

VIETNAM CONSTRUCTION AND IMPORT - EXPORT JOINT STOCK CORPORATION
(Established in the Socialist Republic of Vietnam)

SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026



STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Currency: VND

ASSETS	Code	Notes	30/09/2026	01/01/2026 (Restated)
A. CURRENT ASSETS	100		16,729,186,741,466	19,094,402,080,876
I. Cash and cash equivalents	110	4	1,169,813,854,468	1,404,876,986,310
1. Cash	111		999,593,272,277	1,099,676,986,310
2. Cash equivalents	112		170,220,582,191	305,200,000,000
II. Short-term financial investments	120		6,801,446,973,341	9,468,592,405,027
1. Trading securities	121		93,147,180,000	-
2. Provision for held-for-trading securities	122		(14,851,620,000)	-
3. Held-to-maturity investments	123	5	6,926,328,518,771	9,639,364,828,483
4. Provision for held-to-maturity investments	124	9	(218,292,606,547)	(219,366,981,303)
3. Other short-term investments	125		42,058,227,195	81,609,118,743
4. Provision for losses on other short-term investments	126		(26,942,726,078)	(33,014,560,896)
III. Current receivables	130		4,196,871,278,726	3,723,080,866,008
1. Short-term trade receivables	131	6	1,986,282,874,496	1,993,297,993,022
2. Short-term advances to suppliers	132	7	1,497,484,833,955	1,379,953,044,016
3. Other short-term receivables	135	8	913,651,448,192	547,743,175,275
4. Provision for doubtful short-term receivables	136	9	(200,547,877,917)	(197,913,346,305)
IV. Inventories	140	10	4,038,673,254,806	4,119,517,939,343
1. Inventories	141		4,038,673,254,806	4,119,517,939,343
V. Other current assets	160		522,381,380,125	378,333,884,188
1. Short-term prepaid expenses	161		6,537,330,833	4,472,838,808
2. Value-added tax deductible	162		301,344,359,289	274,691,718,951
3. Tax and other receivables from the State Budget	163	11	10,193,939,769	12,666,300,679
4. Other current assets	165		204,305,750,234	86,503,025,750
B. NON-CURRENT ASSETS	200		7,321,958,301,297	7,042,364,554,418
I. Long-term receivables	210			6,947,635,384
1. Other long-term receivables	215		-	6,947,635,384
II. Fixed assets	220		227,875,451,566	257,369,563,359
1. Tangible fixed assets	221	12	186,947,718,826	209,435,268,389
- Historical costs	222		497,891,880,889	485,650,292,478
- Accumulated depreciation	223		(310,944,162,063)	(276,215,024,089)
2. Financial leased fixed assets	224		38,861,818,365	47,934,294,970
- Historical costs	225		85,344,745,474	84,880,745,474
- Accumulated depreciation	226		(46,482,927,109)	(36,946,450,504)
3. Intangible fixed assets	227		2,065,914,375	-
- Historical costs	228		2,287,150,000	177,280,000
- Accumulated depreciation	229		(221,235,625)	(177,280,000)
III. Investment properties	240	13	139,431,921,912	147,129,575,112
- Historical costs	241		498,145,282,570	498,145,282,570
- Accumulated depreciation	242		(358,713,360,658)	(351,015,707,458)
IV. Non-current assets in progress	250		1,301,758,781,781	1,051,048,483,639
1. Long-term work-in-process	251		98,401,738,504	96,289,306,652
2. Construction in progress	252	14	1,203,357,043,277	954,759,176,987
V. Long-term investments	260	5	5,606,313,780,626	5,545,289,508,295
1. Investments in subsidiaries	261		3,884,948,732,749	5,116,198,732,749
2. Investments in joint ventures and associates	262		1,988,141,363,517	856,627,505,517
3. Investments in equity of other entities	263		415,255,265,065	271,285,759,211
4. Provision for losses on long-term investments in other entities	264		(730,510,040,330)	(702,418,654,110)
5. Held-to-maturity investments	265		48,478,459,625	3,596,164,928
VI. Other long-term assets	270		46,578,365,412	34,579,788,629
1. Long-term prepaid expenses	271		33,983,511,208	27,984,435,303
2. Deferred income tax assets	272		12,594,854,204	6,595,353,326
TOTAL ASSETS (280=100+200)	280		24,051,145,042,763	26,136,766,635,294

STATEMENT OF FINANCIAL POSITION(Continued)

Currency: VND

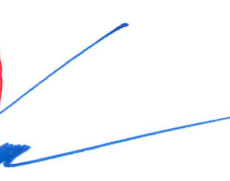
As at 30 September 2026

RESOURCES	Code	Notes	30/09/2026	01/01/2026 (Restated)
C. LIABILITIES	300		13,809,600,586,931	16,076,431,945,481
I. Current liabilities	310		12,553,731,116,723	14,611,642,811,157
1. Short-term trade payables	311	15	2,241,160,979,332	2,524,980,014,124
2. Short-term advances from customers	312	16	2,399,194,786,639	2,990,384,963,658
3. Dividends and profit payables	313	11	3,392,969,994	3,236,542,994
4. Taxes and other payables to the State Budget -	314		94,388,090,248	783,198,560,406
5. Payables to employees	315		150,298,724,621	153,042,327,405
6. Short-term accrued expenses	316	17	1,005,857,960,028	760,724,718,301
7. Short-term unearned revenues	319	18	17,721,971,429	19,583,683,741
8. Other short-term payables	320	20	1,231,647,229,507	1,135,099,129,206
9. Short-term borrowings and financial lease liabilities	321	19	5,274,650,414,905	6,111,924,430,593
10. Short-term provisions	322		78,420,390,177	72,470,840,886
11. Bonus and welfare fund	323		56,997,599,843	56,997,599,843
II. Non-current liabilities	330		1,255,869,470,208	1,464,789,134,324
1. Long-term unearned revenues	337	18	507,182,978,703	435,329,972,104
2. Other long-term payables	338	20	235,769,950,000	188,296,000,000
3. Long-term loans and finance lease obligations	339	19	505,546,230,642	841,163,162,220
4. Provision for long-term liabilities	343		7,370,310,863	-
D. OWNERS' EQUITY	400	21	10,241,544,455,832	10,060,334,689,813
1. Owners' contributed capital	411		6,981,762,450,000	6,464,683,360,000
- Ordinary shares with voting rights	411a		6,981,762,450,000	6,464,683,360,000
2. Share premium	412		16,282,327,575	16,282,327,575
3. Owners' other capital	414		86,410,010,285	86,410,010,285
4. Undistributed profit after tax	420		3,157,089,667,972	3,492,958,991,953
- Undistributed earnings accumulated to the end of prior period	420a		2,458,705,233,153	39,665,674,871
- Undistributed earnings in this period	420b		698,384,434,819	3,453,293,317,082
TOTAL RESOURCES (440=300+400)	440		24,051,145,042,763	26,136,766,635,294



