

No.: 02/ CBTT-L18
/ Information Disclosure Report ”

Hanoi, April 29th 2026

PERIODIC DISCLOSURE OF FINANCE STATEMENT

To: - The State Securities Commission;
- Hanoi Stock Exchange.

Pursuant to provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding information disclosure on the Stock market, Investment and Construction Joint Stock Company No. 18 hereby discloses the financial statements (FS) for the First Quarter of Year 2026 as follows:

1. Name of Company: Construction And Investment Joint Stock Company No.18
 - Securities code: L18
 - Head office address: No. 471 Nguyen Trai Street, Thanh Liet Ward, Hanoi City.
 - Điện thoại liên hệ/ Telephone: 02 435526925
 - Email: donhung1986@gmail.com Website: www.licogi18.com.vn

2. Information disclosure content:

- Separate Financial Statements for the First Quarter of Year 2026:
 - ☐ Separate financial statements (Applicable to listed organizations have no subsidiaries and the superior accounting unit has affiliated units);

☒ Consolidated financial statements (Applicable to listed organizations with subsidiaries);

☐ Combined financial statements (Applicable to listed organizations with dependent accounting units operating their own accounting structures).

- Cases that require explanation:

+ The audit firm gives an opinion that is not unqualified opinion on the financial statements (for audited financial statements of 2025):

☐ Yes

☒ No

Explanatory document in case of intergraton:

☐ Yes

☐ No

+ The difference between pre and post – audit profit in the reporting period is 5% or more, changing from loss to profit or vice versa (for audited financial statements of 2025):

☐ Yes

☐ No

Explanatory document in case of intergraton :

☐ Yes

☐ No

+ Profit after corporate income tax in the business results report of the reporting period has changed by 10% or more compared to the same period report of the previous year



☒ Yes

☐ No

Explanatory document in case of intergraton :

☒ Yes

☐ No

+ Profit after tax in the reporting period is a loss, transferred from profit in the same period of the previous year to loss in this period, or vice versa:

☐ Yes

☒ No

Explanatory document in case of intergraton :

☐ Yes

☐ Không

This information has been publised on the company's website on April 29th 2026, at the following link: www.licogi18.com.vn

3. Report on transactions with a value of 35% or more of total assets in the First Quarter of Year 2026 : Not applicable

We hereby commit that the information published above is true and take full legal responsibility for the content of the published information.

Attached documents:

- Financial Statements;
- Explanation of post-tax profit variance.

**PERSON AUTHORIZED FOR
INFORMATION DISCLOSURE**



KẾ TOÁN TRƯỞNG
Đỗ Thị Nhung



**CONSTRUCTION AND INVESTMENT
JOINT STOCK COMPANY NO.18**

STATEMENT OF FINANCIAL POSITION

The First Quarter of 2026

As at 31 March 2026

Contents

- Statement of Financial Position
- Income Statement
- Cash Flow Statement
- Financial Statement Notes

Year 2026

SEPARATE STATEMENT OF FINANCIAL POSITION

At as 31-03-2026

Unit: VND

ITEMS	Codes	Notes	Closing balance	Opening balance
A/ CURRENT ASSET	100		3.504.284.811.098	3.451.446.726.264
I/ Cash and cash equivalents	110		95.853.732.018	195.666.734.662
1. Cash	111	V.01	3.111.732.018	140.580.734.662
2. Cash equivalents	112		92.742.000.000	55.086.000.000
II/ Short-term financial investments	120	V.02	640.000.000	640.000.000
1. Trading securities	121			
2. Provision for trading securities	122			
3. Short-term held-to-maturity investments	123		640.000.000	640.000.000
III/ Short-term receivables	130		725.770.615.994	707.393.610.395
1. Short-term receivables from customers	131	V.03	482.807.766.380	566.752.008.517
2.Short-term advances to suppliers	132		287.739.958.782	200.662.990.446
3.Short-term intercompany receivables	133		0	
3. Intra -company short-term receivables	134		0	
4. Receivables according to construction contract	135			
5. Short-term loan receivables			0	
6.Other short-term receivables	135	V.04	82.844.300.474	71.907.045.531
7. Provision for doubtful debts	136	V.06	-127.621.409.642	-131.928.434.099
8. Pending assets	137		0	
IV/ Inventories	140		2.668.681.672.751	2.543.110.010.083
1. Inventories	141	V.07	2.679.907.359.558	2.554.335.696.890
2. Provision for obsolete inventories	142		-11.225.686.807	-11.225.686.807
V/ Other current assets	160		13.338.790.335	4.636.371.124
1. Short-term deferred costs	161	V.10a	1.742.978.128	1.852.751.918
2. Deductible VAT	162	V.13b	11.558.541.207	2.746.348.206
3. Taxes and other revenues to the State	163	V.13b	37.271.000	37.271.000
4. Government bond trading transaction	164			
5. Other current assets	165			
B/LONG-TERM ASSETS	200		449.768.962.015	445.738.746.787
I/ Long - terms receivables	210		0	0
1. Other long-term receivables	211			
2. Long-term advanced payments to suppliers	212			
3. Working capital provided to sub-units	213			
4. Intra -company long-term receivables	214			
5.Long-term loan receivables	215			
6. Other long-term receivables	215			
7. Provision for doubtful long- term debts	216			
II/ Fixed assets	220		129.935.053.879	128.868.758.658
1. Tangible fixed assets	221	V.09	117.923.628.619	114.948.207.474
-Costs	222		325.543.173.118	316.183.082.179
-Accumulated depreciation	223		-207.619.544.499	-201.234.874.705

ITEMS	Codes	Notes	Closing balance	Opening balance
2. Finance leases	224	V.09	10.844.492.137	12.692.841.765
-Costs	225		16.334.678.955	19.010.460.773
-Accumulated depreciation	226		-5.490.186.818	-6.317.619.008
3. Intangible fixed assets	227	V.09	1.166.933.123	1.227.709.419
-Costs	228		2.034.401.852	2.034.401.852
-Accumulated depreciation	229		-867.468.729	-806.692.433
III/ Short-term biological assets	230			
IV/Investment property	240	V.12		
-Costs	241			
-Accumulated depreciation	242			
V/Long term assets in progres	250		9.383.252.596	9.949.258.596
1. Cost of long -term work in progress	251			
2. Cost of construction in progress	252	V.08	9.383.252.596	9.949.258.596
V/Long-term financial investments	260		261.340.000.000	261.340.000.000
1. Investments in subsidiaries	261	V.02	250.575.000.000	250.575.000.000
2. Investments in associated companies and joint	262		10.303.500.000	10.303.500.000
3. Investments in other units	263	V.02	455.000.000	455.000.000
4.Provision for long-term financial investment	264		-455.000.000	-455.000.000
5. Held to maturity investments	265		461.500.000	461.500.000
VI/ Other non-current assets	270		49.110.655.540	45.580.729.533
1. Long-term deferred costs	271	V.10b	49.110.655.540	45.580.729.533
2. Deferred income tax assets	272	V.24		
TOTAL ASSETS	270		3.954.053.773.113	3.897.185.473.051
A/ LIABILITIES	300		3.183.096.270.533	3.135.197.123.677
I/ Current liabilities	310		2.238.897.936.330	2.186.895.811.229
1. Short-term trade payables	311	V.12	460.282.322.615	517.621.604.207
2. Short-term advances from customers	312		1.197.603.709.279	1.051.187.186.794
3. Dividends, profits payables	313		0	
3. Taxes and other payables to State	314	V.13a	10.976.794.089	30.095.672.723
4. Payables to employees	315		23.590.595.065	53.803.023.027
5. Short-term accrued expenses	316	V.14	6.595.195.263	2.245.658.528
6. Intra-Company short-term payables	317		0	
7. Payables based on stages of construction contr	318		0	
8. Short-term deferred revenue	319	V.20	0	
9. Other short-term payables	320	V.15	37.828.016.240	32.488.779.018
10.Short-term loan and finance lease	321	V.11a	499.188.017.777	493.684.400.930
11. Provision for short term payables	322	V.17a	0	0
12. Bonus and welfare fund	323		2.833.286.002	5.769.486.002
13. Price stabilization fund	324			
14. Government bond purchased for resale	325			
II/ Long - term liabilities	330		944.198.334.203	948.301.312.448
1. Long-term trade payables	331	V.16		
2. Long-term deferred revenue	332			
3. Long- term taxes and other payables to State	333			
3. Long-term payable expenses	334			
4. Intra-company payables for operating capital r	335			

