

VIMECO JOINT STOCK COMPANY
COMBINED FINANCIAL STATEMENTS
cho Operating period from January 1, 2026 to March 31, 2026

VIMECO JOINT STOCK COMPANY

Address: Lot E9 - Pham Hung Street - Yen Hoa Ward - Hanoi City

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BOARD OF MANAGEMENT REPORT

We, members of the Board of Management of VIMECO JOINT STOCK COMPANY, present the Board of Management Report together with the Financial Statements for the Operating period from January 1, 2026 to March 31, 2026.

General overview of the Company

VIMECO Joint Stock Company, transaction name is VIMECO JOINT STOCK COMPANY, referred to as "Company", formerly known as Machinery and Machine Installation Company, was established under Decision No. 179/BXD-TCLD dated March 24, 1997 of the Minister of Construction. From December 6, 2002, the Machinery and Machine Installation Company was transformed into the Machinery and Construction Machinery Joint Stock Company according to Decision No. 1485/QD-BXD dated November 7, 2002 of the Minister of Construction and Joint Stock Company Business Registration Certificate No.: 0103001651 issued by the Department of Planning and Investment of Hanoi City, first registered on January 6. December 2002.

During its operation, the Company has been granted additional Business Registration Certificates by the Hanoi Department of Planning and Investment 17 times, of which the 17th change was on September 1, 2025 regarding the change of Head Office address.

The Company's shares have been registered to be listed at the Hanoi Stock Exchange Center with the stock code VMC.

Business lines of the Company

- Construction investment consulting: establishing and managing construction investment projects; construction survey; Supervise construction and installation, inspect project quality; experiment. Bidding consulting; consulting on the transfer of new technology equipment; automation equipment;
- Real estate business activities: Real estate business and real estate services; office, hotel and apartment rental. Management, maintenance and exploitation of technical infrastructure projects, urban areas, apartments, and offices.
- Construction and installation: leveling, soft soil treatment, construction of technical infrastructure in urban areas, industrial parks, water supply and drainage works, water and wastewater treatment, power lines and stations with voltage levels up to 220K; Construction of fire prevention and fighting systems; Construction of civil, industrial, transportation projects (roads at all levels, airports, ports, wharves, bridges), post offices, embankments, irrigation dams, and hydroelectricity;
- Exploitation, production, processing and trading of construction materials: sand, stone, gravel, bricks, cement tiles, glass, roofing sheets, asphalt and other construction materials used in construction and interior and exterior decoration; Precast concrete structures, commercial concrete, materials, machinery and equipment, technological lines, means of transport;
- Processing, installation, maintenance, installation, repair, rental of technological equipment lines, steel structures serving civil, industrial, line and station projects;
- Export and import business: Construction materials of all kinds, machinery and equipment, technological lines, means of transport;
- Providing freight forwarding and transportation services;
- Education and training business for workers in mechanical engineering, equipment repair, construction, civil electricity, industrial electricity, air conditioning and ventilation equipment, elevators; light electrical system; foreign language training; Preschool education (only operates when permitted by a competent State agency).

BOARD OF MANAGEMENT REPORT**Board of Directors and Board of Management**

The members of the Board of Directors and the Executive Board of Management of the Company for the Operating period from January 1, 2026 to March 31, 2026 and up to the date of preparation of the Financial Statements are as follows:

Board of Management

Full name	Position	Date of appointment/dismissal
Mr. Tran Dinh Tuan	Chairman	Appointed March 18, 2025
Mr. Dang Van Hieu	Member	Appointed on March 16, 2022
Mr. Nguyen Dac Truong	Member	Appointed March 18, 2025
Mr. Vu Minh Hoang	Member	Appointed March 18, 2025
Mr. Bui Van Thieng	Independent member	Appointed April 6, 2023

Control Board

Full name	Position	Date of appointment/dismissal
Mr. Vu Van Manh	Head of department	Appointed April 6, 2023
Ms. Tran Thi Kim Oanh	Member	Appointed on March 29, 2021
Ms. Nguyen Thi Thuy Linh	Member	Appointed March 18, 2025

Board of Management

Full name	Position	Date of appointment/dismissal
Mr. Dang Van Hieu	General Director	Reappointed January 18, 2024
Mr. Doan Ngoc Ba	Deputy General Director	Appointed April 4, 2022
Mr. Nguyen Dac Truong	Deputy General Director	Appointed November 21, 2022
Mr. Hoang Anh Tuyen	Deputy General Director	Appointed January 5, 2023
Mr. Vu Minh Hoang	Deputy General Director	Dismissed on March 30, 2026

Events after the end of the accounting year

The Board of Management confirms that, in its opinion, in all material respects, no unusual events occurred after the accounting closing date that would affect the Company's financial position and operations and require adjustment or disclosure in the Financial Statements for the Operating period from January 1, 2026 to March 31, 2026.

Responsibilities of the Board of Management

The Board of Management is responsible for preparing the Financial Statements for the Operating period from January 1, 2026 to March 31, 2026, which give a true and fair view of the financial position as at 31/03/2026 and of the results of operations and cash flows of the Company for the period.

In preparing these Financial Statements, the Board of Management is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates that are reasonable and prudent;

BOARD OF MANAGEMENT REPORT

- Clearly state whether the applicable Accounting Standards are being complied with or not, and whether there are any material deviations that need to be disclosed and explained in these Financial Statements;
- Prepare the separate financial statements on a going concern basis unless it is unavoidable that the Company's operations are unsustainable.