Nguyen Thi Hung Hoa
Preparer





Nguyen Thi Thuy Hong
Chief Accountant

Nguyen Xuan Dong
Chairman

Hanoi, Vietnam
29 October 2026

SEPARATE INCOME STATEMENT

For the period from 01/01/2026 to 30/09/2026

Currency: VND

ITEMS	Code	Notes	Quarter 3		Accumulated from the beginning of the year to the end of Quarter 3 (Restated)	
			2026	2025	2026	2025
1. Revenue from sale of goods and rendering of services	01	23	1,872,517,238,408	2,903,896,606,901	6,132,822,798,565	7,473,528,883,115
2. Net revenue from sale of goods and rendering of services	10		1,872,517,238,408	2,903,896,606,901	6,132,822,798,565	7,473,528,883,115
3. Cost of goods sold	11	24	(1,757,384,132,704)	(2,797,730,974,427)	(5,908,208,871,969)	(7,178,159,897,375)
4. Gross profit from sales of goods and rendering of services	20		115,133,105,704	106,165,632,474	224,613,926,596	295,368,985,740
5. Finance income	22	25	400,537,187,082	3,820,719,729,348	1,048,265,942,205	4,251,694,274,118
6. Financial expenses	23	26	(115,537,698,779)	(120,429,332,903)	(336,731,909,870)	(252,267,467,373)
- In which: loan interest expenses	24		(100,332,883,636)	(58,380,145,440)	(292,229,118,493)	(143,521,519,709)
7. Selling expenses	25		5,963,203,766	(162,580,456)	(41,760,399,697)	(16,249,458,100)
8. General and administrative expenses	26	27	(49,747,669,482)	(27,862,778,729)	(146,300,720,742)	(122,111,028,120)
9. Operating profit	30		356,348,128,291	3,778,430,669,734	748,086,838,492	4,156,435,306,265
10. Other income	31	28	14,898,898,466	765,434,738	45,195,235,674	1,798,706,777
11. Other expenses	32	28	(1,023,312,502)	(3,436,590,784)	(3,687,446,764)	(3,697,752,508)
12. Other profit	40		13,875,585,964	(2,671,156,046)	41,507,788,910	(1,899,045,731)
13. Accounting profit before tax	50		370,223,714,255	3,775,759,513,688	789,594,627,402	4,154,536,260,534
14. Current corporate income tax expense	51	29	(35,055,928,676)	(755,300,534,390)	(97,209,693,461)	(763,649,534,932)
15. Deferred tax (expense)/income	52		-	-	5,999,500,878	(4,951,188,745)
16. Profit after corporate income tax	60		335,167,785,579	3,020,458,979,298	698,384,434,819	3,385,935,536,857

Nguyen Thi Hung Hoa
Preparer

Nguyen Thi Thuy Hong
Chief Accountant



Nguyen Xuan Dong
Chairman

Hanoi, Vietnam
29 October 2026

SEPARATE CASH FLOW STATEMENT

For the period from 01/01/2026 to 30/09/2026

Currency: VND

ITEMS	Code	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	789,594,627,402	4,154,536,260,534
2. Adjustments for:			
Depreciation of fixed assets and investment properties	02	55,108,509,495	49,625,896,727
Provisions	03	51,751,188,412	55,703,915,395
Gain/losses from foreign exchange differences upon revaluation of monetary assets denominated in foreign currencies	04	(1,042,686,744)	(2,298,425,666)
Gains/losses from investing activities	05	(971,919,350,608)	(4,246,468,254,732)
Loan interest expenses	06	280,955,343,872	143,521,519,709
3. Profit from operating activities before changes in working capital	08	204,447,631,829	154,620,911,967
Increase/decrease in receivables	09	(966,899,631,092)	(1,573,691,601,266)
Increase/decrease in inventories	10	78,732,252,685	(670,929,644,787)
Increase/decrease in payables (other than interest payable and corporate income tax payable)	11	(592,985,101,273)	(144,117,998,909)
Increase/decrease in prepaid expenses	12	(8,063,567,930)	(6,358,180,431)
Increase/decrease in trading securities	13	(93,147,180,000)	
Interest paid	14	(210,956,226,488)	(116,388,512,656)
Corporate income tax paid	15	(786,871,174,981)	(63,981,147,262)
Other payments for operating activities	17	-	(1,086,000,000)
Net cash flows from operating activities	20	(2,375,742,997,250)	(2,421,932,173,344)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Payments for acquisition and construction of fixed assets and other non-current assets	21	(162,747,610,430)	(87,798,554,227)
2. Proceeds from disposal of fixed assets and other non-current assets	22	1,291,090,909	1,799,520,202
3. Payments for loans granted and purchases of debt instruments of other entities	23	(3,786,781,994,098)	(7,220,540,613,078)
4. Collection of loans granted and proceeds from sales of debt instruments of other entities	24	6,152,123,607,912	2,580,955,726,578
5. Investments in other entities	25	(928,411,964,124)	(130,516,000,000)
6. Proceeds from equity investments in other entities	26	986,209,050,000	5,343,035,060,000
7. Proceeds from interests, dividends and distributed profits	27	1,568,938,562,317	728,189,087,846
Net cash flows from investing activities	30	3,830,620,742,486	1,215,124,227,321

SEPARATE CASH FLOW STATEMENT (Continued)

For the period from 01/01/2026 to 30/09/2026

Currency: VND

ITEMS	Code	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	5,131,658,418,117	6,250,955,132,744
2. Repayment of principal	34	(6,289,660,038,359)	(4,748,693,848,428)
3. Payments for finance lease liabilities	35	(14,889,327,024)	(14,889,327,024)
4. Dividends and profit paid to owners	36	(517,018,241,800)	(467,814,360,680)
Net cash flows from financing activities	40	(1,689,909,189,066)	1,019,557,596,612
Net cash flows during the year (50=20+30+40)	50	(235,031,443,830)	(187,250,349,411)
Cash and cash equivalents at the beginning of the year	60	1,404,876,986,310	1,795,763,248,336
Effect of foreign exchange differences	61	(31,688,012)	48,080,433
Cash and cash equivalents at the end of the year	70	1,169,813,854,468	1,608,560,979,358



Nguyen Thi Hung Hoa
Preparer



Nguyen Thi Thuy Hong
Chief Accountant



Nguyen Xuan Dong
Chairman

*Hanoi, Vietnam
29 October 2026*

1. GENERAL INFORMATION

Form of capital ownership

Vietnam Construction and Import - Export Joint Stock Corporation ("the Corporation"), 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 Corporation's head office is located at Vinaconex Tower, No. 34, Lang Ha street, Lang Ward, Hanoi City, Vietnam

The Corporation's shares are listed on the Ho Chi Minh City Stock Exchange with the stock code VCG.

Main business activities

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.

Normal course of business cycle

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.

Corporate structure

As at 30 September 2026, the Corporation has 09 dependent units including:

1. Hoa Lac Investment Project Management Unit;
2. Lang Hoa Lac Highway Expansion Project Management Unit;
3. Cua Dat Water Reservoir Project Management Unit;
4. Thanh Hoa Intermediate School for Construction;
5. Project Management Unit No.1;
6. Project Management Unit No.2;
7. Project Management Unit No.3;
8. Northeast Investment Project Management Unit;
9. Thang Long Project Management Unit.

Notes on the information comparability in the separate financial statements Quarter 3/2026

Comparative information on the separate balance sheet as at 30 September 2026 and respective notes to separate financial statements is the information in the audited separate financial statements for the year ended 31 December 2025.

