

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



SEPARATE FINANCIAL STATEMENTS

FOURTH QUARTER 2025

VIETNAM CONSTRUCTION AND IMPORT – EXPORT JOINT STOCK CORPORATION**B09a-DN**Vinaconex Tower, No. 34 Lang Ha Street,
Lang Ward, Hanoi City, VietnamIssued according to Circular No. 200/2014/TT-BTC
Dated December 22, 2014 of the Ministry of Finance**SEPARATE BALANCE SHEET**

As at 31 December 2025

Currency: VND

| ASSETS | Code | Notes | 31/12/2025 | 01/01/2025 |
|------------------------------------------------------------|-------------|--------------|---------------------------|---------------------------|
| CURRENT ASSETS | 100 | | 19,269,253,952,823 | 12,466,245,270,876 |
| Cash and cash equivalents | 110 | 4 | 1,420,506,145,737 | 1,795,763,248,336 |
| Cash | 111 | | 1,115,306,145,737 | 1,612,480,399,021 |
| Cash equivalents | 112 | | 305,200,000,000 | 183,282,849,315 |
| Short-term investments | 120 | 5 | 2,280,597,086,257 | 1,442,263,381,916 |
| Held-to-maturity investments | 123 | | 2,280,597,086,257 | 1,442,263,381,916 |
| Current accounts receivable | 130 | | 10,885,251,450,144 | 5,668,165,028,969 |
| Short-term trade receivables | 131 | 6 | 2,033,424,835,987 | 1,998,862,181,670 |
| Short-term advances to suppliers | 132 | 7 | 1,379,953,043,896 | 1,666,354,788,126 |
| Short-term loan receivables | 135 | 8 | 6,198,525,008,445 | 726,536,811,406 |
| Other short-term receivables | 136 | 9 | 1,748,857,896,559 | 1,724,133,131,587 |
| Provision for short-term doubtful receivables | 137 | 10 | (475,509,334,743) | (447,721,883,820) |
| Inventories | 140 | 11 | 4,320,212,560,863 | 3,342,718,763,181 |
| Inventories | 141 | | 4,320,212,560,863 | 3,342,718,763,181 |
| Other current assets | 150 | | 362,686,709,822 | 217,334,848,474 |
| Short-term prepaid expenses | 151 | | 4,472,838,808 | 70,002,864 |
| Value-added tax deductible | 152 | | 274,691,718,951 | 135,895,108,036 |
| Tax and other receivables from the State | 153 | 12 | 12,666,300,679 | 10,194,929,770 |
| Other current assets | 155 | | 70,855,851,384 | 71,174,807,804 |
| NON-CURRENT ASSETS | 200 | | 7,049,297,388,782 | 7,181,379,496,204 |
| Long-term receivables | 210 | | 10,471,848,434 | 4,324,213,050 |
| Long-term loan receivables | 215 | 8 | 3,524,213,050 | 4,324,213,050 |
| Other long-term receivables | 216 | 9 | 6,947,635,384 | - |
| Fixed assets | 220 | | 257,369,563,359 | 296,160,146,595 |
| Tangible fixed assets | 221 | 13 | 209,435,268,389 | 235,501,936,485 |
| - Cost | 222 | | 485,650,292,478 | 461,577,743,007 |
| - Accumulated depreciation | 223 | | (276,215,024,089) | (226,075,806,522) |
| Finance leases | 224 | | 47,934,294,970 | 60,649,597,110 |
| - Cost | 225 | | 84,880,745,474 | 84,880,745,474 |
| - Accumulated depreciation | 226 | | (36,946,450,504) | (24,231,148,364) |
| Intangible fixed assets | 227 | | - | 8,613,000 |
| - Cost | 228 | | 177,280,000 | 177,280,000 |
| - Accumulated amortisation | 229 | | (177,280,000) | (168,667,000) |
| Investment properties | 230 | 14 | 147,129,575,112 | 157,393,112,712 |
| - Cost | 231 | | 498,145,282,570 | 498,145,282,570 |
| - Accumulated depreciation | 232 | | (351,015,707,458) | (340,752,169,858) |
| Long-term assets in progress | 240 | | 1,051,048,483,639 | 860,205,180,299 |
| Long-term work-in-process | 241 | | 96,289,306,652 | 96,257,064,668 |
| Construction in progress | 242 | 15 | 954,759,176,987 | 763,948,115,631 |
| Long-term investments | 250 | 5 | 5,548,712,392,599 | 5,824,131,554,631 |
| Investments in subsidiaries | 251 | | 5,116,198,732,749 | 5,496,897,591,549 |
| Investments in jointly controlled entities and associates | 252 | | 856,627,505,517 | 879,230,435,517 |
| Investments in other entities | 253 | | 271,285,759,211 | 82,350,463,378 |
| Provision for diminution in value of long-term investments | 254 | | (695,399,604,878) | (634,346,935,813) |
| Other long-term assets | 260 | | 34,565,525,639 | 39,165,288,917 |
| Long-term prepaid expenses | 261 | | 27,984,435,303 | 30,352,842,620 |
| Deferred tax assets | 262 | | 6,581,090,336 | 8,812,446,297 |
| TOTAL ASSETS (270=100+200) | 270 | | 26,318,551,341,605 | 19,647,624,767,080 |

VIETNAM CONSTRUCTION AND IMPORT – EXPORT JOINT STOCK CORPORATION

 Vinaconex Tower, No. 34 Lang Ha Street,
 Lang Ward, Hanoi City, Vietnam

B09a-DN

Issued according to Circular No. 200/2014/TT-BTC

Dated December 22, 2014 of the Ministry of Finance

SEPARATE BALANCE SHEET (Continued)