The Board of Management is responsible for ensuring that accounting books are recorded appropriately and completely to reasonably reflect the Company's financial situation at any time and to ensure that the Financial Statements comply with Vietnamese Accounting Standards, the Vietnamese Accounting System and relevant legal regulations. The Board of Management is also responsible for ensuring the security of the Company's assets and therefore for taking appropriate measures to prevent and detect fraud and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing the

On behalf of the Board of Management,
VIMECO JOINT STOCK COMPANY



TỔNG GIÁM ĐỐC

Dang Van Hieu

Dang Van Hieu
General Director

Hanoi, April 25, 2026

SEPARATE STATEMENT OF FINANCIAL POSITION

As at March 31, 2026

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
A- CURRENT ASSETS (100=110+120+130+140+150)	100		876.666.528.584	891.965.483.288
I Cash and Cash Equivalents	110	V.1	45.663.904.298	108.268.914.144
1. Cash	111		2.563.904.298	65.168.914.144
2. Cash Equivalents	112		43.100.000.000	43.100.000.000
II. Short-term financial investments	120	V.2	20.001.000.000	20.001.000.000
3. Short-term held-to-maturity investments	123	V.2.1	20.001.000.000	20.001.000.000
III. Short-term Receivables	130		553.123.130.710	492.427.243.211
1. Short-term trade receivables	131	V.3	281.564.988.599	294.583.957.024
2. Short-term advances to suppliers	132	V.3	161.847.346.218	117.177.985.030
5. Other short-term receivables	135		155.447.809.845	126.402.315.109
6. Provision for doubtful short-term receivables	136		(45.737.013.952)	(45.737.013.952)
IV. Inventories	140		257.749.457.978	271.139.290.335
1. Inventories	141	V.5	257.749.457.978	271.139.290.335
V. Other current assets	160		129.035.598	129.035.598
1. Short-term prepaid expenses pending allocati	161	V.12	11.940.320	11.940.320
2. Deductible VAT	162	V13.1	80.000	80.000
3. Taxes and other receivables from the State	163	V13.2	117.015.278	117.015.278
B - NON-CURRENT ASSETS (200=210+220+240+250+260)	200		269.560.694.520	278.935.933.908
I. Long-term Receivables	210		1.339.987.500	2.288.362.500
6. Other long-term receivables	215		1.339.987.500	2.288.362.500
II. Fixed assets	220		154.066.772.176	161.883.562.771
1. Tangible fixed assets	221	V.8	123.661.592.834	130.724.822.224
- Cost	222		505.276.415.731	517.647.325.572
- Accumulated depreciation value	223		(381.614.822.897)	(386.922.503.348)
2. Finance lease fixed assets	224	V.6	26.855.179.502	27.582.184.193
- Cost	225		37.688.331.558	37.688.331.558
- Accumulated depreciation value	226		(10.833.152.056)	(10.106.147.365)
3. Intangible fixed assets	227	V.7	3.549.999.840	3.576.556.354
- Cost	228		3.784.774.600	3.784.774.600
- Accumulated depreciation value	229		(234.774.760)	(208.218.246)
III. Investment properties	240	V.9	18.543.933.260	18.543.933.260
- Cost	241		20.678.248.644	20.678.248.644
- Accumulated depreciation value (*)	242		(2.134.315.384)	(2.134.315.384)

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(Issued under Circular No. 99/2025/TT-BTC)

SEPARATE STATEMENT OF FINANCIAL POSITION**As at March 31, 2026***(continued)*

IV. Long-term unfinished assets	250	V.10	9.001.562.600	9.001.562.600
1. Long-term unfinished production and business	251	V.10.1	9.001.562.600	9.001.562.600
2. Construction in progress	252		-	-
V. Long-term financial investment	260		80.458.869.064	80.458.869.064
1. Invest in subsidiaries	261	V.11.1	12.000.000.000	12.000.000.000
2. Invest in associates and joint ventures	262	V.11.2	66.000.000.000	66.000.000.000
3. Investments in other entities	263	V.11.3	7.970.790.000	7.970.790.000
4. Provision for loss of long-term investments in	264	V.11	(5.511.920.936)	(5.511.920.936)
VI. Other long-term assets	270		6.149.569.920	6.759.643.713
1. Costs awaiting long-term allocation	271	V.12	6.149.569.920	6.759.643.713
TOTAL ASSETS (270=100+200)	280		1.146.227.223.104	1.170.901.417.196

SEPARATE STATEMENT OF FINANCIAL POSITION

As at March 31, 2026

(continued)

Unit: VND

EQUITY AND LIABILITIES	Code	Note	Ending balance	Beginning balance
C - LIABILITIES (300=310+330)	300		799.414.582.485	824.307.135.060
I. Short-term debt	310		752.965.773.749	775.889.459.847
1. Short-term payables to suppliers	311		104.679.210.271	113.806.933.211
2. Buyer pays short-term in advance	312		126.351.249.116	120.412.421.523
3. Must pay dividends and profits	313		746.592.080	746.699.240
4. Taxes and other amounts payable to the State	314	V.13.3	3.660.825.547	5.138.532.822
5. Must pay employees	315		5.448.954.775	5.550.104.128
6. Short-term payable expenses	316	V.14	10.786.729.517	17.630.485.043
9. Revenue waiting for short-term allocation	319		2.310.815.250	2.644.218.249
10. Other short-term payables	320	V.15	7.149.962.999	4.084.724.613
11. Short-term financial lease loans and debt	321	V.16.1	491.831.209.827	505.875.116.651
13. Bonus and welfare fund	323		224.367	224.367
II. Long-term debt	330		46.448.808.736	48.417.675.213
6 Revenue awaiting long-term allocation	337		5.000.000.004	5.227.272.731
7 Other long-term payables	338		2.693.691.956	2.793.691.956
8 Long-term financial lease loans and debt	339	V.16.2	38.755.116.776	40.396.710.526
D - OWNER'S CAPITAL	400		346.812.640.619	346.594.282.136
I. Equity	410	V.17	346.812.640.619	346.594.282.136
1. Owner's capital contribution	411		287.470.170.000	287.470.170.000
2. Capital surplus	412		30.000.000.000	30.000.000.000
8. Development investment fund	418		24.707.183.694	24.707.183.694
11. Undistributed after-tax profits	420		4.635.286.925	4.416.928.442
Undistributed PAT accumulated to the end of	420a		4.416.928.442	14.614.528.796
Undistributed profit this period	420b		218.358.483	(10.197.600.354)
TOTAL CAPITAL RESOURCES (440=300+400)	440		1.146.227.223.104	1.170.901.417.196