ITEMS	Codes	Notes	Closing balance	Opening balance
5.Long-term payables	336			
6. Long-term unrealized revenue	337			
7.Other long-term payables	338	V.16		
8. Long-term loans and finance lease liabilities	339	V.11b	870.275.889.482	874.378.867.727
9 . Transition bonds	340			
10. Preference stocks	341			
11. Deferred income tax payable	342			
12. Provision for long term payables	343	V.17b	73.922.444.721	73.922.444.721
13. Science and technology development fund	344			
B/ OWNERS' EQUITY	400	V.18	770.957.502.580	761.988.349.374
I/ Owner's equity	410		770.957.502.580	761.988.349.374
1. Contributed chartered capital	411		457.397.930.000	457.397.930.000
- Ordinary shares	411a		457.397.930.000	457.397.930.000
- Preference shares	411b			
2. Capital surplus	412		14.282.390.909	14.282.390.909
3. Conversion option on convertible bonds	413			
4. Owners' other capital	414			
5.Share repurchase	415			
6. Differences upon asset revaluation	416			
7. Exchange rate differences	417			
8. Investment and development funds	418		27.958.359.843	27.958.359.843
9. Enterprise reorganization assistance fund	419			
10. Other equity fund	420		271.318.821.828	262.349.668.622
11. Undistributed profit after tax	420a		262.349.668.622	100.263.333.850
- Undistributed profit after tax brought forward	420b		8.969.153.206	162.086.334.772
- Undistributed profit after tax for the current pe	422			
12. Construction investment fund	432			
II/ Other funds	430			
1. Funds	431			
2. Funds that form fixed assets	432			
TOTAL RESOURCES	440		3.954.053.773.113	3.897.185.473.051

Hanoi, 28th April 2026

Prepared by



Le Thi Luong Thu

Chief Accountant



Do Thi Nhung

Legal representative



Bui Thanh Tuyen

SEPARATE INCOME STATEMENT
Quarter I/2026

ITEMS	Codes	Notes	This period		Accumulated from the beginning of the year	
			Current year	Prior year	Current year	Prior year
1. Revenue from sales of merchandises and services rendered	01	VII.1	269.521.012.270	150.776.752.279	269.521.012.270	150.776.752.279
2. Revenue deductions	02	VII.2				
3. Net revenue from sales of merchandises and services rendered (10 = 01-02)	10		269.521.012.270	150.776.752.279	269.521.012.270	150.776.752.279
4. Costs of goods sold	11	VII.4	248.772.907.912	103.108.027.416	248.772.907.912	103.108.027.416
5. Gross profit from sales of merchandises and services rendered (20 = 10-11)	20		20.748.104.358	47.668.724.863	20.748.104.358	47.668.724.863
6. Revenue from financing activity	21					
7. Financial expenses	22	VII.5	1.028.211.882	1.234.785.754	1.028.211.882	1.234.785.754
- Of which: Interest expense	23	VII.6	6.509.822.596	6.277.954.118	6.509.822.596	6.277.954.118
8. Selling expenses	24		6.242.311.361	6.010.442.883	6.242.311.361	6.010.442.883
9. General administration expenses	25		2.154.819.192	2.053.404.175	2.154.819.192	2.053.404.175
10. Net profit from operating activity 30= (20+(21-22)-24-25)	26	VII.9	1.561.001.404	2.379.901.959	1.561.001.404	2.379.901.959
11. Other income	30		11.550.673.048	38.192.250.365	11.550.673.048	38.192.250.365
12. Other expenses	31	VII.7	1.055.342.936	474.888.366	1.055.342.936	474.888.366
13. Other profit (31-32)	32	VII.8	2.583.756.981	20.414.472.329	2.583.756.981	20.414.472.329
14. Total accounting profit before tax (30+40)	40		-1.528.414.045	-19.939.583.963	-1.528.414.045	-19.939.583.963
15. Current corporate income tax expense	50		10.022.259.003	18.252.666.402	10.022.259.003	18.252.666.402
16. Deferred corporate income tax expense	51	VII.11	1.053.105.797	7.119.269.104	1.053.105.797	7.119.269.104
17. Profit after corporate income tax 60=(50-51-52)	52					
18. Basic earnings per share	60		8.969.153.206	11.133.397.298	8.969.153.206	11.133.397.298

Prepared by

Le Thi Luong Thu

Chief Accountant

Do Thi Nhung

Hanoi, 28th April 2026

Legal Representative



Bui Thanh Tuyen

SEPARATE CASH FLOW STATEMENT**Quater I/2026- Direct Method**

ITEMS	Cod e	Not e	Current year	Prior year
I. Cash flow generated from (used in) operating activity				
1. Income from sales of merchandises, services rendered	01		519.729.031.623	471.033.267.413
2. Payments to suppliers of merchandises and services	02		(449.090.208.250)	(261.704.459.611)
3. Payments to employees	03		(57.033.362.560)	(37.824.724.387)
4. Interest payment	04		(4.351.319.567)	(3.735.943.974)
5. Corporate income tax payment	05		(16.700.207.356)	(51.146.728.724)
6. Other income from operating activity	06		24.757.352.625	32.023.547.502
7. Other payments for operating activity	07		(110.773.683.102)	(14.854.880.583)
Cash flow generated from (used in) operating activity	20		(93.462.396.587)	133.790.077.636
II. Cash flow generated from (used in) investing activity				
1. Payments for fixed asset purchase, construction	21		(8.633.318.500)	(25.342.430.920)
2. Interest income, dividend and distributed profit	22			-
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		-	(2.000.000.000)
4. Collections from borrowers and proceeds from sale of debts instruments of other entities	24		-	9.800.000.000
5. Payments for investments in other entities	25		-	(14.000.000.000)
6. Proceeds from sale of investments in other entities	26			
7. Interest income, dividend and distributed profit	27		882.073.841	778.447.169
Cash flow generated from (used in) investing activity	30		(7.751.244.659)	(30.763.983.751)
III. Cash flow generated from (used in) financing activity				
1. Cash received from owner's paid in capital	31		-	-
3. Short, long - term loans received	33		140.632.002.986	87.106.388.515
4. Payments for the principal	34		(138.305.678.549)	(234.078.533.005)
5. Payments of principal of finance lease liabilities	35		(925.685.835)	(1.046.796.948)
6. Dividend, profit paid to owner	36			-
Cash flow generated from (used in) financing activity	40		1.400.638.602	(148.018.941.438)
Net cash flows for the year (50=20+30+40)	50		(99.813.002.644)	(44.992.847.553)
Cash and cash equivalents at beginning of the year	60		195.666.734.662	164.444.006.572
Effect of change of foreign exchange rate	60			
Cash and cash equivalents at end of the year (70=50+60+61)	70	II.3	95.853.732.018	119.451.159.019

Prepared by



Le Thi Luong Thu

Chief Accountant



Do Thi Nhung

Hanoi, 28th April 2026

Legal Representative



Bui Thanh Tuyen

INTERPRETED FINANCIAL REPORT

1th Quarter/2026

I. COMPANY OPERATION DESCRIPTION

1. Equity ownership : Joint-stock company

2. Business field : Manufacturing – Construction – Service – Accommodation

3. Business activity : Miscellaneous civil constructions: Constructions of civil projects, industrial, traffic, hydraulic, hydroelectric, airport, ports, electrical infrastructure and industrial parks, water/sewage projects and public sanitary projects. Building foundations.