As at 31 December 2025

Currency: VND

| RESOURCES | Code | Notes | 31/12/2025 | 01/01/2025 |
|---------------------------------------------------------------|------------|-----------|---------------------------|---------------------------|
| C. LIABILITIES | 300 | | 16,202,822,720,083 | 12,551,265,821,142 |
| I. Current liabilities | 310 | | 14,342,446,764,397 | 10,830,523,837,548 |
| 1. Short-term trade payables | 311 | 16 | 2,566,661,077,203 | 1,654,149,792,439 |
| 2. Short-term advances from customers | 312 | 17 | 2,929,806,344,614 | 3,124,338,484,275 |
| 3. Statutory obligations | 313 | 12 | 797,019,060,254 | 66,524,740,863 |
| 4. Payables to employees | 314 | | 154,398,284,273 | 85,361,631,169 |
| 5. Short-term accrued expenses | 315 | 18 | 768,047,624,971 | 1,158,519,991,639 |
| 6. Short-term unearned revenues | 318 | 19 | 64,063,988,101 | 19,650,643,489 |
| 7. Other short-term payables | 319 | 21 | 1,151,628,795,819 | 1,076,064,448,336 |
| 8. Short-term loans and finance lease obligations | 320 | 20 | 5,835,924,430,593 | 3,576,803,816,385 |
| 9. Short-term provision | 321 | | 17,899,558,726 | 10,966,689,110 |
| 10. Bonus and welfare fund | 322 | | 56,997,599,843 | 58,143,599,843 |
| II. Non-current liabilities | 330 | | 1,860,375,955,686 | 1,720,741,983,594 |
| 1. Long-term accrued expenses | 333 | 18 | 164,067,125,722 | - |
| 2. Long-term unearned revenues | 336 | 19 | 390,849,667,744 | 436,684,515,504 |
| 3. Other long-term payables | 337 | 21 | 777,773,733,250 | 589,477,733,250 |
| 4. Long-term loans and finance lease obligations | 338 | 20 | 527,685,428,970 | 694,579,734,840 |
| D. OWNERS' EQUITY | 400 | | 10,115,728,621,522 | 7,096,358,945,938 |
| I. Capital | 410 | 22 | 10,029,318,611,237 | 6,999,506,128,846 |
| 1. Share capital | 411 | | 6,464,683,360,000 | 5,985,934,580,000 |
| - Shares with voting rights | 411a | | 6,464,683,360,000 | 5,985,934,580,000 |
| 2. Share premium | 412 | | 16,282,327,575 | 16,282,327,575 |
| 3. Undistributed earnings | 421 | | 3,548,352,923,662 | 997,289,221,271 |
| - Undistributed earnings by the end of prior year | 421a | | 39,665,674,871 | 136,676,220,365 |
| - Undistributed earnings of current year | 421b | | 3,508,687,248,791 | 860,613,000,906 |
| II. Other funds | 430 | | 86,410,010,285 | 96,852,817,092 |
| 1. Subsidised fund | 431 | | 86,410,010,285 | 96,852,817,092 |
| TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400) | 440 | | 26,318,551,341,605 | 19,647,624,767,080 |

 Nguyen Thi Hung Hoa
 Preparer

 Nguyen Thi Thuy Hong
 Chief Accountant

 Tran Dinh Tuan
 Deputy General Director

 Hanoi, Vietnam
 30 January 2026

SEPARATE INCOME STATEMENT

For the period from 01/01/2025 to 31/12/2025

Currency: VND

| ITEMS | Code | Notes | Quarter 4 | | Accumulated from the beginning of the year to the end of Quarter 4 | |
|-------------------------------------------------------------|------|-------|---------------------|---------------------|--------------------------------------------------------------------|---------------------|
| | | | 2025 | 2024 | 2025 | 2024 |
| 1. Revenue from sale of goods and rendering of services | 01 | 24 | 3,107,649,773,579 | 3,480,721,434,336 | 10,581,178,656,694 | 9,011,522,441,000 |
| 2. Net revenue from sale of goods and rendering of services | 10 | | 3,107,649,773,579 | 3,480,721,434,336 | 10,581,178,656,694 | 9,011,522,441,000 |
| 3. Cost of goods sold and services rendered | 11 | 25 | (2,982,760,390,327) | (3,382,893,834,509) | (10,160,920,287,702) | (8,310,037,613,688) |
| 4. Net revenue from sale of goods and rendering of services | 20 | | 124,889,383,252 | 97,827,599,827 | 420,258,368,992 | 701,484,827,312 |
| 5. Finance income | 21 | 26 | 330,838,414,103 | 376,437,941,923 | 4,582,532,688,221 | 713,851,108,753 |
| 6. Finance expenses | 22 | 27 | (75,480,570,864) | (86,167,472,098) | (327,748,038,237) | (347,272,698,284) |
| - In which: Interest expenses | 23 | | (67,618,056,661) | (53,060,361,673) | (211,139,576,370) | (219,948,269,510) |
| 7. Selling expenses | 25 | | (175,281,979) | - | (16,424,740,079) | 22,259,123,407 |
| 8. General and administrative expenses | 26 | 28 | (174,381,681,087) | (63,835,865,449) | (296,492,709,207) | (148,971,026,486) |
| 9. Operating profit | 30 | | 205,690,263,425 | 324,262,204,203 | 4,362,125,569,690 | 941,351,334,702 |
| 10. Other income | 31 | 29 | 4,684,213,086 | 19,456,596,534 | 6,482,919,863 | 20,417,565,617 |
| 11. Other expenses | 32 | | (58,154,602,433) | (753,441,502) | (61,852,354,941) | (2,580,860,010) |
| 12. Other profit/(loss) | 40 | | (53,470,389,347) | 18,703,155,032 | (55,369,435,078) | 17,836,705,607 |
| 13. Accounting profit before tax | 50 | | 152,219,874,078 | 342,965,359,235 | 4,306,756,134,612 | 959,188,040,309 |
| 14. Current corporate income tax expense | 51 | 30 | (32,187,994,927) | (27,400,215,978) | (795,837,529,859) | (85,243,320,861) |
| 15. Deferred tax (expense)/income | 52 | | 2,719,832,783 | (7,297,682,774) | (2,231,355,962) | (13,331,718,542) |
| 16. Net profit after tax | 60 | | 122,751,711,934 | 308,267,460,483 | 3,508,687,248,791 | 860,613,000,906 |

Nguyen Thi Hung Hoa
Preparer

Nguyen Thi Thuy Hong
Chief Accountant



Tran Dinh Tuan
Deputy General Director

Hanoi, Vietnam
30 January 2026

VIETNAM CONSTRUCTION AND IMPORT – EXPORT JOINT STOCK CORPORATION**B 03a-DN**Vinaconex Tower, No. 34 Lang Ha Street,
Lang Ward, Hanoi City, VietnamIssued according to Circular No. 200/2014/TT-BTC
Dated December 22, 2014 of the Ministry of Finance**SEPARATE CASH FLOW STATEMENT***For the period from 01/01/2025 to 31/12/2025**Currency: VND*

| ITEMS | Code | From 01/01/2025 to 31/12/2025 | From 01/01/2024 to 31/12/2024 |
|--------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------|----------------------------------|
| I. CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| 1. Profit before tax | 01 | 4,306,756,134,611 | 959,188,040,309 |
| 2. Adjustments for: | | | |
| Depreciation of tangible fixed assets, finance leases, investment properties and amortisation of intangible fixed assets | 02 | 71,199,809,989 | 68,472,239,617 |
| Provisions/(reversal of provisions) | 03 | 95,772,989,604 | 40,047,596,748 |
| Foreign exchange (gains)/losses arising from revaluation of monetary accounts denominated in foreign currencies | 04 | (2,256,972,726) | (3,189,692,703) |
| Profits from investing activities | 05 | (4,574,457,520,436) | (710,515,847,242) |
| Interest expenses and bond issuance costs | 06 | 211,139,576,370 | 220,755,751,263 |
| 3. Operating profit/(loss) before changes in working capital | 08 | 108,154,017,412 | 574,758,087,992 |
| Increase/decrease in receivables | 09 | (142,225,463,696) | (246,794,663,880) |
| Increase/decrease in inventories | 10 | (977,526,039,666) | (490,309,125,326) |
| Increase/decrease in payables (excluding interest payables, corporate income tax payable) | 11 | 1,316,340,448,790 | 843,573,968,617 |
| Increase in prepaid expenses | 12 | (2,034,428,627) | (4,017,276,364) |
| Interest paid | 14 | (178,715,831,515) | (277,078,367,690) |
| Corporate income tax paid | 15 | (65,921,906,597) | (24,685,546,836) |
| Other cash outflows for operating activities | 17 | (1,146,000,000) | (1,145,000,000) |
| Net cash flows from operating activities | 20 | 56,924,796,101 | 374,302,076,513 |
| II. CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| 1. Purchase and construction of fixed assets and other long- term assets | 21 | (179,142,234,469) | (97,019,780,714) |
| 2. Proceeds from disposals of fixed assets and other long- term assets | | 708,611,111 | 344,360,270 |
| 3. Loans to other entities and payments for purchase of debt instruments of other entities | 23 | (10,757,362,475,428) | (2,675,284,132,259) |
| 4. Collections from borrowers and proceeds from sale of debt instruments of other entities | 24 | 4,592,287,374,048 | 2,624,715,001,696 |
| 5. Payments for investments in other entities | 25 | (1,434,648,000,000) | (9,159,625,000) |
| 6. Proceeds from sale of investments in other entities | 26 | 5,343,035,060,000 | 492,534,818,435 |
| 7. Interest and dividends received | 27 | 959,434,658,863 | 557,908,948,098 |
| Net cash flows from investing activities | 30 | (1,475,687,005,875) | 894,039,590,526 |