Hanoi, April 25, 2026

VIMECO JOINT STOCK COMPANY

Preparer

Chief Accountant

General Director

Vo Thi Hai An

Tran Thi Hong

Dang Van Hieu



PARENT COMPANY INCOME STATEMENT - Q1 2026

Item	Code target	Note	This period This year	This period Last year	Cumulative amount from the beginning of the year to the end of this quarter (This year)	Cumulative amount from the beginning of the year to the end of this quarter (Previous year)
1. Revenue from sales and service provision	01	18	104.072.346.512	113.965.689.383	104.072.346.512	113.965.689.383
2. Revenue deductions	02		0	0	0	0
3. Net Revenue from sales and service provision (10 = 01 - 02)	10	19	104.072.346.512	113.965.689.383	104.072.346.512	113.965.689.383
4. Cost of Goods Sold	11	20	85.521.841.254	94.208.696.076	85.521.841.254	94.208.696.076
5. Gross Profit on sales and service provision (20=10-11)	20		18.550.505.258	19.756.993.307	18.550.505.258	19.756.993.307
6. Profit/loss from sale and liquidation of investment real estate	21					
7. Financial income	22	21	833.211.491	784.878.619	833.211.491	784.878.619
8. Financial costs	23	22	8.666.410.112	10.265.408.778	8.666.410.112	10.265.408.778
- In which: Borrowing costs	24		8.666.410.112	10.265.408.778	8.666.410.112	10.265.408.778
9. Selling expenses	25		0	0	0	0
10. Business management costs	26	23	11.360.375.848	9.788.301.442	11.360.375.848	9.788.301.442
11. Profit and loss expenses in joint ventures	27		0	0	0	0
12. Net profit from operating activities {30=20 + 21 + 22 - (23 + 25 + 26)}	30		-643.069.211	488.161.706	-643.069.211	488.161.706
13. Other income	31	24	916.144.597	0	916.144.597	0
14. Other expenses	32	25	127.282	21.778	127.282	21.778
15. Other profits (40=31-32)	40		916.017.315	-21.778	916.017.315	-21.778
16. Total accounting profit before tax (50=30+40)	50		272.948.104	488.139.928	272.948.104	488.139.928
17. Current corporate income tax expenses	51	26	54.589.621	97.904.295	54.589.621	97.904.295
18. Deferred corporate income tax expenses	52		0	0	0	0
19. Profit after corporate income tax (60=50-51-52)	60		218.358.483	390.235.633	218.358.483	390.235.633
19.1 Profit After Tax of the parent company	61		218.358.483	390.235.633	218.358.483	390.235.633
19.2 Profit After Tax of non-controlling shareholders	62		0	0	0	0
20. Basic earnings per share(*)	70	27	8	15	8	15
21. Diluted earnings per share	71					

Preparer

Chief Accountant



Vo Thi Hai An

Tran Thi Hong

Dang Van Hieu

CASH FLOW STATEMENT

(Indirect method)

Operating period from January 1, 2026 to March 31, 2026

Unit: VND

Item	Mã số	Year-to-date to the end of this period	
		Current year	Previous year
I. Cash flows from operating activities			
1. Profit Before Tax	01	272.948.104	488.139.928
2. Adjustments for			
Depreciation of fixed assets and investment properties	02	5.944.559.401	6.218.624.091
Provisions	03	-	(744.313.000)
Foreign exchange gains/losses from revaluation of monetary items denominated in foreign currencies	04		
Gains/losses from investing and financing activities	05	(916.143.956)	10.265.408.778
Borrowing costs	06	8.666.410.112	-
Other adjustments	07		
3. Operating profit before changes in working capital	08	13.967.773.661	16.227.859.797
Increase/decrease in receivables	09	(60.695.887.499)	128.432.814.679
Increase/decrease in inventories	10	13.389.832.357	(49.745.006.641)
Increase/decrease in payables (excluding interest payable and corporate income tax payable)	11	(9.022.957.844)	(47.797.083.741)
Increase/decrease in prepaid expenses pending allocation	12	610.073.793	3.076.042.535
Increase/Decrease in Trading Securities	13	-	-
Borrowing costs paid	14	(8.666.856.153)	(10.214.458.468)
Corporate income tax paid	15	-	(2.600.000.000)
Other cash receipts from operating activities	16	-	-
Other cash payments for operating activities	17	-	-
Net cash flows from operating activities	20	(50.418.021.685)	37.380.168.161
II. Cash flows from investing activities			
1. Cash paid for acquisition and construction of fixed assets and other long-term assets	21		-
2. Cash received from disposal of fixed assets and other long-term assets	22	2.320.000.000	-
3. Cash paid for loans granted and purchases of debt instruments of other entities	23	-	-
4. Cash collected from loans granted and resale of debt instruments of other entities	24	-	-
5. Cash paid for investments in other entities	25	-	(66.000.000.000)

CASH FLOW STATEMENT

(Indirect method)

Operating period from January 1, 2026 to March 31, 2026

Unit: VND

Item	Mã số	Year-to-date to the end of this period	
		Current year	Previous year
6. Cash collected from recovery of investments in other entities	26	-	-
7. Interest, dividends and profits received	27	1.178.619.573	738.703.524
<i>Net cash flows from investing activities</i>	30	<i>3.498.619.573</i>	<i>(65.261.296.476)</i>
III Cash flows from financing activities			
1. Cash received from share issuance and owners' capital contributions	31	-	-
2. Cash paid to return owners' capital contributions and repurchase issued shares	32	-	-
3. Proceeds from borrowings	33	110.863.189.675	257.178.777.828
4. Repayments of borrowings principal	34	(124.826.815.249)	(210.331.722.495)
5. Payments of finance lease liabilities	35	(1.721.875.000)	(2.089.781.250)
6. Dividends and profits paid to owners	36	(107.160)	(51.805.020)
<i>Net cash flows from financing activities</i>	40	<i>(15.685.607.734)</i>	<i>44.705.469.063</i>
Net cash flows during the period (50=20+30+40)	50	(62.605.009.846)	16.824.340.748
Cash and Cash Equivalents at beginning of period	60	108.268.914.144	76.712.246.797
Effect of changes in foreign exchange rates	61	-	(9.692.114)
Cash and Cash Equivalents at end of period (50+60+61)	70	45.663.904.298	93.526.895.431