Real estate business, land rights directly owned, managed or leased: Investment and sale of housing, new urban zone, industrial park technical infrastructure, medium to small scale hydroelectric projects.

Miscellaneous manufacturing projects: materiel production and sale, equipment, accessory and other building materiel, concrete sewer pipes, concrete goods.

Mechanical finishing; process and laminate metals: Process, manufacture of mechanical construction equipment. Formworks, scaffold, industrial housing.

Equipment mending and repair: Repair service, installation of machinery, equipment, other mechanical product and formworks.

Short-term accommodation services: Hostel, Hotel and travelling businesses.

Other miscellaneous support services: Machineries and materiel export/import

Renting of machinery, equipment and other materiel sans operators: Equipment and materiel services.

Investment and operate in real estate business.

4. Production and business cycle: 12 months

5. Operation characteristics within the fiscal year will be reflected in the Financial Report.

6. Company's Structure:

- List of Subsidiaries

+ Construction and Investment, J.S.C. No. 18.1

+ Construction and Investment, J.S.C. No. 18.3

+ Construction and Investment, J.S.C. No. 18.5

+ Construction and Investment, Single-member LLC No. 18.6

+ Construction and Investment, Single-member LLC No. 18.8

- + Mường Khương Energy, J.S.C.
- + Investment and Development, LLC No. 18.9
- **List of associates:**
 - + Construction and Investment, J.S.C. No. 18.7

- Branch of the Company

- + Hai Phong Branch – Investment And Constructino Joint Stock Company No.18

7. Declaration of comparative information in the Fiscal Report

Facts and figures in the financial reports used comparatively to other fiscal years are presented comparatively to the previous quarter's financial report.

II. Financial terms, monetary unit used in accounting.

1. Financial terms:

Each financial term of the company starts on the 1st of January and ends on the 31st of December each year.

2. Monetary unit used in accounting

The monetary unit used in accounting is the Vietnamese Dong (VND).

III. Accounting Standard and Accounting System

1. Applicable accounting system

The company uses the Vietnamese Enterprises Accounting System

2. Declaration on the compliance of Accounting Standard and Accounting System

The Board of Directors guarantees that they have complied with the requirements of the Accounting Standard and the Vietnamese Enterprises Accounting Regime in current law for the drafting of the Financial Report.

3. Applied accounting model

The company uses a shared digital accounting records via computers.

IV. Applied accounting policy:

1. Financial basis:

The financial report shall be presented using the historical cost.

2. Policy on recording the monetary amount and money-equivalent

Money and money-equivalent amount includes cash, banked money in transaction and short-term investments that has less than 3 months recall time from the date of investment and can be easily liquidated to a defined amount of money and can be liquidated without risk at the date of report.

3. Accounting principle for financial investments

Investments in stocks, subsidiaries, associates and joint business ventures are recorded by their historical cost.

Prediction for price reduction are recorded for each type of shares traded on the market and reduced in price on the market compared to the account in records. Loss provision for financial investments to other financial institution are to be earmarked for when this financial institution accrued losses (unless the loss is expected within the investment project before investing) with the appropriate earmarked amount according to the ratio of the company's investment within those financial institution.

When liquidating an investment, the difference amount between the pure liquidation and the recorded amount shall be accounted for within the period income or costs.

4. Accounting principle for matured debts

Commercial matured debts and other matured amounts are to be recorded according to bills and receipts. In the case that the amount is not easily recoverable, it must be accounted according to an assessment on the ability to recall those debts.

5. Inventory recording principle

Inventory must be accounted according to their historical cost. The original price of an inventory includes the cost of purchase, processing, and other related costs to have inventory at the current location and condition.

The inventory original price is calculated according to the weighted average and accounted according to regular enumeration.

Prediction for price reduction are recorded when the original price is greater than the real actionable value. Real actionable value is defined as the estimated selling price of the inventory minus the estimated cost to finish the product and the estimated price to consume the product.

6. Recording principle and depreciation of fixed assets

Fixed tangible assets

Fixed assets are expressed as the historical cost minus accumulated depreciation. The historical cost of fixed assets includes all costs incurred by the Company to acquire the fixed assets up to the point when they are ready to use. Incurred costs after the original costs are only recorded as an increase in historical costs to the fixed assets if these costs are guaranteed to increase the economic benefits due to the use of said assets. Incurred costs that do not fit the above criteria are recorded as period costs.

When the tangible fixed assets are sold or liquidated, historical price and accumulated depreciation are wiped out and any incurred profit or losses due to the liquidation are recorded as costs or profit for the period.

Fixed assets are depreciated according to a straight-line method according to their estimated lifetime. The depreciation years of fixed assets are as follows:

Fixed Assets	Years
Housing, architectural items	7 – 50
Machineries and equipment	5 – 10
Transportation and conductive equipment	6 – 10
Managerial equipment and tools	3 – 7
Other fixed assets	5 – 7

Fixed Intangible Assets

Licogi brand value

Subsidiaries of General Infrastructure Construction and Development Company shall receive the Licogi brand once they transition to Joint-stock company model. The Licogi brand value is provisionally calculated at 500.000.000 VND to supplement the national fund at the unit according to Decision No. 606 HDQT/TCT dated 28th of September 2005 of the Board of Directors of the General Infrastructure Construction and Development Company. The Licogi brand value shall depreciate within 10 years.

7. Accounting principle for deferred income tax

Deferred income tax assets are calculated by the difference between the recorded value of the item or receivable balance on the separate balance sheets. The deferred income tax that must be paid is recorded for all the temporary differences, while the deferred asset income tax is only recorded as deduction.

Deferred income tax is established according to the tax rate that will be applied for the year that the asset was recalled or matured debts are paid for. The deferred tax shall record profits or losses except for cases where the taxed amount is directly recorded onto owner's equity.

8. Accounting principle for prepaid long-term expenses.

Tools and appliances

The tools and appliances that were brought into use will be allotted to period according to the depreciated value assessed by the company.

Accounting principle for liabilities

Liabilities include short-term liabilities and long-term liabilities. Short-term liabilities reflect the total value of debts needing to be paid within 12 months or under one normal production, business cycle (paid to debtors, taxes and amounts due to the Government, short-term financial loans and debts, amounts due to laborers, expenses due, unrealized revenue, provisions for payables)

Long-term liabilities represent the total amount of long-term debts which mature date over 12 months or one normal production, business cycle (amounts paying to seller, debtors and long-term financial loans...)

10: Recording principle and capitalization of loans costs

Loan costs are recorded in terms of the period costs. In the case of that loans directly related to investments, construction or to an ongoing production process that needs a period (more than 12 months) to be able to be used or sold then this loan is capitalized.