SEPARATE CASH FLOW STATEMENT (Continued)

For the period from 01/01/2025 to 31/12/2025

Currency: VND

| ITEMS | Code | From 01/01/2025 to 31/12/2025 | From 01/01/2024 to 31/12/2024 |
|--------------------------------------------------------------------------|-----------|----------------------------------|----------------------------------|
| III. CASH FLOWS FROM FINANCING ACTIVITIES | | | |
| 1. Drawdown of borrowings | 33 | 8,674,688,304,902 | 6,806,042,655,099 |
| 2. Repayment of borrowings | 34 | (7,132,609,560,532) | (8,347,082,646,870) |
| 3. Payment of principal of finance lease liabilities | 35 | (19,852,436,032) | (19,852,436,032) |
| 4. Dividends paid | 36 | (478,761,024,800) | (15,121,820) |
| Net cash flows used in financing activities | 40 | 1,043,465,283,538 | (1,560,907,549,623) |
| Net (decrease)/ increase in cash for the period (50=20+30+40) | 50 | (375,296,926,236) | (292,565,882,584) |
| Cash and cash equivalents at the beginning of the period | 60 | 1,795,763,248,336 | 2,088,286,365,694 |
| Impact of exchange rate fluctuation | 61 | 39,823,637 | 42,765,226 |
| Cash and cash equivalents at the end of the period | 70 | 1,420,506,145,737 | 1,795,763,248,336 |


Nguyen Thi Hung Hoa
Preparer


Nguyen Thi Thuy Hong
Chief Accountant


Tran Dinh Tuan
Deputy General Director

*Hanoi, Vietnam
30 January 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 15th amendment on 20 July 2025 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 31 December 2025, the Corporation has 11 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. Phu Yen Project Management Unit;
9. Northeast Investment Project Management Unit;
10. Trang An Investment Project Management Unit;
11. Thang Long Project Management Unit.

Notes on the information comparability in the separate financial statements Quarter 4/2025

Comparative information on the separate balance sheet as at 31 December 2025 and respective notes to separate financial statements is the information in the audited separate financial statements for the year ended 31 December 2024.

Comparative information on the separate income statement for the period of Quarter 04/2025, separate cash flows for the period of Quarter 4/2025 and respective notes to separate financial statements is the information in the separate financial statements for the period ended 31 December 2024.

2. BASIS OF PREPARATION OF SEPARATE FINANCIAL STATEMENTS FOR THE QUARTER 4/2025

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 4/2025 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 12 months period ended 31 December 2025.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies are applied by the Corporation for preparing the separate financial statements Quarter 4/2025 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 the 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. 200/2014/TT-BTC dated December 22, 2014 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 date 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 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:

| | <u>Useful life</u> |
|--------------------------|--------------------|
| 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 repairation fixed assets 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 date 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 properities;
- (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 separate balance sheet as at 31 December 2025 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

| | <u>31/12/2025</u> | <u>01/01/2025</u> |
|----------------------|---------------------------------|---------------------------------|
| | VND | VND |
| Cash on hand | 4,657,817,352 | 7,170,772,820 |
| Cash at banks | 1,110,648,328,385 | 1,605,309,626,201 |
| Cash equivalents (i) | 305,200,000,000 | 183,282,849,315 |
| | <u>1,420,506,145,737</u> | <u>1,795,763,248,336</u> |

- (i) Cash equivalents at 31 December 2025 include VND-denominated deposits with terms of less than 3 months at commercial banks.

5. FINANCIAL INVESTMENTS

a. Short-term investments

| | 31/12/2025 | | 01/01/2025 | |
|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | | VND | | VND |
| | Cost | Carrying value | Cost | Carrying value |
| Term deposits (i) | 2,280,597,086,257 | 2,280,597,086,257 | 1,242,263,381,916 | 1,242,263,381,916 |
| Certificate of deposit | - | - | 200,000,000,000 | 200,000,000,000 |
| | 2,280,597,086,257 | 2,280,597,086,257 | 1,442,263,381,916 | 1,442,263,381,916 |

- (i) Comprise VND-denominated short-term deposits with terms from 6 months to 12 months at commercial banks at 31 December 2025

VIETNAM CONSTRUCTION AND IMPORT – EXPORT JOINT STOCK CORPORATION
NOTES TO SEPARATE FINANCIAL STATEMENTS QUARTER 4/2025 (Continued)

B09a-DN

b. Long-term investments

*** Investments in subsidiaries**

| | 31/12/2025 | | | | 01/01/2025 | | | |
|------------------------------------------------------------------------------|--------------------------|-------------------------|-----------------|-----|--------------------------|-------------------------|-------------------|-----|
| | Cost | Provision | Fair value | VND | Cost | Provision | Fair value | VND |
| Vinaconex Investment and Tourism Development Joint Stock Company (i) | - | - | - | - | 1,629,550,858,800 | - | 2,527,560,000,000 | - |
| 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 | - | - | - | - | - | - | - |
| 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 | - | 914,567,420,800 | - | 384,277,906,463 | - | 968,215,230,400 | - |
| 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 | - | - | - | - | - | - | - |
| Vinaconex 25 Joint Stock Company (i) | 185,284,943,200 | - | 168,979,140,000 | - | 185,284,943,200 | - | 151,910,540,000 | - |
| Construction Joint Stock Company No.1 (i) | 58,803,000,000 | - | 85,349,186,400 | - | 58,803,000,000 | - | 56,237,836,000 | - |
| Sapa Water Boo Joint Stock Company (ii) | 58,063,500,000 | - | - | - | 58,063,500,000 | - | - | - |
| Vinaconex Saigon Joint Stock Company (ii) | 49,871,720,000 | (34,431,414,904) | - | - | 49,871,720,000 | (35,230,856,927) | - | - |
| Vivaco Joint Stock Company (i) | 42,840,000,000 | - | 869,040,000,000 | - | 42,840,000,000 | - | 816,000,000,000 | - |
| 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 | (4,177,075,474) | - | - | 13,849,719,596 | (4,495,358,167) | - | - |
| 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) | - | - |
| | 5,116,198,732,749 | (60,531,390,378) | | | 5,496,897,591,549 | (61,649,115,094) | | |