Hanoi, April 25, 2026

VIMECO JOINT STOCK COMPANY

Preparer

Chief Accountant

General Director

Vo Thi Hai An

Tran Thi Hong

Dang Van Hieu



NOTES TO THE SEPARATE FINANCIAL STATEMENTS**Operating period from January 1, 2026 to March 31, 2026****I. OPERATING CHARACTERISTICS****1. Form of ownership**

VIMECO Joint Stock Company, transaction name is VIMECO JOINT STOCK COMPANY, referred to as "Company", formerly known as Machinery and Machine Installation Company, was established under Decision No. 179/BXD-TCLD dated March 24, 1997 of the Minister of Construction. From December 6, 2002, the Machinery and Machine Installation Company was transformed into the Machinery and Construction Machinery Joint Stock Company according to Decision No. 1485/QD-BXD dated November 7, 2002 of the Minister of Construction and Joint Stock Company Business Registration Certificate No.: 0103001651 issued by the Department of Planning and Investment of Hanoi City, first registered on January 6, December 2002.

During its operation, the Company has been granted additional Business Registration Certificates by the Hanoi Department of Planning and Investment 17 times, of which the 17th change was on September 1, 2025 regarding the change of Head Office address.

The company has a Ho Chi Minh branch located at 47 Dien Bien Phu, Tan Dinh Ward, Ho Chi Minh City.

The Company's shares have been registered to be listed at the Hanoi Stock Exchange Center with the stock code VMC.

2. Business sector

The company operates in the fields of construction, real estate business, industrial production and preschool education.

3. Business lines

- Construction investment consulting: establishing and managing construction investment projects; construction survey; Supervise construction and installation, inspect project quality; experiment. Bidding consulting; consulting on the transfer of new technology equipment; automation equipment;
- Real estate business activities: Real estate business and real estate services; office, hotel and apartment rental. Management, maintenance and exploitation of technical infrastructure projects, urban areas, apartments, and offices.
- Construction and installation: leveling, soft soil treatment, construction of technical infrastructure in urban areas, industrial parks, water supply and drainage works, water and wastewater treatment, power lines and stations with voltage levels up to 220K; Construction of fire prevention and fighting systems; Construction of civil, industrial, transportation projects (roads at all levels, airports, ports, wharves, bridges), post offices, embankments, irrigation dams, and hydroelectricity;
- Exploitation, production, processing and trading of construction materials: sand, stone, gravel, bricks, cement tiles, glass, roofing sheets, asphalt and other construction materials used in construction and interior and exterior decoration; Precast concrete structures, commercial concrete, materials, machinery and equipment, technological lines, means of transport;
- Processing, installation, maintenance, installation, repair, rental of technological equipment lines, steel structures serving civil, industrial, line and station projects;
- Export and import business: Construction materials of all kinds, machinery and equipment, technological lines, means of transport;

NOTES TO THE SEPARATE FINANCIAL STATEMENTS**Operating period from January 1, 2026 to March 31, 2026**

- Providing freight forwarding and transportation services;
- Education and training business for workers in mechanical engineering, equipment repair, construction, civil electricity, industrial electricity, air conditioning and ventilation equipment, elevators; light electrical system; foreign language training; Preschool education (only operates when permitted by a competent State agency).

4. Company structure*** Subsidiaries**

VIMECO International Education System Joint Stock Company (referred to as 'Company') was established and operates under Business Registration Certificate No. 0109974057 issued by the Hanoi Department of Planning and Investment for the first time on April 22, 2022 and changed for the third time on June 16, 2025 on changing the legal representative.

Charter capital: 12,030,000,000 VND (Twelve billion thirty million VND)

The parent company's ownership interest and voting rights are 99.75%.

*** Associates**

Vinaconex Bac Ninh Joint Stock Company, headquartered at 2nd Floor, Lot E9 Pham Hung Street, Yen Hoa Ward, Hanoi City. The main business activity of this associate is the real estate business.

The Company's capital contribution ratio in this associate is 22%, the voting rights ratio and interest ratio are equivalent to the capital contribution ratio.

II. FISCAL YEAR AND ACCOUNTING CURRENCY**1. Annual accounting period**

The Company's annual accounting period begins on January 1 and ends on December 31 every year.

2. Accounting currency

The currency used in accounting is VND ("VND"), according to the principle of historical cost and in accordance with accounting standards, Vietnamese corporate Accounting Regime and legal regulations related to the preparation and presentation of financial statements.

III. APPLICABLE ACCOUNTING STANDARDS AND REGIME**1. Applicable Accounting Regime**

On October 27, 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") guiding the Enterprise Accounting Regime to replace Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance guiding the Enterprise Accounting Regime ("Circular 200") and Circulars No. 75/2015/TT-BTC dated May 18, 2015, Circular No. 53/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular 200. The provisions of Circular 99 are applied to the book recording, preparation and presentation of general financial statements for the fiscal year starting from January 1, January 2026.

2. Statement of compliance with accounting standards and Accounting Regime

The Company's consolidated financial statements are prepared and presented in accordance with Vietnamese Accounting Standards and the current Vietnamese Accounting Regime.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS**Operating period from January 1, 2026 to March 31, 2026****3. Accounting records system applied**

The company applies computerized bookkeeping, using ANA.7.0 accounting software.

IV. SIGNIFICANT ACCOUNTING POLICIES**1. Cash and Cash Equivalents**

Cash and Cash Equivalents include cash on hand, demand deposits, short-term investments, have high liquidity, are easily converted into cash and have little risk related to fluctuations in value.

Amounts denominated in foreign currencies are converted at the actual transaction exchange rate. At the end of the fiscal year, the balance of funds denominated in foreign currency is re-evaluated according to the average transaction exchange rate on the interbank foreign currency market announced by the State Bank of Vietnam at the time of closing the financial statements.

2. Inventories

The original cost of inventory is determined as follows:

- * Raw materials: includes purchasing costs and other directly related costs incurred to bring inventory to its present location and condition.

- * Production and business in progress costs: includes main raw material costs, labor costs and other directly related costs.

- Ex-warehousing prices are calculated using the weighted average method and are accounted for using the regular declaration method.

- Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to sell them.