Comparative information on the separate income statement for the period of Quarter 03/2026, separate cash flows for the period of Quarter 3/2026 and respective notes to separate financial statements is the information in the separate financial statements for the period ended 30 September 2025.

2. BASIS OF PREPARATION OF SEPARATE FINANCIAL STATEMENTS FOR THE QUARTER 3/2026

Basis of preparing separate financial statements

The Corporation's separate financial statements, expressed in Vietnam dong ("VND"), according to the historical cost principle, are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance.

The Corporation's separate financial statements are prepared on the basis of synthesizing the financial statements of its dependent units and the Corporation's offices, the economic transactions and balances of the Corporation's offices to dependent units and dependent units each other have been excluded when presenting the Corporation's separate financial statements.

The separate financial statements prepared for the Corporation, do not include the financial statements of its subsidiaries. Users of the separate financial statements should read them together with the consolidated financial statements for Quarter 3/2026 in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Corporation and its subsidiaries.

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

Accounting period

The Corporation's fiscal year starts on 1 January and ends on 31 December.

This separate financial statements are prepared for 9-month period ended 30 September 2026.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies are applied by the Corporation for preparing the separate financial statements Quarter 3/2026 as follows:

Accounting estimates

The preparation of separate financial statements in compliance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards and legal regulations related to the preparation and presentation of separate financial statements requires the Board of General Directors to make estimates and assumptions that affect the reporting of assets and liabilities and presentation of contingent assets and liabilities at the date of preparing the separate financial statements, as well as the profit and loss for the operation period. The Board of General Directors makes estimates and assumptions with knowledge and conservatism, however, the actual figures incurred could be different from these estimates and assumptions.

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.

Financial investments

Held-to-maturity investments

Held-to-maturity investments include investments that the Corporation intends and can hold until the maturity date. They comprise term deposits at commercial banks and corporate bonds which are held to maturity to earn periodic interest.

Held-to-maturity investments are recorded at their acquisition date, along with acquisition cost and other costs related to purchasing investments transactions. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the separate income statement and deducted against the value of such investments.

Held-to-maturity investments are stated at cost less provision for doubtful receivables.

Provision for doubtful receivables of held-to-maturity investments is made based on current accounting regulations.

Loans

Loans are stated at cost less provisions for doubtful receivables. The provision for doubtful receivables of loans are made in accordance with current accounting regulations.

Investments in subsidiaries, joint ventures and associates

Investments in subsidiaries

Investments in subsidiaries over which the Corporation has control are carried at cost. Control is the power to govern these companies's financial and operating policies to obtain benefits from their activities.

Investments in joint ventures

A joint venture is a contractual arrangement in which the Corporation and other parties undertake economic activities with joint control, which is the power to jointly govern the financial and operating policies with agreement basis.

When a venturer directly undertakes economic activities under a contractual arrangement, it recognises in its separate financial statements including its share of the jointly controlled assets which is classified according to the nature of the assets and any liabilities incurred jointly with other venturers about the operations of the joint venture. Liabilities and expenses incurred in relation to the share of the jointly controlled assets are recorded on an accrual basis. Any income from the sale or use of its share of the output of the joint venture, together with its share of any expenses incurred by the joint venture are recorded when economic benefits can be measured reliably.

A contractual arrangement that establishes joint control over the new entity, is a jointly controlled entity in which each venturer has an interest.

Investments in associates

An associate is an entity over which the Corporation has significant influence, being the power to participate in the financial and operating policy decisions of the investee (but not control or joint control).

Investments in associates of the Corporation are carried at cost. Distributions from accumulated net profits of the associates arising subsequent to the date of acquisition are recognised in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in subsidiaries, joint ventures and associates are presented in the separate balance sheet at cost less provision for diminution in value of investments (if any). The provision for diminution in value of investments in subsidiaries, joint ventures and associates is made in accordance with Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance on "Guidelines for accounting policies for enterprises" and Circular No. 48/2019/TT-BTC dated August 08, 2019 of the Ministry of Finance on "Guidance on making and settlement of provision for devaluation of inventory, losses of financial investments, bad debts and warranty at enterprises".

Investments in other entities

Investments in other entities reflect the investments in equity instruments of other entities but the Corporation does not have the control, joint control or significant influence on these entities.

Investments in other entities stated at cost less provision for diminution in value investments.

Receivables

Receivables are amounts that can be recovered from customers or other entities. Receivables are presented in the separate financial statements at carrying value, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the separate balance sheet date which are doubtful of being recovered.

Inventories

Inventories are measured at the lower of cost and net realisable value. The cost of inventories comprises costs of purchase, costs of construction (including costs of sub-contractors' costs, 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. The Corporation

uses specific identification method for inventory valuation. Net realisable value 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.

Provision for devaluation of inventories of the Corporation complies with the current accounting regulations. Accordingly, the Corporation is allowed to make provisions for devaluation of inventories that are obsolete, damaged, poor quality and in case the original cost is higher than the net realisable value at the end of accounting period.

The Corporation applies the perpetual method to record inventories.

Tangible fixed assets and depreciation

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.

The cost of a self-constructed or self-made tangible fixed asset is its actual cost plus the installation and trial operation cost.

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

	Useful life
Buildings and structures	10 – 30 years
Machinery and equipment	3 – 12 years
Means of transportation	4 – 10 years
Office equipment	3 – 6 years
Others	2 – 6 years

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 separate income statement.

Intangible fixed assets and amortisation

Intangible fixed assets comprise land use rights and computer software and are stated at cost less accumulated amortisation. The Corporation does not apply amortisation method for land use rights that do not have land use terms. Computer software calculated on a straight-line basis over the estimated useful life is 4 years.

Investment properties

Investment properties comprise land use rights, buildings and structures the Corporation has the ownership for earning profits from leasing. Investment properties are stated at cost including transaction costs less accumulated depreciation and amortisation. The cost of investment properties is the value of construction finalization or costs related directly to the investment properties.

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

	Useful life
Land use rights	25 years
Buildings and structures	10-50 years

Operating lease

Operating leases of the Corporation comprise office leases and land leases. These operating leases are recognised on a straight-line basis over the lease term.

Construction in progress

Assets under construction for production, lease, management or other purposes are recorded at historical cost. This includes necessary costs to form the assets: construction costs and other related costs in accordance with accounting policies of the Corporation. The depreciation and amortisation of assets are applied when these assets are in working conditions for the intended use.

Prepaid expenses

Prepaid expenses comprise expenses incurred that relate to the results of operations of accounting periods.

Prepaid expenses include fixed asset repair costs, camp costs, tools and supplies issued into production that are considered to generate economic benefits in the future for the Corporation. These expenses are recognised as prepaid expenses and amortised to the separate income statement on a straight-line basis according to current accounting regulations.

Provisions for payables

Provisions for payables are recognised when the Corporation has a present obligation (legal or constructive) as a result of a past event, so the Corporation probably has to settle the obligation. These provisions are based on a reliable estimate of the Board of Directors to settle the obligation at the end of accounting period.