VIETNAM CONSTRUCTION AND IMPORT – EXPORT JOINT STOCK CORPORATION
NOTES TO SEPARATE FINANCIAL STATEMENTS QUARTER 4/2025 (Continued)

B09a-DN

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

| | 31/12/2025 | | | 01/01/2025 | | |
|---------------------------------------------------------------------------|------------------------|--------------------------|----------------|------------------------|--------------------------|----------------|
| | VND | | | VND | | |
| | Giá gốc | Dự phòng | Giá trị hợp lý | Giá gốc | Dự phòng | Giá trị hợp lý |
| Đầu tư vào các công ty liên doanh, liên kết | | | | | | |
| Công ty Cổ phần Xi măng Cẩm Phả (ii) | 600,000,000,000 | (589,168,619,708) | - | 600,000,000,000 | (527,492,802,613) | - |
| Công ty Cổ phần Đầu tư BOT Hà Nội - Bắc Giang (ii) | 104,227,700,000 | - | - | 104,227,700,000 | - | - |
| Công ty Cổ phần Phát triển Thương mại Vinaconex (ii) | 63,000,000,000 | - | - | 63,000,000,000 | - | - |
| Công ty Cổ phần Đầu tư và Dịch vụ Đô thị Việt Nam (ii) | 67,740,180,517 | - | - | 67,740,180,517 | - | - |
| Công ty Cổ phần Xây dựng số 12 (i) | - | - | - | 22,602,930,000 | - | 25,552,656,000 |
| Công ty TNHH Bé tông nhựa Vinaconex - Tấn Lộc (ii) | 15,000,000,000 | - | - | 15,000,000,000 | - | - |
| Công ty cổ phần đầu tư Vinaconex Quảng Ninh (ii) | 6,659,625,000 | (1,010,564,730) | - | 6,659,625,000 | (2,868,228,044) | - |
| | 856,627,505,517 | (590,179,184,438) | | 879,230,435,517 | (530,361,030,657) | |
| Đầu tư góp vốn vào đơn vị khác | | | | | | |
| Tổng Công ty Cổ phần Phát triển Hạ tầng và Đầu tư Tài chính Việt Nam (ii) | 40,000,000,000 | (40,000,000,000) | - | 40,000,000,000 | - | - |
| Công ty Cổ phần đầu tư đường cao tốc Nam Định - Thái Bình (ii) | 185,796,000,000 | - | - | - | - | - |
| Công ty Cổ phần EVN Quốc tế (i) | 21,395,000,000 | - | 56,268,850,000 | 21,395,000,000 | - | 46,641,100,000 |
| Công ty Cổ phần Cơ điện Vinaconex (ii) | 5,000,000,000 | (20,406,684) | - | 5,000,000,000 | (20,406,684) | - |
| Công ty Cổ phần Đầu tư và Phát triển điện Bắc Miền Trung (ii) | 3,450,000,000 | - | - | 3,450,000,000 | - | - |
| Công ty Cổ phần VIMECO (i) | 11,513,257,496 | (3,933,817,496) | 7,579,440,000 | 11,513,257,496 | (1,581,577,496) | 9,931,680,000 |
| Công ty Cổ phần Xây dựng số 12 (i) | 3,139,295,833 | - | 3,432,620,000 | 630,000,000 | - | 462,000,000 |
| Công ty Cổ phần Tư vấn Xây dựng Vinaconex (i) | 630,000,000 | (630,000,000) | 473,000,000 | 630,000,000 | (630,000,000) | 462,000,000 |
| Công ty Cổ phần Xây dựng số 21 (i) | 362,205,882 | (104,805,882) | 257,400,000 | 362,205,882 | (104,805,882) | 257,400,000 |
| | 271,285,759,211 | (44,689,030,062) | | 82,350,463,378 | (42,336,790,062) | |

According to regulation of Circular No. 200/2014/TT-BTC dated December 22, 2014, fair value of investment in subsidiaries, joint venture, associates, and other entities at 31 December 2025 should be presente 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 statemets for the Quarter 4/2025 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

| | 31/12/2025 | 01/01/2025 |
|---------------------------------------------------------------------|--------------------------|--------------------------|
| | VND | VND |
| Short-term trade receivables from customers | 1,988,023,204,854 | 1,897,114,801,664 |
| - <i>Airports Corporation of Viet Nam</i> | 470,928,472,816 | 317,883,372,053 |
| - <i>Thang Long Project Management Unit - Ministry of Transport</i> | 252,328,619,435 | 44,055,440,806 |
| - <i>Vinaconex ITC</i> | 225,263,074,593 | 427,347,394,806 |
| - <i>Others</i> | 1,039,503,038,010 | 1,107,828,593,999 |
| Short-term trade receivables from related parties (Note 31) | 45,401,631,133 | 101,747,380,006 |
| | 2,033,424,835,987 | 1,998,862,181,670 |

7. SHORT-TERM ADVANCES TO SUPPLIERS

| | 31/12/2025 | 01/01/2025 |
|--------------------------------------------------|--------------------------|--------------------------|
| | VND | VND |
| Short-term advances to suppliers | | |
| Other short-term advances to suppliers | 1,118,963,973,229 | 1,378,225,799,005 |
| Short-term advances to related parties (Note 31) | 260,989,070,667 | 288,128,989,121 |
| | 1,379,953,043,896 | 1,666,354,788,126 |

8. LOAN RECEIVABLES

| | 31/12/2025 | 01/01/2025 |
|------------------------------------------------------------|--------------------------|------------------------|
| | VND | VND |
| Short-term | | |
| Short-term loan receivables from others (i) | 6,139,522,922,658 | 633,034,725,619 |
| Short-term loan receivables from related parties (Note 31) | 59,002,085,787 | 93,502,085,787 |
| | 6,198,525,008,445 | 726,536,811,406 |
| Long-term | | |
| Long-term loan receivables from related parties (Note 31) | 3,524,213,050 | 4,324,213,050 |
| | 3,524,213,050 | 4,324,213,050 |

(i): These loans are secured by collateral and bank guarantees

9. OTHER SHORT-TERM RECEIVABLES

| Short-term | 31/12/2025 | 01/01/2025 |
|--------------------------------------------------------------------------------------|--------------------------|--------------------------|
| | VND | VND |
| Advances to employees | 230,048,106,961 | 339,958,878,956 |
| Interest receivables on deposits, bonds interest and late payment interest | 281,028,887,705 | 204,149,172,689 |
| Receivables from business co-operation contracts with other corporate counterparties | 1,174,879,794,200 | 965,211,221,171 |
| Dividend receivables | 275,767,185 | 160,275,767,185 |
| Others | 62,625,340,508 | 54,538,091,586 |
| | 1,748,857,896,559 | 1,724,133,131,587 |
| Other short-term receivables from related parties (Note 31) | 158,482,177,622 | 1,176,406,419,951 |
| Long-term | | |
| Others | 6,947,635,384 | - |
| | 6,947,635,384 | - |