- Provision for devaluation of inventory is made for each inventory item whose original cost is greater than its net realizable value. Increases and decreases in inventory balances that need to be appropriated at the end of the fiscal year are recorded in cost of goods sold.

3. Tangible fixed assets

Tangible fixed assets are recorded at their original cost, reflected on the Balance Sheet according to the criteria of original price, accumulated depreciation and residual value.

The recognition of tangible fixed assets and depreciation of fixed assets is carried out in accordance with Accounting Standard No. 03 - Tangible fixed assets, Decision No. 15/2006/QĐ-BTC dated March 20, 2006 of the Minister of Finance and Circular No. 45/2013/TT-BTC dated April 25, 2013 of the Minister of Finance promulgating the Management, Use and Deduction Regime. Depreciation of fixed assets.

The original cost of purchased tangible fixed assets includes the purchase price (minus trade discounts or rebates), taxes and costs directly related to bringing the asset into a ready-to-use state.

Expenses incurred after the initial recognition of tangible fixed assets are recorded as increasing the historical cost of the asset when these expenses certainly increase future economic benefits. Costs incurred that do not satisfy the above conditions are recorded by the company in production and business expenses during the period.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS**Operating period from January 1, 2026 to March 31, 2026**

The historical cost of self-constructed tangible fixed assets includes the actual cost of self-constructed tangible fixed assets and installation and test run costs.

Expenses incurred after the initial recognition of tangible fixed assets are recorded as increasing the historical cost of the asset when these expenses certainly increase future economic benefits. Costs incurred that do not satisfy the above conditions are recorded by the Company in production and business expenses during the period.

The company applies the straight-line depreciation method for tangible fixed assets. Accounting for tangible fixed assets is classified into groups of assets with the same nature and purpose of use in the Company's production and business activities, including:

<u>Type of fixed assets</u>	<u>Depreciation period (year)</u>
Houses and architecture	05 - 25
Machinery and equipment	03 - 15
Means of transport, transmission equipment	06 - 10
Office equipment	3,5 - 5
Other assets	3,5 - 5

4. Finance lease fixed assets

A lease is classified as a finance lease if the majority of the risks and rewards associated with ownership of the asset belong to the lessee.

Finance leased fixed assets are expressed at cost less accumulated depreciation

The cost of a fixed assets under a finance lease is the lower of the fair value of the leased asset at the inception of the lease contract and the present value of the minimum lease payment.

Finance leased fixed assets are depreciated using the straight-line method over their estimated useful lives. In the unlikely event that the Company will have ownership of the asset at the end of the lease term, the fixed assets will be depreciated over the shorter of the lease term and the estimated useful life. The number of years of depreciation for fixed assets under finance lease is as follows:

<u>Type of fixed assets</u>	<u>Depreciation period (year)</u>
Machinery and equipment	15
Means of transport and transmission	10

5. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated depreciation.

The historical cost of intangible fixed assets includes all costs that the Company must spend to acquire the fixed assets up to the time the asset is put into a ready-to-use state. Costs related to intangible fixed assets that arise after initial recognition are recorded as production and business expenses during the year unless these costs are associated with a specific intangible fixed assets and increase economic benefits from these assets.

When intangible fixed assets are sold or liquidated, their original cost and accumulated depreciation are written off and profits and losses arising from disposal are recorded in income or expenses during the year.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS**Operating period from January 1, 2026 to March 31, 2026**

The Company's intangible fixed assets are land use rights. The original price of land use rights is all actual expenses the Company has paid that are directly related to the land use, including: money spent to have land use rights, registration fees... Land use rights are amortized according to the straight-line method over the time on the land use rights certificate (19 years).

6. Investment properties

Investment real estate is the right to use land, a house, a part of a house or infrastructure owned by the Company for the purpose of earning profit from rental or waiting for price increase.

Investment real estate held for price increase is not depreciated. In cases where there is solid evidence that investment real estate held for price appreciation has depreciated compared to its market value and the depreciation is determined reliably, the investment real estate held for price appreciation is recorded as a decrease in its original cost and the loss is recorded in the cost of goods sold.

7. Construction in progress

Construction in progress costs reflect costs directly related (including related interest expenses in accordance with the Company's accounting policies) to assets under construction, machinery and equipment being installed for production, rental and management purposes as well as costs related to ongoing repairs of fixed assets. These assets are recorded at cost and are not depreciated.

8. Financial investments

Investments in equity instruments of other entities include investments in equity instruments but the Company does not have control, joint control or significant influence over the invested party.

Investments in equity instruments of other entities are initially recognized at cost, which includes the purchase price or capital contribution plus direct costs related to investing activities. Dividends of periods before the investment is purchased are accounted for as a decrease in the value of that investment itself. Dividends of periods after the investment is purchased are recorded as financial revenue. Dividends received in shares are only tracked by the number of additional shares, the value of shares received is not recorded.

Loss provisions for investments in equity instruments of other entities are made as follows:

- For investments whose fair value cannot be determined at the time of reporting, provision is made based on the loss of the invested unit, with the level of provision equal to the difference between the actual investment capital of the parties at the unit and the actual equity at the end of the fiscal year multiplied by the Company's actual contributed charter capital ownership ratio at that unit.

Increases and decreases in provisions for investment losses in other entities' capital instruments that need to be appropriated at the end of the fiscal year are recorded in financial expenses.

9. Borrowing costs

The Company's short-term (long-term) loans are recorded according to contracts, loan agreements, receipts, payment slips and bank documents.

Borrowing costs are recorded in financial operating expenses. Particularly, borrowing costs directly related to investment in construction or production of unfinished assets are included in the value of that asset (capitalized) when they meet the conditions specified in Accounting Standard No. 16 - Borrowing costs.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS**Operating period from January 1, 2026 to March 31, 2026****10. Costs awaiting long-term allocation**

Tools and supplies: includes assets held by the Company for use in the course of normal business operations, with the historical cost of each asset being less than 30 million VND and therefore not eligible for recognition as assets according to Circular No. 45/2013/TT-BTC dated July 25, 2013 of the Ministry of Finance, guiding the management, use and depreciation of fixed assets. The cost of tools and supplies is amortized on a straight-line basis over a period of 3 years.