Joint loans that are used to fund investments constructions or ongoing production of value then the capitalized loan costs are determined by the proportion of capitalization and against the cumulative

weighted average of the costs of basic investments or production of said asset. The ratio of capitalization is calculated according to weighted cumulative average interest of unpaid loans within the period, except for loans taken out separately for the formation of a certain asset.

11. Recording principle for accounts payables

Practical costs that have not been realized but pre-approved onto production, business cost within the year so that those practical costs do not constitute an anomalous production or business expense. When those costs accrued, if there is a difference to the recorded amount, accounting shall increase or reduce the amount to match the difference.

12. Recording principle and method for expected amount payables.

The recorded value of an amount payable is the calculated value most fit for the amount payable for the debt accrued for current debts at the end date of the yearly accounting period or at the end date of the accounting period.

Only the amount related to the calculated expected amount payable is to be compensated by those amounts payable.

If the difference between the expected amount payable from the previous accounting period that has not been fully used up is larger than the expected amount from the previous accounting period is to be returned to the other yearly income.

13. Recording principles for unfulfilled income.

The company's unfulfilled income includes the amount customers paid for the lending of real estate, multi-term services, and money collected from social housing.

14. Recording principle for owner capital.

Owner's capital is recorded according to their real capital contribution.

Surplus capital share is recorded through the greater or lesser value difference compared to the actual issuance price and the par value of shares when issuing shares for the first time, issuing additional shares or reissuing treasury shares.

Dividends payable to shareholders are recorded as payable in the Company's Balance Sheet after the Resolution of the General Meeting of Shareholders and the dividend announcement of the Company's Board of Directors.

Undistributed profit after tax is the profit from the business's operations after deducting adjustments due to retroactive application of changes in accounting policies and retroactive adjustment of material errors from previous years.

Recording principle for foreign exchange rate differences

At the end of the accounting period, the enterprise must re-evaluate the balance of cash, deposits, money in transit, receivables, payables in foreign currency into Vietnamese Dong according to the exchange rate prescribed in Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance.

The exchange rate difference due to the re-evaluation of the balance at the end of the period after offsetting the increase and decrease, the remaining difference is recorded in financial revenue or financial expenses in the period.

For the re-evaluation of the foreign currency balance at the end of the accounting period, it is implemented according to the buying rate of the Commercial Bank where the Enterprise opens an account announced at the time of preparing the financial statement.

15. Principle for recording revenue

When selling goods, finished goods, revenue is recognized when the significant risks and rewards of ownership have been transferred to the buyer and no significant uncertainties remain regarding the payment of consideration, associated costs or the possible return of goods.

When providing services, revenue is recognized when there are no significant uncertainties regarding the payment of consideration or associated costs. In case the service is performed over several accounting periods, the determination of revenue in each period is based on the percentage of completion of the service at the end of the period.

Interest, dividends and profits are recognized when the Company can obtain economic benefits from the transaction and the revenue is determined relatively reliably. Interest is recognized based on time and interest rate for each period. Dividends and profits are recognized when shareholders are entitled to receive dividends or capital contributors are entitled to receive profits from their capital contribution.

16. Accounting principles for price of goods sold

Cost of goods sold is recorded when revenue from the sale of goods, products, services, and investment real estate arises during the accounting period. Recording the cost of goods sold must comply with the matching principle and the consistency principle.

In the investment real estate business, the Company is allowed to provisionally deduct costs to temporarily calculate the cost of goods sold for the completed real estate portion, which is determined to be sold during the period and meets the criteria for revenue recognition. The provisionally calculated provisional cost amount and the actual cost amount recorded in the cost of goods sold must ensure that they correspond to the cost price norm calculated according to the total estimated cost of the real estate portion determined to be sold.

17. Principle for financial cost accounting.

Financial costs include expenses or losses related to financial investment activities, costs of lending and borrowing capital, costs of contributing capital to joint ventures and associations, costs of securities sales transactions; provisions for devaluation of trading securities, losses arising from selling foreign currencies, and exchange rate losses.

18. Principles of cost accounting for business management

Business management expenses reflect the general management expenses of the Company, including expenses for salaries of employees of the business management department, social insurance, health insurance, unemployment insurance of the Company's management staff, office materials, labor tools, depreciation of fixed assets used for Company management, land rent, business license tax, provision for bad debts, and outsourced services.

19. Corporate income tax

Corporate income tax represents the sum of current and deferred tax liabilities.

The payable tax is based on taxable income for the year. Taxable income differs from net profit as reported in the Income Statement because it excludes items of income or expense that are taxable or deductible in other years (including losses carried forward, if any) and it further excludes items that are not taxable or deductible.

The Company are to pay corporate income tax at a rate of 20% on taxable income. According to the Law amending and supplementing a number of articles of the Corporate Income Tax Law No. 32/2013/QH13 dated June 19, 2013.

20. Related parties

Related parties are corporations, holding companies, subsidiaries, individuals directly or indirectly through one or many intermediary that have control over the company or are under the common control with the company. Associates, individuals that directly or indirectly control own voting rights of the company that hold significant influence to the company. Key management personnel such as the General Director, company management, close family members of the individual related parties or companies associated with these individuals are also considered related parties.

V - Additional information for items presented on the balance sheet

	<i>Currency: VNĐ</i>	
	<i>Closing balance</i>	<i>Opening balance</i>
01 - Cash and cash equivalents		
- Cash on hand	987.301.184	445.202.589
- Cash in banks	2.124.430.834	68.819.532.073
- Tiền đang chuyển		71.316.000.000
-Cash equivalents	92.742.000.000	55.086.000.000
Total	95.853.732.018	195.666.734.662
02 - Financial investments	<i>Closing balance</i>	<i>Opening balance</i>
2.1 Short-term financial investments	640.000.000	640.000.000
+ Saving deposit, loan receivables	640.000.000	640.000.000
2.2 Long-term financial investments	260.878.500.000	260.878.500.000
- Investments in subsidiaries		
+Construction and Investment Joint Stock Company No. 18.1	42.075.000.000	42.075.000.000
+Construction and Investment Joint Stock Company No. 18.3	51.000.000.000	51.000.000.000
+Construction and Investment Joint Stock Company No. 18.5	25.500.000.000	25.500.000.000
+Investment and Construction One Member Company Limited No. 18.6	10.000.000.000	10.000.000.000
+Investment and Construction One Member Company Limited No. 18.8	23.000.000.000	23.000.000.000
+ Investment and Industrial Development Company Limited No 18.9	51.000.000.000	51.000.000.000
+Muong Khuong Energy Joint Stock Company	48.000.000.000	48.000.000.000
Total	250.575.000.000	250.575.000.000
- Provision for long-term financial investment		
+BOT Highway 2 Joint Stock Company	-455.000.000	-455.000.000
Cộng	-455.000.000	-455.000.000
- Investments in associated companies and joint-ventures		
+ Construction and Investment Joint Stock Company No. 18.7	10.303.500.000	10.303.500.000
Total	10.303.500.000	10.303.500.000
- Other long-term financial investment	455.000.000	455.000.000
03 - Receivables from customers	<i>Closing balance</i>	<i>Opening balance</i>
a. Short-term receivables from customers	482.807.766.380	566.752.008.517
- Short-term receivables from customers	482.807.766.380	566.752.008.517
In which: customer receivables account for 10% or more		
+ Phuc Son Group Joint Stock Company	66.105.845.456	66.105.845.456
+TTP Industrial Development Investment Group JS	125.693.864.396	127.193.864.396
04. Other receivables	<i>Closing balance</i>	<i>Opening balance</i>