10. BAD DEBTS

| | 31/12/2025 | | 01/01/2025 | |
|------------------------------------------------------|------------------------|---------------------------|------------------------|---------------------------|
| | Cost | Recoverable amount | Cost | Recoverable amount |
| | VND | VND | VND | VND |
| Vinaconex 4 | 88,402,072,966 | - | 88,402,072,966 | - |
| Cam Pha Cement Joint Stock Company | 66,552,817,327 | | 64,383,748,671 | |
| Others | 369,554,495,544 | 49,000,051,094 | 331,600,989,195 | 36,664,927,012 |
| | 524,509,385,837 | 49,000,051,094 | 484,386,810,832 | 36,664,927,012 |
| Provision for doubtful short-term receivables | 475,509,334,743 | | 447,721,883,820 | |

11. INVENTORIES

| | 31/12/2025 | 01/01/2025 |
|-------------------------------------------|--------------------------|--------------------------|
| | VND | VND |
| Work in process of construction contracts | 1,100,968,662,257 | 655,189,208,576 |
| Work in process of real estate projects | 3,216,260,987,731 | 2,686,767,019,630 |
| Raw materials, goods | 2,982,910,875 | 762,534,975 |
| | 4,320,212,560,863 | 3,342,718,763,181 |

12. STATUTORY OBLIGATIONS

| | 01/01/2025 | Payable for the period | Payment made/net-off in the period | 31/12/2025 |
|-------------------------------------------------|-----------------------|-------------------------------|------------------------------------|------------------------|
| a. Payables | | | | |
| Value added tax | - | 885,810,252,997 | 885,810,252,997 | - |
| Corporate income tax | 63,465,980,046 | 795,837,529,859 | 65,921,906,597 | 793,381,603,308 |
| Personal income tax | 2,908,575,405 | 20,330,269,356 | 19,837,833,315 | 3,401,011,446 |
| Land use right fee | | 4,685,930,048 | 4,449,484,548 | 236,445,500 |
| Others | 150,185,412 | 16,311,431,983 | 16,461,617,395 | - |
| | 66,524,740,863 | 1,722,975,414,243 | 992,481,094,852 | 797,019,060,254 |
| | | | | |
| | 01/01/2025 | Receivable/ reclassify | Payment received/ | 31/12/2025 |
| | VND | for the period | net-off in the period | VND |
| | | VND | VND | |
| b. Receivables | | | | |
| Value added tax for ODA non-refundable projects | 9,841,226,879 | - | | 9,841,226,879 |
| Others | 353,702,891 | 2,472,360,909 | 990,000 | 2,825,073,800 |
| | 10,194,929,770 | 2,472,360,909 | 990,000 | 12,666,300,679 |

VIETNAM CONSTRUCTION AND IMPORT – EXPORT JOINT STOCK CORPORATION
NOTES TO SEPARATE FINANCIAL STATEMENTS QUARTER 4/2025 (Continued)

B 09DN

13. TANGIBLE FIXED ASSETS

| | Buildings and structures | Machinery and equipment | Means of transportation | Office equipment | Others | Total |
|---------------------------------|-----------------------------|----------------------------|----------------------------|-----------------------|--------------------|------------------------|
| | VND | VND | VND | VND | VND | VND |
| COST | | | | | | |
| At 01/01/2025 | 123,712,620,621 | 188,304,899,923 | 133,532,502,513 | 15,706,356,314 | 321,363,636 | 461,577,743,007 |
| New purchase | 518,000,000 | 25,931,328,072 | 5,857,688,162 | 695,319,359 | 79,000,000 | 33,081,335,593 |
| Disposal | (1,141,909,091) | | (2,295,214,623) | (4,932,390,108) | | (8,369,513,822) |
| Reclassify | 1,090,909,091 | (1,090,909,091) | | | | - |
| Another increase/ reduction | (782,796,300) | | | 143,524,000 | | (639,272,300) |
| At 31/12/2025 | 123,396,824,321 | 213,145,318,904 | 137,094,976,052 | 11,612,809,565 | 400,363,636 | 485,650,292,478 |
| ACCUMULATED DEPRECIATION | | | | | | |
| At 01/01/2025 | 90,592,897,902 | 57,567,282,978 | 65,576,931,422 | 12,108,412,695 | 230,281,525 | 226,075,806,522 |
| Depreciation for the year | 2,807,377,588 | 34,391,354,025 | 19,288,795,434 | 2,110,768,069 | 56,868,940 | 58,655,164,056 |
| Disposal | (505,545,458) | | (2,295,214,623) | (4,932,390,108) | | (7,733,150,189) |
| Reclassify | 454,545,458 | (454,545,458) | - | - | - | - |
| Another increase/ reduction | (782,796,300) | | | | | (782,796,300) |
| At 31/12/2025 | 92,566,479,190 | 91,504,091,545 | 82,570,512,233 | 9,286,790,656 | 287,150,465 | 276,215,024,089 |
| NET CARRYING AMOUNT | | | | | | |
| At 01/01/2025 | 33,119,722,719 | 130,737,616,945 | 67,955,571,091 | 3,597,943,619 | 91,082,111 | 235,501,936,485 |
| At 31/12/2025 | 30,830,345,131 | 121,641,227,359 | 54,524,463,819 | 2,326,018,909 | 113,213,171 | 209,435,268,389 |

14. INVESTMENT PROPERTIES

| | Land use rights | Buildings and structures | Total |
|---------------------------------|----------------------|-----------------------------|------------------------|
| | VND | VND | VND |
| COST | | | |
| At 01/01/2025 | 9,627,543,200 | 488,517,739,370 | 498,145,282,570 |
| | - | - | - |
| At 31/12/2025 | 9,627,543,200 | 488,517,739,370 | 498,145,282,570 |
| ACCUMULATED DEPRECIATION | | | |
| At 01/01/2025 | 7,047,434,813 | 333,704,735,045 | 340,752,169,858 |
| Depreciation for the period | 385,101,728 | 9,878,435,872 | 10,263,537,600 |
| | - | - | - |
| At 31/12/2025 | 7,432,536,541 | 343,583,170,917 | 351,015,707,458 |
| NET CARRYING AMOUNT | | | |
| At 01/01/2025 | 2,580,108,387 | 154,813,004,325 | 157,393,112,712 |
| At 31/12/2025 | 2,195,006,659 | 144,934,568,453 | 147,129,575,112 |

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.