11. Fees must be paid

Record estimated costs for production and business activities in the period but have not actually arisen because there is no official settlement data with the goods and service providers.

12. Equity

The Company's owner's investment capital is recorded according to the owner's actual contributed capital.

Capital surplus is recorded according to the greater difference between the actual issuance price and the par value of the shares when the shares are issued.

13. Profit distribution

Profit after corporate income tax is distributed to shareholders after funds have been appropriated according to the Company's Charter as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to shareholders considers non-monetary items in undistributed after-tax profits that can affect cash flow and the ability to pay dividends such as profits due to revaluation of assets contributed as capital, profits due to revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recorded as liabilities when approved by the General Meeting of Shareholders.

14. Revenue

The company's revenue includes revenue from construction and installation activities, revenue from selling houses and infrastructure, producing commercial concrete, construction stone, processing steel structures, selling products and goods such as machinery and equipment, repairing equipment, processing steel, gaskets, revenue from deposit interest, interest for loan units and distributed dividends.

Because the company's construction contracts stipulate that the contractor is paid according to the volume value, construction revenue is determined according to the value of the volume performed, confirmed by the customer by acceptance, settlement, and issued value-added invoices, in accordance with the provisions of standard No. 15 - "Construction contracts".

Revenue from selling houses and infrastructure is recognized after handing over the house, liquidating the contract, and issuing invoices accepted by the customer for payment in accordance with the 5 conditions for recording revenue specified in Standard No. 14 - "Revenue and other income".

Revenue from industrial production such as concrete, stone, and steel structure processing is determined according to the value of products sold, confirmed by acceptance, issuance of invoices and payment acceptance by customers, in accordance with the 5 conditions for recording revenue specified in Standard No. 14 - "Revenue and other income".

NOTES TO THE SEPARATE FINANCIAL STATEMENTS**Operating period from January 1, 2026 to March 31, 2026**

Revenue from the sale of goods and products is determined according to the fair value of the amounts collected or to be collected according to the principle of accrual, recorded when transferring goods to customers, issuing invoices and being accepted by customers for payment, in accordance with the 5 conditions for recording revenue specified in Standard No. 14 - "Revenue and other income".

Revenue from deposit interest and loan interest is recorded on the basis of time and actual interest rate each period; Revenue from dividend collection is recognized when the parties contributing capital are entitled to receive profits from capital contribution, based on the minutes of the shareholders' meeting of the companies with capital contribution.

Deferred interest payments are presented in the item "unearned revenue", recorded in financial income when the interest is due.

15. Principles for recording cost of goods sold

Cost of Goods Sold is recorded and grouped according to the value and quantity of finished products, goods, and materials sold to customers, in accordance with the revenue recorded in the period.

Cost of services is recorded according to actual costs incurred to complete the service, consistent with revenue recorded in the period.

Cost prices of construction works are recorded according to the following principles:

Cost of Goods Sold in the period = Cost of production and business in progress at the beginning of the period + Cost of production and business during the period - Cost of production and business in progress at the end of the period

16. Accounts Receivable and payable

Principles for determining customer receivables are based on the Contract and recorded according to the Sales Invoice issued to the customer.

Advance payments to sellers are accounted for based on payment vouchers, bank documents and economic contracts.

Principles for determining payables to the seller are based on the Contract, warehouse receipt and recorded according to the Seller's Sales Invoice.

The buyer's prepayment is recorded based on the contract, receipt, and bank documents.

The principle of setting up provisions for doubtful receivables is based on the economic contract payment term.

The specific level of provisioning is as follows:

- + 50% for receivables overdue for more than 1 year.
- + 70% for receivables overdue from 2 years to 3 years.
- + 100% for debts over 3 years.

17. Short-term and long-term loans

Short-term and long-term loans are recorded on the basis of receipts, bank documents, loan agreements and loan contracts. Loans with a term of 1 financial year or less are recorded by the Company as short-term loans. Loans with a term of more than 1 financial year are recorded by the Company as long-term loans.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Operating period from January 1, 2026 to March 31, 2026

18. Tax obligations

* VAT (VAT)

Enterprises apply VAT declaration and calculation according to the guidance of current tax law.

* Corporate income tax

Corporate income tax expense only includes current income tax, which is a tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustment of temporary differences between tax and accounting, non-deductible expenses as well as adjustment of non-taxable income and carried forward losses.

The determination of the Company's corporate income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of Corporate income tax depends on the inspection results of the competent tax authority.

* Other taxes

Other taxes and fees are declared and paid by enterprises to local tax authorities in accordance with current State regulations.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE REPORT OF GENERAL FINANCIAL POSITION

1. Cash and Cash Equivalents

	Ending balance	Beginning balance
	VND	VND
Cash in fund	399.461.478	3.774.273.971
Cash at banks	2.164.442.820	61.394.640.173
Cash Equivalents	43.100.000.000	43.100.000.000
Total	45.663.904.298	108.268.914.144

2. Held-to-maturity investments

2.1 Short term

	Ending balance	Beginning balance
	VND	VND
Deposits have terms from 6 to 13 months	20.001.000.000	20.001.000.000
Total	20.001.000.000	20.001.000.000

3. Receivable from customers

	Ending balance	Beginning balance
	VND	VND
Short-term trade receivables	281.564.988.599	294.583.957.024
Short-term advances to suppliers	161.847.346.218	117.177.985.030
Total	443.412.334.817	411.761.942.054

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Operating period from January 1, 2026 to March 31, 2026

4. Other short-term receivables	Ending balance	Beginning balance
	VND	VND
Receivable from construction groups and teams	126.652.362.658	97.137.090.898
Must collect interest on deposits and loans	217.286.754	562.694.836
Receivable from Ha Khanh Green Cao project	24.549.496.556	24.549.496.556
Other receivables	4.028.663.877	4.153.032.819
Total	155.447.809.845	126.402.315.109

5. Inventories	Ending balance	Beginning balance
	VND	VND
Raw materials and supplies	1.924.321.658	3.224.998.851
Raw materials, fuel, materials	1.924.321.658	3.224.998.851
Tools tools	1.382.585.672	1.362.745.299
Tools, labor protection	1.382.585.672	1.362.745.299
Short-term unfinished production and business expenses	254.442.550.648	266.551.546.185
Original price of inventory	257.749.457.978	271.139.290.335
Provision for decline in inventories	-	-
Net value of inventory	257.749.457.978	271.139.290.335