Construction and Investment JSC No. 18.1	154.658.095	139.697.915
Investment and Construction One Member Company Limited No. 18.8	91.592.948	74.187.377
Construction and Investment JSC No. 18.7	34.813.378	
Investment and Construction One Member Company Limited No. 18.6	1.787.633.948	1.728.553.218
Marksteel industrial equipment company	0	4.307.024.457
Manh Dat Tourism Construction Company Limited	25.158.627.150	25.158.627.150
Deposit	1.978.922.375	1.839.297.050
Receivables from employees	2.208.139.484	1.759.199.051
Advance for construction works	40.000.786.883	25.597.783.023
Other receivables	11.429.126.213	11.302.676.290
Total	82.844.300.474	71.907.045.531
05 - Pending assets	Closing balance	Opening balance
Total	0	0
06 - Bad debt	Closing balance	Opening balance
+ Historical cost (2293)	143.516.333.905	147.823.358.362
+ Amount can be recovered	15.894.924.263	15.894.924.263
<i>In which: Backup number overs 90 days</i>	Closing balance	Opening balance
- Erection and construction 45-3 company : Dung Q	80.000.000	80.000.000
- Shipyard in Hai Duong (Vinashin)	0	0
'- Licogi 20 - Bac Ha concrete	5.100.675.805	5.100.675.805
- Kim Son Construction Materials Manufacturing JS	5.593.380.732	5.593.380.732
- Ha Khau Food Manufacturer	81.763.604	81.763.604
- Phuc Son Group Joint Stock Company	66.105.845.456	66.105.845.456
- Marksteel industrial equipment company		4.307.024.457
- Nam Trieu - Construction Joint Stock Company vi	206.282.000	206.282.000
- The debt handover (An Binh company)	345.517.392	345.517.392
- New World Trading Joint Stock Company	900.000.000	900.000.000
- Thai Binh Duong Company	27.041.000	27.041.000
- Ms Nguyen Thi Xa	15.894.924.262	15.894.924.262
- Manh Dat Construction anh Tourism Co., Ltd	25.158.627.150	25.158.627.150
'- Licogi 1 - Bac Ha concrete	8.051.019.141	8.051.019.141
- V Long Company	76.333.100	76.333.100
Total	127.621.409.642	131.928.434.099
07 - Inventories	Closing balance	Opening balance
- Raw materials	3.876.200.145	3.387.478.412
- Work in progress	2.372.876.659.554	2.255.929.434.619
- Finished product	303.154.499.859	295.018.783.859
Inventories cost	2.679.907.359.558	2.554.335.696.890
Provision for obsolete inventories	-11.225.686.807	-5.610.602.404
Net realizable value of inventories	2.668.681.672.751	2.548.725.094.486

08 - Construction in progress

a. Work in progress

b. Construction in progress

+ Xuan Giao concrete station project

+ Construction assets of mechanical stations

+ Purchase fixed assets

Closing balance

Opening balance

9.383.252.596

9.949.258.596

361.052.062

361.052.062

0

0

9.022.200.534

9.588.206.534

09 - Tangible fixed assets

Item	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Total
Cost					
Opening balance : 01/01/2026	25.369.955.439	219.109.234.902	70.868.599.112	835.292.726	316.183.082.179
- Purchase in year	491.600.000	2.277.215.243	6.556.377.548	34.898.148	9.360.090.939
- Increase due to asset reclassification					0
- Liquidation, sale, capital contribution					0
- Decrease due to asset reclassification					0
Closing balance : 31/03/2026	25.861.555.439	221.386.450.145	77.424.976.660	870.190.874	325.543.173.118
Accumulated depreciation					0
Opening balance : 01/01/2026	13.739.370.632	132.447.458.954	54.319.493.052	728.552.067	201.234.874.705
- Depreciation	307.508.227	3.784.988.451	931.355.984	22.926.225	5.046.778.887
- Liquidation, sale, capital contribution					0
Closing balance : 31/03/2026	14.046.878.859	136.232.447.405	56.588.739.943	751.478.292	207.619.544.499
Net book value					
Opening balance : 01/01/2026	11.630.584.807	86.661.775.948	16.549.106.060	106.740.659	114.948.207.474
Closing balance : 31/03/2026	11.814.676.580	85.154.002.740	20.836.236.717	118.712.582	117.923.628.619

- Cost of fixed at the end of the year, fully depreciated but still in use : VND 52,290,917,171

- The net book value of tangible fixed assets mortgaged for loans; VND 141,680,906,365

10 - Prepaid expenses

	Closing balance	Opening balance
a. Short-term prepaid expenses	1.742.978.128	1.852.751.918
a. Long-term prepaid expenses	49.110.655.540	45.580.729.533
Total	50.853.633.668	47.433.481.451

09 - Intangible fixed assets

Item	Brand, trade name, software	Total
Cost		
Opening balance : 01/01/2026	2.034.401.852	2.034.401.852
- Purchase in year		0
-Liquidation, sale		
Closing balance : 31/03/2026	2.034.401.852	2.034.401.852
Accumulated depreciation		
Opening balance : 01/01/2026	806.692.433	806.692.433
- Depreciation	60.776.296	60.776.296
-Liquidation, sale		
Closing balance : 31/03/2026	867.468.729	867.468.729
Net book value		
Opening balance : 01/01/2026	1.227.709.419	1.227.709.419
Closing balance : 31/03/2026	1.166.933.123	1.166.933.123

09 - Finance lease fixed assets

Item	Means of transportation	Total
Cost		
Opening balance : 01/01/2026	19.010.460.773	19.010.460.773
- Purchase in year		0
-Liquidation, sale	2.675.781.818	2.675.781.818
Closing balance : 31/03/2026	16.334.678.955	16.334.678.955
Accumulated depreciation		
Opening balance : 01/01/2026	6.317.619.008	6.317.619.008
- Depreciation	510.458.717	510.458.717
-Liquidation, sale	1.337.890.907	1.337.890.907
Closing balance : 31/03/2026	5.490.186.818	5.490.186.818
Net book value		
Opening balance : 01/01/2026	12.692.841.765	12.692.841.765
Closing balance : 31/03/2026	10.844.492.137	10.844.492.137

11 - Loans and obligations under finance leases

Items	Closing balance		In year		Opening balance	
	Value	Amount payable	Increase	Decrease	Value	Amount payable
a. Short-term loans	499.188.017.777	499.188.017.777	138.608.402.986	133.104.786.139	493.684.400.930	493.684.400.930
1. Short-term	339.988.017.777	339.988.017.777	138.608.402.986	120.104.786.139	321.484.400.930	321.484.400.930
+ Bank for Investment and Development of Vietnam- Bac Hai Duong Branch	98.998.275.348	98.998.275.348	52.228.800.706	43.923.512.186	90.692.986.828	90.692.986.828
+Bank for Investment and Development of Vietnam- Quang Minh Branch	191.239.742.429	191.239.742.429	86.379.602.280	75.681.273.953	180.541.414.102	180.541.414.102
+ Others	49.750.000.000	49.750.000.000		500.000.000	50.250.000.000	50.250.000.000
2. Current portion of long - term debt	159.200.000.000	159.200.000.000	0	13.000.000.000	172.200.000.000	172.200.000.000
+Bank for Investment and Development of Vietnam- Quang Minh Branch	159.200.000.000	159.200.000.000		13.000.000.000	172.200.000.000	172.200.000.000
b. Long-term loans	870.275.889.482	870.275.889.482	2.023.600.000	6.126.578.245	874.378.867.727	874.378.867.727
1. Long-term	865.436.544.998	865.436.544.998	2.023.600.000	5.200.892.410	868.613.837.408	868.613.837.408
+Bank for Investment and Development of Vietnam- Quang Minh Branch	578.000.000.000	578.000.000.000		129.492.410	578.129.492.410	578.129.492.410
+ Others	287.436.544.998	287.436.544.998	2.023.600.000	5.071.400.000	290.484.344.998	290.484.344.998
2. Finance lease debt	4.839.344.484	4.839.344.484	0	925.685.835	5.765.030.319	5.765.030.319
Finance lease debt	4.839.344.484	4.839.344.484		925.685.835	5.765.030.319	5.765.030.319
Cộng	1.369.463.907.259	1.369.463.907.259	140.632.002.986	139.231.364.384	1.368.063.268.657	1.368.063.268.657