Revenue recognition

Revenue from sale of goods

Revenue from sale of goods is recognised when all of the five (5) following conditions have been satisfied:

- (a) The Corporation has transferred to the buyer the significant risks and rewards of ownership of the goods;
- (b) The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- (c) The amount of revenue can be measured reliably;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Corporation; and
- (e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from sale of real estate properties

Revenue from sale of real estate properties is recognised when all of the five (5) following conditions have been satisfied:

- (a) Real estate properties are completed and handed over to the buyer; The Corporation has transferred to the buyer the significant risks and rewards of ownership of the real estate properties;
- (b) The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate properties;
- (c) The amount of revenue can be measured reliably;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Corporation; and
- (e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

For real estate properties in which the Corporation is the investor, customers have the rights to complete the interior and the Corporation carries out the interior's real estate properties completion according to the customer's design, model and requirements. Revenue is recognised when the raw construction is completed and handed over to the customers and all of the five (5) above conditions have been satisfied.

Revenue from rendering of services

Revenue from rendering of services is recognised when the amount can be measured reliably. When the rendering services transaction is carried out over accounting periods, revenue should be recognised by reference to the stage of completion of the transaction at the separate balance sheet date (the percentage-of-completion method). Revenue from rendering of services is recognised when all of the four (4) following conditions have been satisfied:

- (a) The amount of revenue can be measured reliably;
- (b) It is possible to obtain economic benefits from the service rendered transaction;
- (c) The stage of completion at the separate balance sheet date can be measured reliably; and
- (d) The costs incurred, or to be incurred, in respect of the transaction can be measured reliably.

Revenue from leasing assets is recognised in the separate income statement on a straight-line basis over the lease term contract. The commission from leasing is recognised as an integral part of revenue from leasing services.

Revenue from construction contract of the Corporation is recognised in accordance with the accounting policies about construction contract.

Interest

Revenue is recognised based on accrual basis and determined on the balance of deposits and interest rate applied.

Dividends

Revenue is recognised when the Corporation's entitlement as an investor to receive the dividend is established.

Construction contract

The construction contract states that the payment to the contractor is in accordance with the actual amount completed in the contract. When the outcome of a construction contract can be estimated reliably and confirmed by the customer, revenue and costs should be recognised in proportion to the stage of completion of contract activity that is confirmed by the customer and reflected on the issued invoice.

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 period in which they are incurred.

Borrowing costs

Borrowing costs are recorded as expense during the period in which they are incurred, except to the extent that they are capitalised in accordance with the regulations in Vietnamese Accounting Standards No.16 "Borrowing costs". Accordingly, 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 until substantially all of the activities necessary to prepare that part for its intended use or sale are complete. Income earned on the temporary investments of such borrowings is recorded as a decrease in the cost of respective assets. For borrowings for fixed assets under construction and investment properties, borrowing costs are capitalised though the construction period is less than 12 months.

Foreign currency

Transactions in foreign currencies are recorded at the actual transaction exchange rates at transaction dates. At the end of accounting period, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the separate balance sheet date. All foreign exchange differences incurred are taken to the separate income statement.

Taxation

The corporate income tax represents the total value of the current corporate income tax and the deferred corporate income tax.

The current corporate income tax is calculated based on the taxable income in the period. The taxable income differs from accounting profit before tax as presented in the separate income statement. Accounting profit before tax is determined according to accounting standards and regimes, while taxable income is determined in accordance with the tax law, decree and circular on taxation. Taxable income does not include the non - deductible expense and includes other taxable income.

Deferred tax is provided using the liability method on temporary differences at the Statement of Financial position as at 30 September 2026 between the tax base of assets and liabilities and their carrying amount for financial reporting purposes. Deferred tax liabilities are recognised for all taxable temporary differences. 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.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the separate balance sheet date. Deferred tax is charged or credited to the separate 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 and when the Corporation intends either settle current tax liabilities and assets on a net basis.

The corporate income tax of the Corporation is determined based on the current tax regulations and current tax laws. However, these regulations and laws change over the years, and the final determinations of the corporate income tax depend on the inspection results of the authorised tax office.

Other taxes are applied according to current tax laws in Vietnam.

4. CASH AND CASH EQUIVALENTS

	30/09/2026	01/01/2026
	VND	VND
Cash on hand	1,915,272,826	4,657,817,352
Cash at banks	997,677,999,451	1,095,019,168,958
Cash equivalents (i)	170,220,582,191	305,200,000,000
	1,169,813,854,468	1,404,876,986,310
	30/09/2026	01/01/2026
	VND	VND
Cash at banks	997,677,999,451	1,095,019,168,958
- BIDV Bank	584,708,464,083	845,460,019,288
- VCB Bank	147,811,836,898	58,935,846,186
- Others	265,157,698,470	190,623,303,484
Cash equivalents	170,220,582,191	305,200,000,000
- BIDV Bank	170,000,000,000	305,200,000,000
- Others	220,582,191	

- (i) Cash equivalents at 30 September 2026 include VND-denominated deposits with terms of less than 3 months at commercial banks.

5. FINANCIAL INVESTMENTS

		30/09/2026		01/01/2026 (Restated)
		VND		VND
	Cost	Carrying value	Cost	Carrying value
Short-term	6,926,328,518,771	6,926,328,518,771	9,639,364,828,483	9,639,364,828,483
- Term deposits (i)	567,000,000,000	567,000,000,000	2,280,597,086,257	2,280,597,086,257
VPBank	120,000,000,000	120,000,000,000	775,000,000,000	775,000,000,000
VCB Bank	-	-	299,000,000,000	299,000,000,000
An Binh Bank	37,000,000,000	37,000,000,000	447,000,000,000	447,000,000,000
EVF Finance	-	-	190,000,000,000	190,000,000,000
Sacombank	70,000,000,000	70,000,000,000	250,597,086,257	250,597,086,257
BIDV Bank	160,000,000,000	160,000,000,000		
Techcombank Bank	100,000,000,000	100,000,000,000		
Others	80,000,000,000	80,000,000,000	319,000,000,000	319,000,000,000
- ITC - business co-operation contracts with other corporate counterparties	343,945,557,367	343,945,557,367	888,843,274,909	888,843,274,909
- Loan receivables (ii)	5,816,796,208,486	5,816,796,208,486	6,198,525,008,445	6,198,525,008,445
East Sea Investment and Management Consulting Company Limited	1,400,000,000,000	1,400,000,000,000	2,400,000,000,000	2,400,000,000,000
Thien Binh Investment and Business Co., Ltd.	1,100,000,000,000	1,100,000,000,000		
FOCUS LAND Real Estate Investment and Business Company Limited	800,000,000,000	800,000,000,000		
KOBE INT Real Estate Company Limited	700,000,000,000	700,000,000,000		
Phu Thinh Phat Investment Company Limited	600,000,000,000	600,000,000,000	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
Hoang Truong Tourism Real Estate Investment Co.,Ltd	700,000,000,000	700,000,000,000		
Others	516,796,208,486	516,796,208,486	738,525,008,445	738,525,008,445
- Interest receivables on deposits, bonds interest and late payment interest	198,586,752,918	198,586,752,918	271,399,458,872	271,399,458,872
Long-term	48,478,459,625	48,478,459,625	3,596,164,928	3,596,164,928
- Loan receivables (VC17)	2,024,213,050	2,024,213,050	3,596,164,928	3,596,164,928
- Others	46,454,246,575	46,454,246,575	-	-