6. Increase or decrease financial lease fixed assets	Vehicles	Machinery and equipment	Total
	VND	VND	VND
Cost			
Beginning balance	11.842.371.963	25.845.959.595	37.688.331.558
Number increased during the period	-	-	-
Ending balance	11.842.371.963	25.845.959.595	37.688.331.558
Accumulated depreciation value			
Beginning balance	4.342.203.036	5.763.944.329	10.106.147.365
Depreciation during the period	296.059.299	430.945.392	727.004.691
Ending balance	4.638.262.335	6.194.889.721	10.833.152.056
Net book value			
Beginning balance	7.500.168.927	20.082.015.266	27.582.184.193
Ending balance	7.204.109.628	19.651.069.874	26.855.179.502

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Operating period from January 1, 2026 to March 31, 2026

7. Increase or decrease in intangible fixed assets

	Land use rights	Total
	VND	VND
Cost		
Beginning balance	3.784.774.600	3.784.774.600
Number increased during the period		-
Ending balance	3.784.774.600	3.784.774.600
Accumulated depreciation value		
Beginning balance	208.218.246	208.218.246
Depreciation during the period	26.556.514	26.556.514
Ending balance	234.774.760	234.774.760
Net book value		
Beginning balance	3.576.556.354	3.576.556.354
Ending balance	3.549.999.840	3.549.999.840

VIMECO JOINT STOCK COMPANY

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COMBINED FINANCIAL STATEMENTS

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(Issued under Circular No. 99/2025/TT-BTC)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

As at March 31, 2026
(continued)

8. Movements in tangible fixed assets		Unit: VND		
Item	Buildings and structures	Machinery and equipment	Vehicles	Management equipment, tools
Cost				Total
Beginning balance	65.215.199.369	324.940.399.121	122.566.862.650	517.647.325.572
Purchases during the period	-	-	-	-
Completed construction in progress	96.499.185	-	-	96.499.185
Transferred as capital contribution	-	-	-	-
Disposals and sales	-	(4.181.227.273)	(8.286.181.753)	(12.467.409.026)
Other decreases	-	-	-	-
Ending balance	65.311.698.554	320.759.171.848	114.280.680.897	505.276.415.731
Accumulated depreciation				
Beginning balance	45.660.715.837	234.836.866.777	101.619.838.053	386.922.503.348
Depreciation for the period	560.599.417	3.884.252.847	1.452.285.746	5.944.559.401
Transferred as capital contribution	-	-	-	-
Disposals and sales	-	(2.966.058.099)	(8.286.181.753)	(11.252.239.852)
Other decreases	-	-	-	-
Ending balance	46.221.315.254	235.755.061.525	94.785.942.046	381.614.822.897
Net book value				
Beginning balance	19.554.483.532	90.103.532.344	20.947.024.597	130.724.822.224
Ending balance	19.090.383.300	85.004.110.323	19.494.738.851	123.661.592.834

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Operating period from January 1, 2026 to March 31, 2026

9. Increase or decrease in investment real estate

	Vocational school area for rent	Office for rent	Apartments, Land use rights	Total
	VND	VND	VND	VND
Cost				
Beginning balance	1.274.826.950	859.488.434	18.543.933.260	20.678.248.644
Number increased during t	-	-	-	-
Number decreased during the period			-	-
Ending balance	1.274.826.950	859.488.434	18.543.933.260	20.678.248.644
Accumulated depreciation value				
Beginning balance	1.274.826.950	859.488.434	-	2.134.315.384
Depreciation during the pe	-	-	-	-
Ending balance	1.274.826.950	859.488.434	-	2.134.315.384
Net book value				
Beginning balance	-	-	18.543.933.260	18.543.933.260
Ending balance	-	-	18.543.933.260	18.543.933.260

10. Long-term costs of unfinished production and business

	Ending balance		Beginning balance	
	Original price	Recoverable value	Original price	Recoverable value
	VND	VND	VND	VND
Ground leveling for an area of 1.7 hectares for the Company	9.001.562.600	9.001.562.600	9.001.562.600	9.001.562.600
Headquarters project				
	9.001.562.600	9.001.562.600	9.001.562.600	9.001.562.600

11. Investments in other entities

11.1 Invest in Subsidiaries

	Ending balance	Beginning balance
	VND	VND
Vimeco International Education System Joint Stock Company	12.000.000.000	12.000.000.000
Total	12.000.000.000	12.000.000.000
Provision for devaluation of investments in Subsidiaries	-	-
Add provisions to Subsidiaries	-	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Operating period from January 1, 2026 to March 31, 2026

11.2 Invest in Associate Companies

	Ending balance	Beginning balance
	VND	VND
Vinaconex Bac Ninh Joint Stock Company	66.000.000.000	66.000.000.000
	66.000.000.000	66.000.000.000
Provision for devaluation of investments in associates	-	(139.420.936)
Add reserve account to Associate Company	-	(139.420.936)

11.3 Investments in other entities

	Ending balance	Beginning balance
	VND	VND
VIPACO Joint Stock Company	5.312.500.000	5.312.500.000
North Central Electricity Investment and Development Joint Stock Co	690.000.000	690.000.000
Yen Binh White Stone Joint Stock Company	60.000.000	60.000.000
Cotana Ecolife Urban Joint Stock Company	375.000.000	375.000.000
AGUSTIN Vietnam Elevator Joint Stock Company	1.533.290.000	1.533.290.000
Total	7.970.790.000	7.970.790.000
Provision for devaluation of long-term investments - Vipaco Joint Stc	(5.312.500.000)	(5.312.500.000)
Provision for long-term investment price reduction - Yen Binh White	(60.000.000)	(60.000.000)
Net value of capital investments in other entities	2.598.290.000	2.598.290.000

12. Expenses awaiting allocation

	Ending balance	Beginning balance
	VND	VND
Beginning balance	6.771.584.033	11.217.253.903
Increase during the period	94.647.636	2.028.082.765
Allocation during the period	(704.721.429)	(6.473.752.635)
Total	6.161.510.240	6.771.584.033

