a.)</i>	<i>Description of collateral</i>
Mr. Nguyen Hong Duong	Key management personnel of a subsidiary	250,000,000,000	Principal and interest repayable on 31 December 2026	7.0	Unsecured
VCTD	Associate	149,680,000,000	From 18 October 2026 to 5 September 2027. Interest payable monthly.	5.0	6,300,000 shares of VCTD owned by the Corporation and 9,686,000 shares of the Corporation owned by a major shareholder
Vinaconex Quang Ninh Investment JSC	Associate	93,053,818,270	Principal and interest repayable on 28 February 2027	7.2	Unsecured
Pacific Holdings Investment Joint Stock Company	Major shareholders	16,000,000,000	Principal and interest are payable on 31 December 2026	5.5	Unsecured
Vinasinco	Associate	53,000,000,000	From 10 September 2026 to 26 December 2026. Interest payable monthly.	6.2 - 7.0	Unsecured
TOTAL		561,733,818,270			

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 September 2026 and for the period then ended

33. OFF CONSOLIDATED STATEMENT OF FINANCIAL POSITION ITEMS

	30/09/2026	01/01/2026
Foreign currency:		
- USD	37,149	38,648
- JPY	10,491	719,995
- EUR	-	186



Dang Xuan Chien
Preparer



Nguyen Thi Thuy Hong
Chief Accountant




Nguyen Xuan Dong
Chairman

29 October 2026