15. CONSTRUCTION IN PROGRESS

| | 31/12/2025 | 01/01/2025 |
|-----------------------------------------|------------------------|------------------------|
| | VND | VND |
| Kim Van Kim Lu project | 721,217,596,459 | 536,825,976,027 |
| Hoa Lac Hi-tech Industrial Park project | 230,266,209,262 | 219,472,072,831 |
| Others | 3,275,371,266 | 7,650,066,773 |
| | 954,759,176,987 | 763,948,115,631 |

16. SHORT-TERM TRADE PAYABLES

| | VND | VND |
|---------------------------------------------|--------------------------|--------------------------|
| Trade payables to suppliers | 2,046,782,101,126 | 1,155,555,192,189 |
| Trade payables to related parties (Note 31) | 519,878,976,077 | 498,594,600,250 |
| | 2,566,661,077,203 | 1,654,149,792,439 |

17. SHORT-TERM ADVANCES FROM CUSTOMERS

| | 31/12/2025 | 01/01/2025 |
|--------------------------------------------------------------------------|--------------------------|--------------------------|
| | VND | VND |
| Short-term advances from customers | 2,924,579,392,563 | 3,121,092,870,813 |
| - <i>Thang Long Project Management Unit - Ministry of Transport</i> | - | 216,730,975,026 |
| - <i>Hanoi Traffic Construction Investment Project Management Board</i> | - | 244,380,667,144 |
| - <i>Hanoi Management Board of Civil Construction Investment Project</i> | 324,727,429,000 | 371,988,262,000 |
| - <i>Airports Corporation of Viet Nam</i> | 171,129,970,406 | 317,280,398,469 |
| - <i>Others</i> | 2,428,721,993,157 | 1,764,267,511,878 |
| Short-term advances from related parties (Note 31) | 5,226,952,051 | 3,245,613,462 |
| | 2,929,806,344,614 | 3,124,338,484,275 |

18. ACCRUED EXPENSES

| | 31/12/2025 | 01/01/2025 |
|-----------------------------------|------------------------|--------------------------|
| | VND | VND |
| a. Short-term | | |
| Construction expenses | 761,126,161,501 | 1,151,785,818,196 |
| Interest expenses | 2,418,093,570 | 2,380,803,543 |
| Other short-term accrued expenses | 4,503,369,900 | 4,353,369,900 |
| | 768,047,624,971 | 1,158,519,991,639 |
| b. Long-term | | |
| Real estate expenses | 164,067,125,722 | - |
| | 164,067,125,722 | - |

19. UNEARNED REVENUES

| | 31/12/2025 | 01/01/2025 |
|----------------------------------------------------------------------------------------------|------------------------|------------------------|
| a. Short-term | | |
| Revenue from the leasing of infrastructure of industrial parks, office and commercial spaces | 64,063,988,101 | 19,650,643,489 |
| | 64,063,988,101 | 19,650,643,489 |
| b. Long-term | | |
| Revenue from the leasing of infrastructure of industrial parks, office and commercial spaces | 390,849,667,744 | 436,684,515,504 |
| | 390,849,667,744 | 436,684,515,504 |

20. LOANS AND FINANCE LEASE

| | 01/01/2025 | Movement during the period | | 31/12/2025 |
|-----------------------------------------------|--------------------------|----------------------------|----------------------------|--------------------------|
| | VND | VND | VND | VND |
| | Balance | Increase | Decrease | Balance |
| | (also payable amount) | | | (also payable amount) |
| a. Short-term | | | | |
| Short-term loans from banks | 2,554,459,205,324 | 6,310,219,757,400 | (5,882,849,310,257) | 2,981,829,652,467 |
| Short-term loans from related parties | 628,919,066,226 | 1,985,000,000,040 | (878,519,079,140) | 1,735,399,987,126 |
| Short-term loans from other party | | 1,610,000,000,000 | (1,060,000,000,000) | 550,000,000,000 |
| Current portion of long-term loans from banks | 373,573,108,803 | 571,510,417,300 | (396,241,171,135) | 548,842,354,968 |
| Current portion of long-term finance lease | 19,852,436,032 | 19,852,436,032 | (19,852,436,032) | 19,852,436,032 |
| | 3,576,803,816,385 | 10,496,582,610,772 | (8,237,461,996,564) | 5,835,924,430,593 |
| b. Long-term | | | | |
| Long-term loans from banks | 663,821,369,095 | 424,468,547,462 | (571,510,417,300) | 516,779,499,257 |
| Finance lease | 30,758,365,745 | | (19,852,436,032) | 10,905,929,713 |
| | 694,579,734,840 | 424,468,547,462 | (591,362,853,332) | 527,685,428,970 |

21. OTHER SHORT-TERM PAYABLES

| | 31/12/2025 | 01/01/2025 |
|---------------------------------------------------------------|--------------------------|--------------------------|
| | VND | VND |
| a. Short-term | | |
| Payables for business co-operation contracts | 879,474,323,366 | 878,883,193,896 |
| Dividend payables | 3,236,542,994 | 3,122,801,394 |
| Others | 268,917,929,459 | 194,058,453,046 |
| | 1,151,628,795,819 | 1,076,064,448,336 |
| Other short-term payables to related parties (Note 31) | 577,753,115,423 | 533,400,344,946 |
| b. Long-term | | |
| Payables for business co-operation contracts | 777,773,733,250 | 589,477,733,250 |
| Others | - | - |
| | 777,773,733,250 | 589,477,733,250 |
| Other long-term payables to related parties (Note 31) | 589,477,733,250 | 589,477,733,250 |

VIETNAM CONSTRUCTION AND IMPORT – EXPORT JOINT STOCK CORPORATION
NOTES TO SEPARATE FINANCIAL STATEMENTS QUARTER 4/2025 (Continued)

B 09a-DN

22. OWNERS' EQUITY

| | Share capital VND | Share premium VND | Undistributed earnings VND | Non-business expenditure source VND | Total VND |
|--------------------------------------------|--------------------------|-------------------------|----------------------------------|-------------------------------------------|---------------------------|
| Beginning balance (01/01/2025) | 5,985,934,580,000 | 16,282,327,575 | 997,289,221,271 | 96,852,817,092 | 7,096,358,945,938 |
| Increase in the period | 478,748,780,000 | | | | 478,748,780,000 |
| Net profit for the period | | | 3,508,687,248,791 | | 3,508,687,248,791 |
| Cash dividends declared | | | (478,874,766,400) | | (478,874,766,400) |
| Stock dividends declared | | | (478,748,780,000) | | (478,748,780,000) |
| Non-business | | | - | (10,442,806,807) | (10,442,806,807) |
| Ending balance (31/12/2025) | 6,464,683,360,000 | 16,282,327,575 | 3,548,352,923,662 | 86,410,010,285 | 10,115,728,621,522 |

23. OFF BALANCE SHEET ITEMS

Foreign currencies:

| | 31/12/2025 | 01/01/2025 |
|-----|-------------------|-------------------|
| USD | 38,146.93 | 40,292.73 |
| JPY | 708,044.00 | 719,277.00 |
| EUR | 186.34 | 238.78 |

24. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

| | From 01/01/2025 to 31/12/2025 | From 01/01/2024 to 31/12/2024 |
|-------------------------------------------------------------------------------------|------------------------------------------|------------------------------------------|
| | VND | VND |
| Revenue from sale of goods and rendering of services | | |
| Revenue from construction contracts | 9,913,654,870,995 | 8,188,025,069,580 |
| Revenue from sales of real estate properties and right of purchasing real estate | 220,115,728,664 | 513,872,619,267 |
| Revenue from leasing services and others | 115,955,407,132 | 122,865,731,848 |
| Revenue from trading of construction materials | 331,452,649,903 | 186,759,020,305 |
| | 10,581,178,656,694 | 9,011,522,441,000 |
| Revenue from related parties (Note 31) | 377,647,767,225 | 521,993,003,879 |