12 - Trade payables

Nội dung	Closing balance		Opening balance	
	Value	Amount payable	Value	Amount payable
a. Short-term trade payables	460.282.322.615	460.282.322.615	517.621.604.207	517.621.604.207
In which:				
+ Related parties	210.513.933.122	210.513.933.122	224.376.213.945	224.376.213.945
Construction and Investment JSC No. 18.1	16.185.136.409	16.185.136.409	22.735.529.672	22.735.529.672
Construction and Investment JSC No. 18.3	23.615.176.611	23.615.176.611	23.615.176.611	23.615.176.611
Construction and Investment JSC No. 18.5	24.394.400.537	24.394.400.537	24.394.400.537	24.394.400.537
Investment and Construction One Member Company Limited No. 18.6	106.261.035.447	106.261.035.447	111.511.968.323	111.511.968.323
+ Investment and Industrial Development Company Limited No 18.9	-		141.000.000	141.000.000
Construction and Investment JSC No. 18.7	40.058.184.118	40.058.184.118	41.978.138.802	41.978.138.802
+ Others	249.768.389.493	249.768.389.493	293.245.390.262	293.245.390.262

13a - Taxes and amounts payable to the State

Item	Payable at opening balance	Payable for the year	Paid in the year	Payable at ending balance
Value added tax	3.629.886.951	2.493.411.188	6.123.298.139	0
Value added tax on imported goods	0			0
Corporate income tax	26.222.889.600	1.053.105.797	16.700.207.356	10.575.788.041
Personal income tax	242.896.172	885.346.010	727.236.134	401.006.048
Property Tax, Land rent	0			0
Others	0			0
Total	30.095.672.723	4.431.862.995	23.550.741.629	10.976.794.089

13b - Taxes and other revenues to the State

Item	Receivable at opening balance	Payable for the year	Paid in the year	Receivable at closing balance
Deductible VAT	2.746.348.206	30.409.258.222	21.597.065.221	11.558.541.207
Personal income tax	0			0
Property Tax, Land rent	37.271.000			37.271.000
Total	2.783.619.206	30.409.258.222	21.597.065.221	11.595.812.207

14 - Accrued expenses

	<u>Closing balance</u>	<u>Opening balance</u>
- Accrued expenses	6.595.195.263	2.245.658.528
Total	6.595.195.263	2.245.658.528

15 - Other payables

	<u>Closing balance</u>	<u>Đầu năm</u>
a. Short - term	11.152.209.540	0
- Trade Union Fees	332.498.938	304.877.938
- Insurances	838.287.000	
- Others	9.981.423.602	5.658.094.380
+ Others	9.981.423.602	5.658.094.380
+ Purchase issued shares	0	0
- Deposit	26.675.806.700	26.525.806.700
Total	37.828.016.240	32.488.779.018

18a - Owner's equity fluctuation table

	Owner's equity	Share premium	Investment and Development fund	Retained earnings	Total
A	1	2	3	4	8
Opening balance of prior year: 01/01/2025	381.165.280.000	14.355.118.182	27.958.359.843	181.495.983.850	604.974.741.875
Increase	76.232.650.000	0	0	162.086.334.772	238.318.984.772
Profit for the year				162.086.334.772	162.086.334.772
Decrease	0	72.727.273	0	81.232.650.000	81.305.377.273
- Dividends year				76.232.650.000	76.232.650.000
- Giảm thẳng dư vốn		72.727.273			72.727.273
- Appropriate funds				5.000.000.000	5.000.000.000
Closing balance of prior year: 31/12/2025	457.397.930.000	14.282.390.909	27.958.359.843	262.349.668.622	761.988.349.374
Opening balance of this year 01/01/2026	457.397.930.000	14.282.390.909	27.958.359.843	262.349.668.622	761.988.349.374
Increase	0	0	0	8.969.153.206	8.969.153.206
Increase in capital					0
Profit for the year				8.969.153.206	8.969.153.206
Decrease	0	0	0	0	0
- Dividends year 2025					0
- Share premium					0
- Appropriate funds					0
Closing balance of this year: 31/03/2026	457.397.930.000	14.282.390.909	27.958.359.843	271.318.821.828	770.957.502.580

b) Details of owner's capital contribution

	Closing balance	Opening balance
- Licogi Corporation - JSC	15.877.800.000	15.187.500.000
- Other shareholders	441.520.130.000	365.977.780.000
Total	457.397.930.000	381.165.280.000

c) Capital transactions with owners and distribution of

	Closing balance	Opening balance
- Owner's investment capital	457.397.930.000	381.165.280.000
+ Opening capital	381.165.280.000	381.165.280.000
+ Closing capital	457.397.930.000	381.165.280.000

d) Shares

	Closing balance	Opening balance
- Owner's equity	45.739.793	38.116.528
- Issued shares	45.739.793	38.116.528
+ Authorised shares	45.739.793	38.116.528
- Number of outstanding shares	45.739.793	38.116.528

** Par value of outstanding shares: 10.000 VND/ share*

d) Enterprise funds:

	Closing balance	Opening balance
- Development investment fund	27.958.359.843	27.958.359.843

19- Off - Balance Sheet Items

	Closing balance	Opening balance
Bad debts handled		
- Ha Bac chemical processing factory	81.666.095	81.666.095
- Hai Phong chemical and mechanical factory	22.681.688	22.681.688
- Traffic construction company 228	40.000.000	40.000.000
- Đức Anh JSC - Vũ	99.200.000	99.200.000
- Gia Bách JSC - Vũ	7.380.000	7.380.000
- Construction Company No. 15 - Vũ	238.726.690	238.726.690
- Hanoi Investment Development Joint Stock Company - Uo	35.000.000	35.000.000
- Power line project management board , Uong Bi	6.755.000	6.755.000
commune		
- Party Committee of Son La mass mobilization agency	2.582.732	2.582.732
- CSCEC Corporation - Tra Khuc Bridge Complex	74.683.492	74.683.492
- Bac Nam Construction Joint Stock Company - Bau Sat Bri	825.162.728	825.162.728
- Construction Enterprise 515 - Renting piles	40.501.991	40.501.991
- Land measurement - People's Committee of Pha Lai town	18.303.285	18.303.285
- Cao Ngan Power Plant Management Board - Office Constr	15.000.000	15.000.000
- Licogi 19 Company	86.459.248	86.459.248
- Cao Ngan Power Plant Project Management Board	80.000.000	80.000.000
- Sieu Tue Company	132.000.000	132.000.000
- Phuc Ha Company	329.000.000	329.000.000
Cty Tàu Thủy Hải Dương	3.431.409.514	
- Others	183.938.772	183.938.772
Total	5.750.451.235	2.319.041.721