- (i) Comprise VND-denominated short-term deposits with terms from 6 months to 12 months at commercial banks at 30 September 2026
- (ii) These loans are secured by collateral and bank guarantees

b. Long-term investments

*** Investments in subsidiaries**

	30/09/2026			01/01/2026 (Restated)		
	Cost	Provision	VND Fair value	Cost	Provision	VND Fair value
Vinaconex Invest One Member Company Limited (ii)	1,500,000,000,000	-	-	1,500,000,000,000	-	-
Vietnam Water and Environment investment corporation Joint Stock Company (i)	-	-	-	1,231,250,000,000	-	820,072,800,000
Vinaconex Construction One Member Company Limited (ii)	800,000,000,000	-	-	800,000,000,000	-	-
Bach Thien Loc Joint Stock Company (ii)	591,364,160,606	-	-	591,364,160,606	-	-
Northern Electricity Development and Investment Joint Stock Company No.2 (i)	384,277,906,463	-	830,263,720,000	384,277,906,463	-	914,567,420,800
Ly Thai To Education One Member Company Limited (ii)	137,568,882,884	-	-	137,568,882,884	-	-
Vinaconex Capital One Company Limited (ii)	17,602,000,000	-	-	17,602,000,000	-	-
Vinaconex 25 Joint Stock Company (i)	185,284,943,200	-	158,737,980,000	185,284,943,200	-	168,979,140,000
Construction Joint Stock Company No.1 (i)	58,803,000,000	-	86,672,429,600	58,803,000,000	-	85,349,186,400
Sapa Water Boo Joint Stock Company (ii)	58,063,500,000	(13,805,093,732)	-	58,063,500,000	-	-
Vinaconex Saigon Joint Stock Company (ii)	49,871,720,000	(34,181,885,080)	-	49,871,720,000	(38,568,914,136)	-
Viwaco Joint Stock Company (i)	42,840,000,000	-	763,776,000,000	42,840,000,000	-	869,040,000,000
Vinaconex Dung Quat Joint Stock Company (ii)	23,500,000,000	-	-	23,500,000,000	-	-
Vinaconex Construction Joint Stock Company No.17 (ii)	13,849,719,596	(3,239,191,677)	-	13,849,719,596	(4,177,075,474)	-
Vinaconex 27 Joint Stock Company (ii)	10,200,000,000	(10,200,000,000)	-	10,200,000,000	(10,200,000,000)	-
Vinaconex Construction Joint Stock Company No.16 (ii)	8,222,900,000	(8,222,900,000)	-	8,222,900,000	(8,222,900,000)	-
Construction Joint Stock Company No.4 (ii)	3,500,000,000	(3,500,000,000)	-	3,500,000,000	(3,500,000,000)	-
	3,884,948,732,749	(73,149,070,489)		5,116,198,732,749	(64,668,889,610)	

VIETNAM CONSTRUCTION AND IMPORT – EXPORT JOINT STOCK CORPORATION
NOTES TO SEPARATE FINANCIAL STATEMENTS QUARTER 3/2026 (Continued)

B09-DN

*** Investments in joint venture, associates, and other entities**

	30/09/2026			01/01/2026 (Restated)		
	Cost	Provision	VND Fair value	Cost	Provision	VND Fair value
Investment in joint venture, associates						
Cam Pha Cement Joint Stock Company (ii)	600,000,000,000	(598,710,011,587)	-	600,000,000,000	(589,168,619,708)	-
Thuong Dinh Footwear Joint Stock Company (i)	482,768,640,000		213,669,824,000			
AEGIS Medical Joint Stock Company (ii)	208,620,000,000	(1,826,386,481)				
Vietnam Water and Environment investment corporation Joint Stock Company (i)	313,592,343,000		301,696,720,000			
Ha Noi - Bac Giang BOT Investment Joint Stock Company (ii)	104,227,700,000	-	-	104,227,700,000	-	-
Vinaconex Trading Development Joint Stock Company (ii)	63,000,000,000	-	-	63,000,000,000	-	-
Viet Nam Urban Services and Investment Joint Stock Company (ii)	67,740,180,517	-	-	67,740,180,517	-	-
Vinaconex - Tan Loc Asphalt Concrete Company Limited (ii)	15,000,000,000	-	-	15,000,000,000	-	-
Vinaconex Quang Ninh Investment Joint Stock Company	133,192,500,000	(7,986,773,549)	-	6,659,625,000	(3,892,114,730)	-
	1,988,141,363,517	(608,523,171,617)		856,627,505,517	(593,060,734,438)	
Investment in other entities						
Viet Nam Infrastructure Development and Finance Investment Joint Stock Company (ii)	40,000,000,000	(40,000,000,000)	-	40,000,000,000	(40,000,000,000)	-
Nam Dinh Thai Binh Expressway Investment Joint Stock Company (ii)	235,069,950,000			185,796,000,000		
EVN International Joint Stock Company (i)	21,395,000,000		42,576,050,000	21,395,000,000		56,268,850,000
Vinaconex Mechanical & Electrical Engineering Joint Stock Company (ii)	5,000,000,000	(1,389,794,846)	-	5,000,000,000	(20,406,684)	-
North Central Electricity Development and Investment Joint Stock Company (ii)	3,450,000,000	-	-	3,450,000,000	-	-
VIMECO Joint Stock Company (i)	11,513,257,496	(6,678,097,496)	4,835,160,000	11,513,257,496	(3,933,817,496)	7,579,440,000
Vinaconex Construction Joint Stock Company No.12 (i)	3,139,295,833		3,025,360,000	3,139,295,833		3,432,620,000
Vinaconex Construction Consultant Joint Stock Company (i)	630,000,000	(630,000,000)	473,000,000	630,000,000	(630,000,000)	473,000,000
Vinaconex 21 Joint Stock Company (i)	362,205,882	(139,905,882)	222,300,000	362,205,882	(104,805,882)	257,400,000
Investment in BCC in which the Corporation does not have joint control but is entitled to benefits dependent on the profit after tax of the BCC with related party	94,695,555,854					
	415,255,265,065	(48,837,798,224)		271,285,759,211	(44,689,030,062)	

According to regulation of Circular No. 99/2025/TT-BTC dated October 27, 2025, fair value of investment in subsidiaries, joint venture, associates, and other entities at 30 September 2026 should be presented in the separate financial statements.

- (i) The Corporation has determined the fair value of these above investments based on the share's quoted price on the stock exchange at the date of the separate financial statements for the Quarter 3/2026 and the number of shares held by the Corporation.
- (ii) The Corporation has not yet determined the fair value of these above investments in unlisted companies at the end of accounting period since not having enough basis for determination the stock price of these companies according to the guidance related to the determination the fair value of the investments.