25. COST OF GOODS SOLD AND SERVICES RENDERED

| | From 01/01/2025 to 31/12/2025 | From 01/01/2024 to 31/12/2024 |
|--------------------------------------------------------------------------------|------------------------------------------|------------------------------------------|
| | VND | VND |
| Cost of construction contracts | 9,627,221,637,785 | 7,985,977,342,885 |
| Cost of sales of real estate properties and right of purchasing real estate | 145,164,706,214 | 75,316,066,984 |
| Cost of leasing services and others | 57,236,963,232 | 61,985,183,515 |
| Cost of trading of construction materials | 331,296,980,471 | 186,759,020,304 |
| | 10,160,920,287,702 | 8,310,037,613,688 |

26. FINANCE INCOME

| | From 01/01/2025 to 31/12/2025 | From 01/01/2024 to 31/12/2024 |
|----------------------------------------------------------------------------------------------|------------------------------------------|------------------------------------------|
| | VND | VND |
| Dividends and profit earned | 373,561,744,882 | 361,160,832,855 |
| Interest from term deposits and loans | 500,253,389,673 | 163,082,170,778 |
| Gains from disposals of investments and from liquidity of business co-operation contracts | 3,705,435,705,312 | 185,671,075,931 |
| Other finance income | 3,281,848,354 | 3,937,029,189 |
| | 4,582,532,688,221 | 713,851,108,753 |

27. FINANCE EXPENSES

| | From 01/01/2025 to 31/12/2025 | From 01/01/2024 to 31/12/2024 |
|-------------------------------------------------|----------------------------------|----------------------------------|
| | VND | VND |
| Loan interest | 211,139,576,370 | 219,948,269,510 |
| Provision/ (Reversal) for long-term investments | 61,052,669,065 | 123,537,539,984 |
| Other finance expenses | 55,555,792,802 | 3,786,888,790 |
| | 327,748,038,237 | 347,272,698,284 |

28. GENERAL AND ADMINISTRATIVE EXPENSES

| | From 01/01/2025 to 31/12/2025 | From 01/01/2024 to 31/12/2024 |
|-------------------------------------------------------------------------|----------------------------------|----------------------------------|
| | VND | VND |
| General and Administrative expenses | | |
| Labour cost | 198,525,438,436 | 132,671,784,326 |
| Depreciation of fixed assets | 6,758,883,875 | 7,767,247,317 |
| Expenses for external services | 12,098,067,751 | 12,173,397,829 |
| Stationary expenses | 6,163,610,555 | 5,761,031,714 |
| Provision/(reversal of provision) for payables and doubtful receivables | 21,015,301,739 | (64,686,524,671) |
| Others | 51,931,406,851 | 55,284,089,971 |
| | 296,492,709,207 | 148,971,026,486 |

29. OTHER INCOME AND EXPENSES

| | From 01/01/2025 to 31/12/2025 | From 01/01/2024 to 31/12/2024 |
|-------------------------------------|----------------------------------|----------------------------------|
| | VND | VND |
| Other income | | |
| Gains from disposal of fixed assets | 1,199,520,202 | 601,767,678 |
| Others | 5,283,399,661 | 19,815,797,939 |
| | 6,482,919,863 | 20,417,565,617 |
| Other expenses | | |
| Others | 61,852,354,941 | 2,580,860,010 |
| | 61,852,354,941 | 2,580,860,010 |

30. CORPORATE INCOME TAX EXPENSES

| | From 01/01/2025 to 31/12/2025 | From 01/01/2024 to 31/12/2024 |
|-------------------------------------------------|----------------------------------|----------------------------------|
| | VND | VND |
| Current corporate income tax expense | 795,837,529,859 | 85,243,320,861 |
| Deferred corporate income tax (income)/expenses | 2,231,355,962 | 13,331,718,542 |
| Total | 798,068,885,821 | 98,575,039,403 |

Corporate income tax expense is calculated as follows:

| | From 01/01/2025 to 31/12/2025 | From 01/01/2024 to 31/12/2024 |
|----------------------------------------------------------------------|----------------------------------|----------------------------------|
| | VND | VND |
| Accounting profit before tax | 4,306,756,134,612 | 959,188,040,309 |
| Adjustments: | | |
| Tax losses carried forward | | (116,117,864,791) |
| <i>CIT adjustment according to Decree No. 132/2020/ND-CP</i> | | (22,882,615,057) |
| <i>Other non-deductible expenses</i> | 64,440,995,244 | 17,101,638,135 |
| <i>Non-taxable income</i> | (379,061,641,779) | (361,160,832,855) |
| <i>Unrealised foreign exchange differences of the current period</i> | (2,217,149,089) | (431,757,440) |
| <i>Others</i> | 426,090,115 | 17,178,588,710 |
| Taxable income | 3,990,344,429,103 | 492,875,197,011 |
| Taxable income at CIT rate of 20% | 3,990,344,429,103 | 492,875,197,011 |
| CIT expenses | 798,068,885,821 | 98,575,039,403 |

31. TRANSACTIONS WITH RELATED PARTIES

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

| | From 01/01/2025 to 31/12/2025 | From 01/01/2024 to 31/12/2024 |
|------------------------------------------------------------------------------|----------------------------------|----------------------------------|
| | VND | VND |
| a. Revenue from construction, sale of goods and rendering of services | 377,647,767,225 | 521,993,003,879 |
| Vinaconex Construction One Member Company Limited | 69,597,065,848 | 123,135,110,982 |
| VIMECO Joint Stock Company | 233,521,963,959 | 103,109,989,139 |
| Vinaconex Investment and Tourism Development Joint Stock Company | 53,300,537,918 | 290,579,173,690 |
| Others | 21,228,199,500 | 5,168,730,068 |
| b. Purchase of goods and services | 1,653,752,047,256 | 2,009,999,505,680 |
| Vinaconex Construction One Member Company Limited | 668,586,367,429 | 829,659,712,751 |
| Vinaconex Mechanical & Electricity Engineering Joint Stock Company | 160,479,371,058 | 67,284,197,400 |
| Vinaconex 25 Joint Stock Company | 46,063,916,802 | 229,392,939,886 |
| Vimeco Joint Stock Company | 611,460,235,714 | 787,504,580,009 |
| Others | 167,162,156,253 | 96,158,075,634 |
| c. Dividend receivables | 369,792,803,500 | 355,971,182,855 |
| Vinaconex Invest One Member Company Limited | 173,000,000,000 | 160,000,000,000 |
| Northern Electricity Development and Investment Joint Stock Company No.2 | 63,866,437,500 | 51,093,150,000 |
| Viwaco Company Limited | 19,584,000,000 | 19,584,000,000 |
| VCTD Company | 6,300,000,000 | 3,150,000,000 |
| Viet Nam Urban Services and Investment Joint Stock Company | 6,865,000,000 | 1,373,000,000 |
| Ha Noi - Bac Giang BOT Investment Joint Stock Company | 28,350,000,000 | |
| Ly Thai To Education One Member Company Limited | | 51,344,055,021 |
| Vinaconex Construction One Member Company Limited | 14,700,000,000 | 21,600,000,000 |
| Vinaconex Dung Quat Joint Stock Company | 16,955,250,000 | 14,434,875,000 |
| Vinaconex 25 Joint Stock Company | - | 5,974,010,000 |
| Bach Thien Loc Joint Stock Company | 39,997,576,000 | 24,998,485,000 |
| Vinaconex Construction Joint Stock Company No.12 | 174,540,000 | 1,256,688,000 |
| Others | | 1,162,919,834 |