e. Other information about Off- Balance Sheet Items

VII - Additional information for items presented in the income statement

1 - Revenue from goods sold and services rendered	31/03/2026	31/03/2025
Revenue from goods sold and services rendered		
- Revenue from construction activities	251.304.707.757	64.486.774.079
- Revenue from real estate business activities	11.848.405.493	81.944.547.967
- Revenue from exchanging products and goods	6.367.899.020	4.345.430.233
Total	269.521.012.270	150.776.752.279
		0
2 - Deductions		
Total	31/03/2026	31/03/2025
3 - Net revenue from goods sold and services rendered		
Total	31/03/2026	31/03/2025
	269.521.012.270	150.776.752.279
4 - Cost of goods sold and services rendered	31/03/2026	31/03/2025
- Cost of construction activities	239.657.636.980	60.196.965.186
- Cost of real estate business activities	3.879.286.209	41.202.168.478
- Cost of exchanging products and goods	5.235.984.723	1.708.893.752
Total	248.772.907.912	103.108.027.416
5 - Financial income	31/03/2026	31/03/2025
- Interest on deposit and loan	1.028.211.882	1.234.785.754
- Interest on loans (Intra-companies)		
Total	1.028.211.882	1.234.785.754
6 - Financial expenses	31/03/2026	31/03/2025
- Loan interest	5.678.755.177	5.389.002.059
- Other	563.556.184	621.440.824
	267.511.235	267.511.235
Total	6.509.822.596	6.277.954.118
7 - Other income	31/03/2026	31/03/2025
- Other income	1.055.342.936	474.888.366
Total	1.055.342.936	474.888.366
8 - Other expenses	31/03/2026	31/03/2025
- Other expenses	2.583.756.981	20.414.472.329
- Handling small debts		
Total	2.583.756.981	20.414.472.329
9 - Selling expenses	31/03/2026	31/03/2025
- Labor costs	1.492.047.709	842.889.971
- Cost of raw materials, tools	72.781.995	
- Fixed asset depreciation expense	7.717.500	11.025.000
- Expenses for external services	582.271.988	1.163.389.204
- Others expenses by cash		36.100.000

Total	2.154.819.192	2.053.404.175
9 - Chi phí quản lý doanh nghiệp		
- Labor costs	4.215.988.725	3.086.122.076
- Cost of raw materials, tools		
- Cost of office supplies	323.531.764	314.290.770
- Fixed asset depreciation expense	395.711.708	286.282.493
- Taxes, fees	93.461.379	76.589.163
- Expenses for external services	685.200.971	644.286.993
- Reversal / Provision for bad debts	-4.307.024.457	-3.000.000.000
- Others expenses by cash	154.131.314	972.330.464
Total	1.561.001.404	2.379.901.959
10 - Production and business costs by factor	31/03/2026	31/03/2025
- Cost of raw materials, tools	174.475.979.670	123.888.228.975
- Labor costs	36.941.137.482	27.547.521.453
- Fixed asset depreciation expense	5.618.013.900	4.535.946.747
- Taxes, fees	93.461.379	76.589.163
- Expenses for external services	152.878.598.747	30.048.536.622
- Reversal / Provision for bad debts	-4.307.024.457	-3.000.000.000
- Others expenses by cash	24.655.533.400	15.872.516.692
Total	390.355.700.121	198.969.339.652
11 - Current corporate income tax expenses	31/03/2026	31/03/2025
- Current corporate income tax expenses	1.053.105.797	7.119.269.104
- Điều chỉnh chi phí thuế thu nhập doanh nghiệp của các năm trước vào chi phí thuế thu nhập hiện hành năm nay		
Total	1.053.105.797	7.119.269.104
VIII - Additional information for items presented in the cash flow statement		
1. Non-cash transactions affect future cash flow statements	31/03/2026	31/03/2025
2. Amounts held by enterprises but not used:		
- Foreign currency deposits at Hanoi Bank for Investment and Development	31/03/2026	31/03/2025
- VND deposits at Hanoi Bank for Investment and Development		
3. Actual loan amount collected during the period:		
- Proceeds from borrowing under normal contracts	31/03/2026	31/03/2025
4. The amount actually paid back to the loan principal during the period:	140.632.002.986	87.106.388.515
- Loan principal repayment according to normal contracts	31/03/2026	31/03/2025
	139.231.364.384	235.125.329.953

4. Segment reports (Segment reports by business components)

Items	Construction activities	Real estate business activities	Exchanging products and goods	Total
1	2		3	4
Net revenues to outsider	251.304.707.757	11.848.405.493	6.367.899.020	269.521.012.270
Cost of segments	239.657.636.980	3.879.286.209	5.235.984.723	248.772.907.912
Operating results of segments	11.647.070.777	7.969.119.284	1.131.914.297	20.748.104.358
Expenses not amortized by segments				3.715.820.596
Net profits from operating activities				17.032.283.762
Financial income				1.028.211.882
Financial expenses				6.509.822.596
Other incomes				1.055.342.936
Other expenses				2.583.756.981
Current corporate income tax expenses				1.053.105.797
Net profit after tax				8.969.153.206

5. Comparative information (information in financial statements of previous years)

6. Thông tin về hoạt động liên tục

IX - Other information

1. Contingent liabilities, commitments and other financial information

2. Events after balance sheet date

3. Detail of related parties :

3.1 Related parties transactions and balances

Related parties	Relationship	Transactions	31/03/2026
Accounts Receivables :			
Construction and Investment JSC No. 18.1	Subsidiaries	Receivable from customers	733.774.362
		Other receivables	154.658.095
		Total	888.432.457
Construction and Investment JSC No. 18.3	Subsidiaries	Advances from Customers	(998.400.000)
		Total	(998.400.000)
Investment and Construction One Member Co., Ltd No. 18.6	Subsidiaries	Receivable from customers	3.529.909.562
		Other receivables	1.787.633.948
		Lending	-
		Total	5.317.543.510
Construction and Investment JSC No. 18.7	Associated Company	Other receivables	34.813.378
		Total	34.813.378
Investment and Construction One Member Co., Ltd No. 18.8		Receivable from customers	
		Other receivables	91.592.948
		Total	91.592.948
Licogi Corporation - JSC	Limited partner	Receivable from customers	67.111.755
Licogi Corporation - JSC	Limited partner	Advance payment for Thinh Liet Project	16.147.880.000
Licogi Corporation - JSC- Licogi 1	Branch of Limited partner	Receivable from customers - concrete	8.051.019.141
Licogi Corporation - JSC - Licogi 20	Subsidiaries of Limited partner	Receivable from customers - concrete	5.100.675.805
Licogi Corporation - JSC	Limited partner	Payables	869.603.580
		Total	30.236.290.281
Accounts payables :			
Construction and Investment JSC No. 18.1	Subsidiaries	Payables for the completed	16.185.136.409
		Advance to supplier	

Related parties	Relationship	Transactions	31/03/2026
		Total	16.185.136.409
Construction and Investment JSC No. 18.3	Subsidiaries	Payables for the completed construction volume	23.615.176.611
		Total	23.615.176.611
Construction and Investment JSC No. 18.5	Subsidiaries	Construction volume	24.394.400.537
		Loan interest	-
		Advance from customer	30.954.535.186
		Total	55.348.935.723
Investment and Construction One Member Co., Ltd No. 18.6	Subsidiaries	Payables for the completed construction volume	106.261.035.447
		Advance to supplier	-9.933.358.144
		Total	96.327.677.303
Construction and Investment JSC No. 18.7	Associated Company	Payables for the completed construction volume	40.058.184.118
		Advance to supplier	-5.163.000.000
		Total	34.895.184.118
Investment and Construction One Member Co., Ltd No. 18.8	Subsidiaries	Advance to supplier	-1.813.915.863
		Payables for the completed	2.234.559.516
		Total	420.643.653
Construction and Investment JSC No. 18.1	Subsidiaries	Loan interest	360.568
		Guarantee fee	14.599.612
		Others	4.976.000
		Total	19.936.180
- Công ty CPĐT và XD số 18.7	Associated Company	Sales - concrete	-
		Guarantee fee	34.813.378
		Cộng	34.813.378
Investment and Construction One Member Co., Ltd No. 18.6	Subsidiaries	Purchase goods and services	5.178.627.747
		Loan interest	27.286.053
		Guarantee fee	31.794.677
		Total	5.237.708.477