6. SHORT-TERM TRADE RECEIVABLES

	30/09/2026	01/01/2026
	VND	VND
Short-term trade receivables from customers	1,860,080,328,736	1,941,671,182,534
- Airports Corporation of Viet Nam	528,962,846,041	470,928,472,816
- Thang Long Project Management Unit - Ministry of Construction	109,826,393,592	252,328,619,435
Vinaconex ITC	124,657,342,266	225,263,074,593
- Others	1,096,633,746,837	993,151,015,690
Short-term trade receivables from related parties (Note 30)	126,202,545,760	51,626,810,488
	1,986,282,874,496	1,993,297,993,022

7. SHORT-TERM ADVANCES TO SUPPLIERS

	30/09/2026	01/01/2026
	VND	VND
Short-term advances to suppliers		
Other short-term advances to suppliers	1,288,030,201,482	1,118,963,973,349
Short-term advances to related parties (Note 30)	209,454,632,473	260,989,070,667
	1,497,484,833,955	1,379,953,044,016

8. OTHER SHORT-TERM RECEIVABLES

Short-term	30/09/2026	01/01/2026
	VND	(Restated)
	VND	VND
Dividend receivables	17,068,600,000	275,767,185
Advances to employees	200,551,445,129	230,011,514,787
Receivables from jointly controlled business co-operation contract		
- Viet Duc Legend City Urban Area Project	498,739,305,668	204,427,400,548
Receipt and payment on behalf of the joint venture construction contract (Vinaconex 12)	119,639,589,108	59,024,398,810
Others	77,652,508,287	54,004,093,945
	913,651,448,192	547,743,175,275
Other short-term receivables from related parties (Note 30)	145,597,117,435	79,571,704,460
Long-term		
Others	-	6,947,635,384
	-	6,947,635,384

9. BAD DEBTS

	30/09/2026		01/01/2026	
	Cost	Recoverable amount	Cost	Recoverable amount
	VND	VND	VND	VND
Vinaconex 4	88,860,918,631	-	88,860,918,631	-
Cam Pha Cement Joint Stock Company	65,478,442,571		66,552,817,327	
Others	318,281,632,102	53,780,508,840	335,376,392,859	73,509,801,209
	472,620,993,304	53,780,508,840	490,790,128,817	73,509,801,209
Provision for held-to-maturity investments	218,292,606,547		219,366,981,303	
Provision for doubtful short-term receivables	200,547,877,917		197,913,346,305	

10. INVENTORIES

	30/09/2026	01/01/2026
	VND	VND
Work in process of construction contracts	1,053,899,694,003	1,090,479,332,128
Work in process of real estate projects	2,983,804,575,950	3,026,055,696,340
Raw materials, goods	968,984,853	2,982,910,875
	4,038,673,254,806	4,119,517,939,343

11. STATUTORY OBLIGATIONS

	01/01/2026 (Restated)	Payable for the period	Payment made/net-off in the period	30/09/2026
a. Payables				
Value added tax	-	557,976,640,174	557,976,640,174	-
Corporate income tax	779,561,103,460	97,209,693,461	786,871,174,981	89,899,621,940
Personal income tax	3,401,011,446	9,662,634,431	9,097,659,996	3,965,985,881
Land use right fee	236,445,500	96,880,620	333,326,120	-
Others	-	1,523,161,377	1,000,678,950	522,482,427
	783,198,560,406	666,469,010,063	1,355,279,480,221	94,388,090,248
b. Receivables				
Value added tax for ODA non-refundable projects	9,841,226,879	-		9,841,226,879
Others	2,825,073,800	1,824,582,753	4,296,943,663	352,712,890
	12,666,300,679	1,824,582,753	4,296,943,663	10,193,939,769

12. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Others	Total
	VND	VND	VND	VND	VND	VND
COST						
At 01/01/2026	123,396,824,321	213,145,318,904	137,094,976,052	11,612,809,565	400,363,636	485,650,292,478
New purchase		11,948,585,858	4,789,268,216	33,787,037	35,000,000	16,806,641,111
Disposal		(2,055,000,000)	(2,510,052,700)			(4,565,052,700)
At 30/09/2026	123,396,824,321	223,038,904,762	139,374,191,568	11,646,596,602	435,363,636	497,891,880,889
ACCUMULATED DEPRECIATION						
At 01/01/2026	92,566,479,190	91,504,091,545	82,570,512,233	9,286,790,656	287,150,465	276,215,024,089
Depreciation for the period	2,107,467,281	20,142,029,409	13,861,424,134	1,649,560,996	69,942,245	37,830,424,065
Disposal		(869,950,000)	(2,231,336,091)			(3,101,286,091)
At 30/09/2026	94,673,946,471	110,776,170,954	94,200,600,276	10,936,351,652	357,092,710	310,944,162,063
NET CARRYING AMOUNT						
At 01/01/2026	30,830,345,131	121,641,227,359	54,524,463,819	2,326,018,909	113,213,171	209,435,268,389
At 30/09/2026	28,722,877,850	112,262,733,808	45,173,591,292	710,244,950	78,270,926	186,947,718,826

13. INVESTMENT PROPERTIES

	Land use rights	Buildings and structures	Total
	VND	VND	VND
COST			
At 01/01/2026	9,627,543,200	488,517,739,370	498,145,282,570
	-	-	-
At 30/09/2026	9,627,543,200	488,517,739,370	498,145,282,570
ACCUMULATED DEPRECIATION			
At 01/01/2026	7,432,536,541	343,583,170,917	351,015,707,458
Depreciation for the period	288,826,296	7,408,826,904	7,697,653,200
	-	-	-
At 30/09/2026	7,721,362,837	350,991,997,821	358,713,360,658
NET CARRYING AMOUNT			
At 01/01/2026	2,195,006,659	144,934,568,453	147,129,575,112
	-	-	-
At 30/09/2026	1,906,180,363	137,525,741,549	139,431,921,912

Investment properties represent investments in Lang Ha H2 building, Hanoi; Vinaconex Tower, 34 Lang Ha, Hanoi; a part of basement area of N05 project, Hoang Dao Thuy Street, Hanoi; the Fashion center building at Trung Hoa - Nhan Chinh; a part of Vinata building, Khuat Duy Tien Street, Cau Giay District, Hanoi; 47 Dien Bien Phu building, Ho Chi Minh City and infrastructure zone 1 of Hoa Lac Hi-tech Industrial Park.

14. CONSTRUCTION IN PROGRESS

	30/09/2026	01/01/2026
	VND	VND
Kim Van Kim Lu project	927,491,769,190	721,217,596,459
Hoa Lac Hi-tech Industrial Park project	258,379,404,353	230,266,209,262
Others	17,485,869,734	3,275,371,266
	1,203,357,043,277	954,759,176,987

15. SHORT-TERM TRADE PAYABLES

	30/09/2026	01/01/2026
	VND	VND
Trade payables to suppliers	1,826,051,766,619	2,005,101,038,047
Trade payables to related parties (Note 30)	415,109,212,713	519,878,976,077
	2,241,160,979,332	2,524,980,014,124

16. SHORT-TERM ADVANCES FROM CUSTOMERS

	30/09/2026	01/01/2026
	VND	VND
Short-term advances from customers	2,396,061,055,279	2,985,158,011,607
- Hoa Binh Area Project Management Board	238,537,748,000	357,806,975,000
- Advance payments from real estate customers	412,431,823,801	402,657,999,155
- Hanoi Management Board of Civil Construction Investment Project	248,617,952,000	324,727,429,000
- Airports Corporation of Viet Nam	782,945,800	171,129,970,406
- Others	1,495,690,585,678	1,728,835,638,046
Short-term advances from related parties (Note 30)	3,133,731,360	5,226,952,051
	2,399,194,786,639	2,990,384,963,658

17. SHORT-TERM ACCRUED EXPENSES

	30/09/2026	01/01/2026
	VND	VND
a. Short-term		
Construction expenses	1,000,403,284,444	720,315,617,146
Real estate expenses	2,952,763,967	37,487,637,685
Interest expenses	2,344,616,249	2,418,093,570
Other short-term accrued expenses	157,295,368	503,369,900
	1,005,857,960,028	760,724,718,301