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

| | 31/12/2025 | 01/01/2025 |
|--------------------------------------------------------------------|------------------------|------------------------|
| | VND | VND |
| d. Short-term trade receivables | 45,401,631,133 | 101,747,380,006 |
| Vinaconex Invest One Member Company Limited | 11,452,196,610 | 11,452,196,610 |
| Vinaconex Construction One Member Company Limited | 10,207,736,466 | 4,446,393,604 |
| Ha Noi - Bac Giang BOT Investment Joint Stock Company | - | 11,869,859,540 |
| VIMECO Joint Stock Company | 3,925,030,286 | 47,651,291,102 |
| Others | 19,816,667,771 | 26,327,639,150 |
| e. Short-term advances to suppliers | 260,989,070,667 | 288,128,989,121 |
| VIMECO Joint Stock Company | 113,062,575,027 | 160,585,322,089 |
| Vinaconex Construction One Member Company Limited | 51,010,584,797 | 35,283,390,463 |
| Vinaconex 25 Joint Stock Company | 28,136,580,737 | 27,836,032,975 |
| Vinaconex Mechanical & Electricity Engineering Joint Stock Company | 18,114,943,844 | 33,365,804,473 |
| Construction Joint Stock Company No.1 | 48,473,750,427 | 12,533,287,674 |
| Others | 2,190,635,835 | 18,525,151,447 |

| | 31/12/2025 | 01/01/2025 |
|---------------------------------------------------|------------------------|--------------------------|
| | VND | VND |
| f. Loan receivables | | |
| Short-term | 59,002,085,787 | 93,502,085,787 |
| Vinaconex 4 Joint Stock Company | 16,898,252,588 | 16,898,252,588 |
| Vinaconex 27 Joint Stock Company | 16,794,421,501 | 16,794,421,501 |
| Vinaconex Construction Joint Stock Compant No.17 | 1,133,000,000 | 1,133,000,000 |
| Vinaconex Invest One Member Company Limited | 12,000,000,000 | 12,000,000,000 |
| Vinaconex 16 Joint Stock Company | 12,176,411,698 | 12,176,411,698 |
| Thang Long Energy Environment Joint Stock | - | 10,000,000,000 |
| Others | | 24,500,000,000 |
| Long-term | 3,524,213,050 | 4,324,213,050 |
| Vinaconex Construction Joint Stock Compant No.17 | 3,524,213,050 | 4,324,213,050 |
| g. Other short-term receivables | 158,482,177,622 | 1,176,406,419,951 |
| Vinaconex 4 Joint Stock Company | 71,962,666,043 | 71,962,666,043 |
| Cam Pha Cement Joint Stock Company | 66,552,817,327 | 64,383,748,671 |
| Construction Joint Stock Company No.1 | 4,732,615,930 | 5,269,339,949 |
| Vinaconex Invest One Member Company Limited | 1,023,189,042 | 160,087,189,041 |
| Others | 14,210,889,280 | 874,703,476,247 |
| h. Short-term trade payables | 519,878,976,077 | 498,594,600,250 |
| Vinaconex Construction One Member Company Limited | 288,308,735,426 | 200,873,572,900 |
| VIMECO Joint Stock Company | 141,608,542,307 | 170,516,198,799 |
| Vinaconex Construction Joint Stock Company No.12 | 34,056,737,818 | 31,494,013,796 |
| Construction Joint Stock Company No.1 | 12,123,659,256 | 21,444,855,087 |
| An Quy Hung Company Limited | 347,452,750 | 14,419,189,314 |
| Vinaconex 25 Joint Stock Company | 11,231,362,775 | 22,512,985,850 |
| Others | 32,202,485,745 | 37,333,784,504 |

VIETNAM CONSTRUCTION AND IMPORT – EXPORT JOINT STOCK CORPORATION
NOTES TO SEPARATE FINANCIAL STATEMENTS QUARTER 4/2025 (Continued)

B 09a-DN

| | 31/12/2025 | 01/01/2025 |
|------------------------------------------------------------|--------------------------|------------------------|
| | VND | VND |
| i. Short-term advances from related parties | 5,226,952,051 | 3,245,613,462 |
| Viet Nam Urban Services and Investment Joint Stock Company | 63,249,171 | 63,249,171 |
| Vinaconex Real Estate Joint Stock Company | 3,062,697,710 | 3,062,697,710 |
| Ha Noi - Bac Giang BOT Investment Joint Stock Company | 1,925,801,430 | - |
| Others | 175,203,740 | 119,666,581 |
| j. Other payables | | |
| Short-term | 577,753,115,423 | 533,400,344,946 |
| Vinaconex Invest One Member Company Limited | 540,667,253,791 | 508,505,331,001 |
| Ly Thai To Education One Member Company Limited | 18,783,001,539 | 10,840,344,007 |
| VIMECO Joint Stock Company | 829,735,259 | 832,391,339 |
| Vinaconex 16 Joint Stock Company | 3,977,829,494 | 3,977,829,494 |
| Construction Joint Stock Company No.1 | 1,679,514,432 | 1,679,514,432 |
| Others | 11,815,780,908 | 7,564,934,673 |
| Long-term | 589,477,733,250 | 589,477,733,250 |
| Vinaconex Invest One Member Company Limited | 589,477,733,250 | 589,477,733,250 |
| k. Short-term loan | 1,735,399,987,126 | 628,919,066,226 |
| Vinaconex Real Estate Joint Stock Company | 480,000,000,000 | |
| Vinaconex Invest One Member Company Limited | 437,000,000,000 | 154,000,000,000 |
| Viet Nam Urban Services and Investment Joint Stock Company | 40,135,000,000 | 38,000,000,000 |
| Vinaconex Dung Quat Joint Stock Company | 41,000,000,000 | 41,000,000,000 |
| Ly Thai To Education One Member Company Limited | 262,000,000,000 | 147,000,000,000 |
| Vinaconex Trading Development Joint Stock Company | 149,680,000,000 | 149,680,000,000 |
| Vinaconex Construction One Member Company Limited | 300,582,563,126 | 79,239,066,226 |
| Others | 25,002,424,000 | 20,000,000,000 |



Nguyen Thi Hung Hoa
Preparer



Nguyen Thi Thuy Hong
Chief Accountant



Tran Dinh Tuan
Deputy General Director

Hanoi, Vietnam
30 January 2026