Related parties	Relationship	Transactions	31/03/2026
Investment and Construction One Member Co., Ltd No. 18.8	Subsidiaries	Loan interest	17.405.571
		Machinery and equipment rental	109.505.591
		Others	2.000.000
		Total	128.911.162
Purchasing Transactions			
Construction and Investment JSC No. 18.1	Subsidiaries	Payables for the completed construction volume	3.021.787.794
		Total	3.021.787.794
Investment and Construction One Member Co., Ltd No. 18.6	Subsidiaries	Payables for the completed construction volume	42.000.513.363
		Machinery and equipment rental	46.579.677
		Total	42.047.093.040
Investment and Construction One Member Co., Ltd No. 18.8	Subsidiaries	Payables for the completed construction volume	5.282.720.556
		Total	5.282.720.556
Construction and Investment JSC No. 18.7	Associated Company	Office and equipment rental	67.032.700
		Machinery and equipment rental	
		Land rental	6.900.000
		Total	73.932.700
+ Investment and Industrial Development Company Limited No 18.9	Subsidiaries	Consulting fee	65.000.000
		Total	65.000.000

3.2 Remuneration for Board of Management, Board of Directors, Supervisory Board

		31/03/2026	31/03/2025
Remuneration for Board of Management, Board of Directors, Supervisory Board		2.699.206.000	1.639.895.349
- Remuneration for Board of Management		378.000.000	348.000.000
Nguyen Xuan Hung	Chairman of the Board	120.000.000	150.000.000
Bui Thanh Tuyen	Member of the Board	60.000.000	45.000.000
Nguyen Ngoc Chung	Member of the Board	60.000.000	45.000.000
Dang Van Giang	Member of the Board	60.000.000	45.000.000

Related parties	Relationship	Transactions	31/03/2026
Trinh Viet Dung	Member of the Board	60.000.000	45.000.000
Vu Thi Thu Thuy	Secretary	18.000.000	18.000.000
- Remuneration of the Supervisory Board		216.000.000	216.000.000
Luu Ba Thai	Supervisory Board	90.000.000	90.000.000
Bui Cong Phach	Member of the Supervisory Board	45.000.000	45.000.000
Nguyen Ngoc Lan	Member of the Supervisory Board	36.000.000	36.000.000
Bui Thi Thuan	Member of the Supervisory Board	45.000.000	45.000.000
- Remuneration of the Board of Directors		2.105.206.000	1.075.895.349
Bui Thanh Tuyen	General Directors	243.900.000	154.770.000
Nguyen Ngoc Chung	Deputy General Director	136.422.000	72.332.000
Duong Quoc Khanh	Deputy General Director	136.302.000	91.454.000
Ha Hong Quang	Deputy General Director	139.050.000	91.454.000
Ngo Van Nam	Deputy General Director	181.080.000	121.590.000
Dang Long Diep	Deputy General Director	124.542.000	81.300.000
Nguyen Thi Kim Xinh	Deputy General Director	181.980.000	122.490.000
Nguyen Xuan Hung	Deputy General Director	180.180.000	31.860.000
Phung Van Thanh	Deputy General Director	179.460.000	79.980.000
Nguyen Minh Thi	Deputy General Director	179.460.000	119.970.000
Nguyen Xuan Son	Deputy General Director	139.390.000	
Do Thi Nhung	Chief Accountant, Information Disclosure Officer	164.040.000	108.695.349
Vu Thi Thu Thuy	Secretary	119.400.000	
3.3 Real estate selling		31/03/2026	31/03/2025
Vinh Phuc Infrastructure Development Stock Company			
Dang Van Giang		0	
Nguyen Ngoc Chung		0	

7- Other information :

7.1 - Arrangement of asset structure and resource structure

<u>Items</u>	<u>Unit</u>	<u>31/03/2026</u>	<u>31/03/2025</u>
Arrangement of asset structure and resource structure			
<i>Arrangement of asset structure</i>			
Current assets/Total assets	%	88,63%	89,26%
Long-term assets/Total assets	%	11,37%	10,74%
<i>Arrangement of resource structure</i>			
Liabilities/Total resource	%	80,50%	81,62%
Owners' equity/Total resource	%	19,50%	18,38%
<i>Solvency</i>			
Current solvency	times	1,10	1,09
Solvency due	times	1,57	1,52
Fast solvency	times	0,04	0,06
<i>Profitability ratio</i>			
Return on sales			
The ratio of profit before tax to turnover	%	3,72%	12,11%
The ratio of after-tax profit to turnover	%	3,33%	7,38%
<i>Return on total assets</i>			
Profit before tax ratio of Total assets	%	0,25%	0,54%
The ratio of profit after tax to total assets	%	0,23%	0,33%
The ratio of profit after tax/Average Equity	%	1,16%	1,81%

Prepared by



Le Thi Luong Thu

Chief Accountant



Do Thi Nhung

Hanoi, 28th April 2026

Legal representative



Bui Thanh Tuyen

Số: 01 GT/25-24/L18

"V/v: Explanation of business results in the
Separate financial statement for the First Quarter
of 2026 compared to the same period of 2025 "

Hanoi, April 29th, 2026

**EXPLANATION OF
BUSINESS RESULTS IN THE SEPARATE FINANCIAL STATEMENTS
FOR THE FIRST QUARTER OF YEAR 2026**

To:

- The State Securities Commission;
- Hanoi Stock Exchange;
- Shareholders.

- Name of Company: CONSTRUCTION AND INVESTMENT JOINT STOCK COMPANY NO.18
- Securities code: L18
- Head office address: No. 471 Nguyen Trai Street, Thanh Liet Ward, Hanoi City.

According to the business performance data in the Separate Financial Statements for the First Quarter of year 2026 of Construction and Investment Joint Stock Company No. 18, the details are as follows:

Unit: Million VND

Indicator	Quarter 1/2026	Quarter 1/2025	Difference	Rate
1	2	3	4=2-3	5=4/3
Total revenue and income	271,604.57	152,486.43	+119,118.14	+78.12%
Total expenses	262,635.41	141,353.03	+121,282.38	+86.80%
Post-tax profit	8,969.15	11,133.40	-2,164.24	-19.44%

Total revenue and income in 1st Quarter of 2026 increased by 78.12% compared to Q1/2025, equivalent to an increase of VND 119,118.14 million. However, due to a decrease of 85.54% in revenue from real estate business activities in 1st Quarter of 2026 compared to 1st Quarter of 2025, profit after corporate income tax in 1st Quarter of 2026 decreased by VND 2,164.24 million, equivalent to a decrease of 19.44% compared to 1st Quarter of 2025.

The above explanation addresses the variance in post-tax profit in the First Quarter of Year 2026 for Separate Financial Statements of Investment and Construction Joint Stock Company No. 18.

Sincerely,

Attention:

- As above;
- Finance - Accounting Department
- Filed with the Information Disclosure Department

CONSTRUCTION & INVESTMENT
JSC NO.18



KẾ TOÁN TRƯỞNG
Đỗ Thị Nhung