18. UNEARNED REVENUES

	30/09/2026	01/01/2026
a. Short-term		
Revenue from the leasing of infrastructure of industrial parks, office and commercial spaces	17,721,971,429	19,583,683,741
	17,721,971,429	19,583,683,741
b. Long-term		
Revenue from the leasing of infrastructure of industrial parks, office and commercial spaces	507,182,978,703	435,329,972,104
	507,182,978,703	435,329,972,104

19. LOANS AND FINANCE LEASE

	01/01/2026 (Restated)	Movement during the period		30/09/2026
	VND	VND	VND	VND
	Balance	Increase	Decrease	Balance
	(also payable amount)			(also payable amount)
a. Short-term				
Short-term loans from banks	2,981,829,652,467	3,809,356,589,203	(4,563,736,225,503)	2,227,450,016,167
Short-term loans from related parties	2,285,399,987,126	1,006,053,818,270	(1,085,203,352,701)	2,206,250,452,695
Short-term loans from other party	-	1,055,000,000,000	(720,000,000,000)	335,000,000,000
Current portion of long-term loans from banks	548,842,354,968	167,959,279,259	(430,720,460,155)	286,081,174,072
Current portion of long-term loans from related parties	276,000,000,000	137,999,733,250	(210,000,000,000)	203,999,733,250
Current portion of long-term finance lease	19,852,436,032	10,905,929,713	(14,889,327,024)	15,869,038,721
	6,111,924,430,593	6,187,275,349,695	(7,024,549,365,383)	5,274,650,414,905
b. Long-term				
Long-term loans from banks	516,779,499,257	21,248,010,644	(207,959,279,259)	330,068,230,642
Long-term loans from related parties	313,477,733,250		(137,999,733,250)	175,478,000,000
Finance lease	10,905,929,713	-	(10,905,929,713)	-
	841,163,162,220	21,248,010,644	(356,864,942,222)	505,546,230,642

20. OTHER SHORT-TERM PAYABLES

	30/09/2026	01/01/2026
	VND	VND
a. Short-term		
Payables for business co-operation contracts	879,474,323,366	879,474,323,366
Others	352,172,906,141	255,624,805,840
	1,231,647,229,507	1,135,099,129,206
Other short-term payables to related parties (Note 30)	605,354,574,140	577,753,115,423
b. Long-term		
Payables for business co-operation contracts	235,769,950,000	188,296,000,000
Others	-	-
	235,769,950,000	188,296,000,000

21. OWNERS' EQUITY

	Share capital	Share premium	Undistributed earnings	Owners' other capital	Total
	VND	VND	VND	VND	VND
Beginning balance (01/01/2026)	6,464,683,360,000	16,282,327,575	3,492,958,991,953	86,410,010,285	10,060,334,689,813
Cash dividends			(517,174,668,800)		(517,174,668,800)
Stock dividends	517,079,090,000		(517,079,090,000)		
Net profit for the period			698,384,434,819	-	698,384,434,819
Ending balance (30/09/2026)	6,981,762,450,000	16,282,327,575	3,157,089,667,972	86,410,010,285	10,241,544,455,832

22. OFF BALANCE SHEET ITEMS

Foreign currencies:

	30/09/2026	01/01/2026
USD	36,661.3	38,146.93
JPY	0.00	708,044.00
EUR	0.00	186.34

23. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Revenue from sale of goods and rendering of services		
Revenue from construction contracts	5,899,374,562,106	7,014,349,395,776
Revenue from sales of real estate properties and right of purchasing real estate	64,200,751,298	205,672,141,490
Revenue from leasing services and others	98,446,561,462	90,559,135,073
Revenue from trading of construction materials	70,800,923,699	162,948,210,776
	6,132,822,798,565	7,473,528,883,115
Revenue from related parties (Note 30)	477,336,742,832	208,609,727,629

24. COST OF GOODS SOLD AND SERVICES RENDERED

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Cost of construction contracts	5,732,921,002,808	6,820,082,368,347
Cost of sales of real estate properties and right of purchasing real estate	42,870,585,885	154,383,361,959
Cost of leasing services and others	61,616,359,577	40,781,162,705
Cost of trading of construction materials	70,800,923,699	162,913,004,364
	5,908,208,871,969	7,178,159,897,375

25. FINANCE INCOME

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Dividends and profit earned	340,219,064,187	309,105,526,000
Interest from term deposits and loans	632,112,801,514	236,900,230,484
Gains from disposals of investments and from liquidity of business co-operation contracts	68,551,393,000	3,699,935,705,312
Other finance income	7,382,683,504	5,752,812,322
	1,048,265,942,205	4,251,694,274,118

26. FINANCE EXPENSES

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Loan interest	292,229,118,493	143,521,519,709
Provision/ (Reversal) for long-term investments	42,943,006,220	53,684,518,322
Other finance expenses	1,559,785,157	55,061,429,342
	336,731,909,870	252,267,467,373

27. GENERAL AND ADMINISTRATIVE EXPENSES

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
General and Administrative expenses		
Labour cost	92,035,248,178	85,769,596,522
Depreciation of fixed assets	6,820,362,626	4,921,654,982
Expenses for external services	11,193,610,948	8,364,931,834
Stationary expenses	5,207,827,733	3,365,350,175
Provision/(reversal of provision) for payables and doubtful receivables	12,463,227,726	(14,471,490,407)
Others	18,580,443,531	34,160,985,014
	146,300,720,742	122,111,028,120

28. OTHER INCOME AND EXPENSES

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Other income		
Bonus received from investor	24,018,993,172	
Deduction of outstanding balance due to warranty - related issues	12,602,644,618	
Penalty received	2,293,990,539	
Gains from disposal of fixed assets		1,199,520,202
Others	6,279,607,345	599,186,575
	45,195,235,674	1,798,706,777
Other expenses		
Penalty paid	2,199,356,987	-
Others	1,488,089,777	3,697,752,508
	3,687,446,764	3,697,752,508

29. CORPORATE INCOME TAX EXPENSES

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Current corporate income tax expense	97,209,693,461	763,649,534,932
Deferred corporate income tax (income)/expenses	(5,999,500,878)	4,951,188,745
Total	91,210,192,583	768,600,723,677

Corporate income tax expense is calculated as follows:

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Accounting profit before tax	789,594,627,402	4,154,536,260,534
Adjustments:		
<i>Other non-deductible expenses</i>	4,211,138,083	5,360,357,678
<i>Non-taxable income</i>	(340,219,064,187)	(315,020,664,279)
<i>Unrealised foreign exchange differences of the current period</i>	2,464,261,615	(2,298,425,666)
<i>Unrealised foreign exchange differences by the end of prior year</i>		426,090,115
Taxable income	456,050,962,913	3,843,003,618,382
Taxable income at CIT rate of 20%	456,050,962,913	3,843,003,618,382
CIT expenses	91,210,192,583	768,600,723,677

30. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties during the period were as follows:

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
a. Revenue from construction, sale of goods and rendering of services	477,336,742,832	208,609,727,629
T ^h HOSPITAL Company Limited	260,170,299,984	
Nam Dinh Thai Binh Expressway Investment Joint Stock Company	152,507,994,689	
Construction Joint Stock Company No.1	19,535,239,240	
Ha Noi - Bac Giang BOT Investment Joint Stock Company	9,872,933,491	
Vinaconex Construction One Member Company Limited	25,501,174,321	54,219,288,248
VIMECO Joint Stock Company	5,608,725,405	98,861,149,736
Vinaconex Investment and Tourism Development Joint Stock Company	-	53,300,537,918
Others	4,140,375,702	2,228,751,727
b. Purchase of goods and services	842,907,451,437	1,155,484,143,631
Vinaconex Construction One Member Company Limited	446,950,912,003	566,020,572,415
Vinaconex Mechanical & Electricity Engineering Joint Stock Company	53,963,160,208	120,675,830,033
Vinaconex 25 Joint Stock Company	20,418,891,658	40,850,160,758
Construction Joint Stock Company No.1	102,680,080,945	
Vinaconex Invest One Member Company Limited	43,674,947,020	835,213,980
Vimeco Joint Stock Company	149,515,227,597	355,056,395,379
Others	25,704,232,006	72,045,971,066
c. Dividend receivables	334,629,564,187	305,751,826,000
Vinaconex Invest One Member Company Limited		173,000,000,000
Northern Electricity Development and Investment Joint Stock Company No.2	89,413,012,500	
Viwaco Company Limited	29,376,000,000	19,584,000,000
VCTD Company	6,300,000,000	6,300,000,000
Viet Nam Urban Services and Investment Joint Stock Company	5,835,250,000	6,865,000,000
Ha Noi - Bac Giang BOT Investment Joint Stock Company	6,999,300,000	28,350,000,000
Ly Thai To Education One Member Company Limited	82,289,965,687	
Vinaconex Construction One Member Company Limited	17,000,000,000	14,700,000,000
Vinaconex Dung Quat Joint Stock Company	15,351,375,000	16,955,250,000
Vinaconex 25 Joint Stock Company	17,068,600,000	
Bach Thien Loc Joint Stock Company	64,996,061,000	39,997,576,000

Amounts due to and due from related parties at the separate balance sheet date were as follows:

	30/09/2026	01/01/2026 (Restated)
	VND	VND
d. Short-term trade receivables	126,202,545,760	51,626,810,488
T' HOSPITAL Company Limited	97,413,831,831	
Construction Joint Stock Company No.1	13,344,328,130	4,596,320,618
Viet Nam Urban Services and Investment Joint Stock Company	8,896,727,466	8,467,976,637
Vinaconex Invest One Member Company Limited	5,668,715	11,452,196,610
Vinaconex Construction One Member Company Limited	2,332,000	10,207,736,466
Quang Ninh Vinaconex Company Limited	1,500,000,000	1,500,000,000
Ha Noi - Bac Giang BOT Investment Joint Stock Company	953,966,658	
VIMECO Joint Stock Company	3,880,759,341	3,925,030,286
Others	204,931,619	11,477,549,871
e. Short-term advances to suppliers	209,454,632,473	260,989,070,667
VIMECO Joint Stock Company	32,422,668,619	113,062,575,027
Vinaconex Construction One Member Company Limited	55,129,263,636	51,010,584,797
Vinaconex 25 Joint Stock Company	22,896,619,813	28,136,580,737
Vinaconex D&I	81,251,862,000	307,149,187
Vinaconex Mechanical & Electricity Engineering Joint Stock Company	11,029,843,045	18,114,943,844
Construction Joint Stock Company No.1	1,220,492,694	48,473,750,427
Others	5,503,882,666	1,883,486,648

	30/09/2026	01/01/2026 (Restated)
	VND	VND
f. Financial investments		
Short-term	228,797,808,488	231,647,631,170
Cam Pha Cement Joint Stock Company	65,478,442,571	66,552,817,327
Vinaconex 4 Joint Stock Company	88,860,918,631	88,860,918,631
Vinaconex 27 Joint Stock Company	16,794,421,501	16,794,421,501
Vinaconex Construction Joint Stock Compant No.17	1,182,693,522	1,133,000,000
Vinaconex Invest One Member Company Limited	13,723,265,755	12,000,000,000
Vinaconex 16 Joint Stock Company	14,699,839,313	12,176,411,698
Petrowaco Company	28,058,227,195	34,130,062,013
Long-term	17,524,213,050	3,524,213,050
Vinaconex Construction Joint Stock Compant No.17	2,024,213,050	3,524,213,050
VIWASEEN6 Joint Stock Company	15,500,000,000	
g. Other short-term receivables	145,597,117,435	79,571,704,460
Construction Joint Stock Company No.1	6,649,628,964	5,313,227,328
Vinaconex Invest One Member Company Limited		1,023,189,042
Vinaconex 12 Joint Stock Company	119,701,518,971	59,602,741,978
Others	19,245,969,500	13,632,546,112
h. Short-term trade payables	415,109,212,713	519,878,976,077
Vinaconex Construction One Member Company Limited	267,486,897,836	288,308,735,426
VIMECO Joint Stock Company	68,209,439,355	141,608,542,307
Vinaconex Construction Joint Stock Company No.12	28,721,758,891	34,056,737,818
Construction Joint Stock Company No.1	16,145,189,527	12,123,659,256
Vinaconex 25 Joint Stock Company	5,462,742,900	11,231,362,775
Others	29,083,184,204	32,549,938,495

	30/09/2026	01/01/2026 (Restated)
	VND	VND
i. Short-term advances from related parties	3,133,731,360	5,226,952,051
Vinaconex Real Estate Joint Stock Company	3,062,697,710	3,062,697,710
Others	71,033,650	2,164,254,341
j. Other payables		
Short-term	605,354,574,140	577,753,115,423
Vinaconex Invest One Member Company Limited	541,952,364,384	540,667,253,791
Ly Thai To Education One Member Company Limited	16,629,552,323	18,783,001,539
Others	46,772,657,433	18,302,860,093
Long-term	-	589,477,733,250
Vinaconex Invest One Member Company Limited	-	589,477,733,250
k. Loan	2,410,250,185,945	2,285,399,987,126
Short-term		
Vinaconex Real Estate Joint Stock Company	516,000,000,000	480,000,000,000
Vinaconex Invest One Member Company Limited	610,999,733,250	437,000,000,000
Quang Ninh Vinaconex Company Limited	93,053,818,270	
Viet Nam Urban Services and Investment Joint Stock Company	53,000,000,000	40,135,000,000
Vinaconex Dung Quat Joint Stock Company	41,000,000,000	41,000,000,000
Ly Thai To Education One Member Company Limited	316,934,071,299	262,000,000,000
VCTD Company	149,680,000,000	149,680,000,000
Vinaconex Construction One Member Company Limited	347,582,563,126	300,582,563,126
Bach Thien Loc Joint Stock Company	15,000,000,000	25,002,424,000
Nguyen Quoc Huy		300,000,000,000
Nguyen Hong Duong	250,000,000,000	250,000,000,000
Others	17,000,000,000	
Long-term		
Vinaconex Invest One Member Company Limited	175,478,000,000	



Nguyen Thi Hung Hoa
Preparer



Nguyen Thi Thuy Hong
Chief Accountant



Nguyen Xuan Dong
Chairman

Hanoi, Vietnam
29 October 2026