13. Taxes and other amounts payable to the state

	Beginning balance	Number to be paid	Amount paid/deducted	Ending balance
	VND	VND	VND	VND
13.1 Deductible VAT	80.000	-	-	80.000
	80.000	-	-	80.000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Operating period from January 1, 2026 to March 31, 2026

	Beginning balance	Number to be paid	Amount paid/deducted	Ending balance
	VND	VND	VND	VND
13.2 Taxes and State receivables				
Land rent	117.015.278	-	-	117.015.278
	117.015.278	-	-	117.015.278

	Beginning balance	Number to be paid	Amount paid/deducted	Ending balance
	VND	VND	VND	VND
13.3 Taxes and other amounts payable to the				
Domestic output VAT	3.513.345.664	7.287.614.176	8.504.932.251	2.296.027.589
Corporate income tax	1.072.091.271	54.589.621		1.126.680.892
Personal income tax	553.095.887	357.934.358	672.913.179	238.117.066
Natural resources tax, environme	-	-	-	-
Non-state land tax	-	-	-	-
Land rent	-	-	-	-
Other taxes	-	-	-	-
	5.138.532.822	7.700.138.155	9.177.845.430	3.660.825.547

14. Fees must be paid	Ending balance	Beginning balance
	VND	VND
Costs payable to project construction contractors	10.133.842.547	16.977.576.634
Loan interest must be paid	652.886.970	652.908.409
Total	10.786.729.517	17.630.485.043

15. Other short-term payables and payables	Ending balance	Beginning balance
	VND	VND
Insurance payables and union dues	2.213.156.578	701.540.660
Advances payable	1.877.806.935	457.956.013
Other payables and payables	3.058.999.486	2.925.227.940
Total	7.149.962.999	4.084.724.613

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Operating period from January 1, 2026 to March 31, 2026

16. Loans and financial lease debt

16.1 Short-term loan	Ending balance	Number arising during the period		Beginning balance
	VND	Increase VND	Reduced VND	VND
Vietinbank Bank Thang Long Br	68.697.176.517	24.760.284.637	23.331.196.731	67.268.088.611
BIDV Ha Dong Bank	414.783.623.157	86.102.905.038	100.353.368.518	429.034.086.637
<i>Long-term debt is due</i>	8.350.410.153	-	1.222.531.250	9.572.941.403
Total	491.831.209.827	110.863.189.675	124.907.096.499	505.875.116.651

16.2 Long-term financial loans and lease debt

	Ending balance	Number arising during the period		Beginning balance
	VND	Increase VND	Reduced VND	VND
BIDV Ha Dong Bank	7.898.620.679	-	1.142.250.000	9.040.870.679
BIDV-SUMI financial leasing co	8.406.906.250	-	1.721.875.000	10.128.781.250
Other organizations	30.800.000.000	-	-	30.800.000.000
Long-term debt is due	(8.350.410.153)	-	(1.222.531.250)	(9.572.941.403)
Total	38.755.116.776	-	1.641.593.750	40.396.710.526

17. Equity

a) Reconciliation table of changes in equity

Đơn vị tính: VND

Item	Owner's investment capital	Share capital surplus + Development Investment Fund	Undistributed after-tax profits	Total
Balance at the beginning	261.341.320.000	80.836.033.694	14.614.528.796	356.791.882.490
Capital increase in the prev	26.128.850.000	-	-	26.128.850.000
Profit in the previous year	-	-	(10.197.600.354)	(10.197.600.354)
Distribution of funds	-	(26.128.850.000)	-	(26.128.850.000)
Remuneration of the Board	-	-	-	-
Dividends	-	-	-	-
Other decreases	-	-	-	-
Last period's closing balance	287.470.170.000	54.707.183.694	4.416.928.442	346.594.282.136
Increase/decrease this year	-	-	-	-
Profit this year	-	-	218.358.483	218.358.483
Remuneration of the Board	-	-	-	-
Distribution of funds	-	-	-	-
Dividends	-	-	-	-
Balance at the end of this	287.470.170.000	54.707.183.694	4.635.286.925	346.812.640.619

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Operating period from January 1, 2026 to March 31, 2026

b) Details of the owner's investment capital

	Ending balance VND	Beginning balance VND
Vietnam Construction and Import-Export Joint Stock Corporation	14.374.800.000	14.374.800.000
Capital contributed by other shareholders	273.095.370.000	273.095.370.000
Total	287.470.170.000	287.470.170.000

c) Capital transactions with owners and distribution of dividends and profit sharing

	Ending balance VND	Beginning balance VND
Owner's capital contribution	-	-
Capital contributed at the beginning of the year	287.470.170.000	261.341.320.000
Contributed capital increased during the period	-	26.128.850.000
Contributed capital decreased during the period	-	-
Contributed capital at the end of the period	287.470.170.000	287.470.170.000
Dividends and distributed profits	-	26.128.850.000

d) Dividends

Dividends declared after the end of the annual accounting period:	0%	10%
- Dividends declared on common shares:	0%	10%
- Dividends declared on preferred shares:		
Unrecorded cumulative preferred stock dividends:		

e) Stocks

	Ending balance VND	Beginning balance VND
Number of shares registered to issue	28.747.017	28.747.017
Number of shares sold to the public	28.747.017	28.747.017
- Common shares	28.747.017	28.747.017
- Preference shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preference shares	-	-
Number of outstanding shares	28.747.017	28.747.017
- Common shares	28.747.017	28.747.017
- Preference shares	-	-
- Par value of outstanding shares: 10,000 VND		

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Operating period from January 1, 2026 to March 31, 2026

g) Bonus and welfare fund

	Beginning balance	Number increased during the period	Number decreased during the period	Ending balance
Bonus and welfare fund	224.367	-	-	224.367
Total	224.367	0	0	224.367

18. Revenue from sales and rendering of services

Year-to-date to the end of this period

	Current year VND	Previous year VND
Revenue from service provision	7.376.481.502	5.912.693.032
Revenue from other services	7.376.481.502	5.912.693.032
Construction contract revenue	85.064.441.237	100.902.952.863
Industrial production revenue	11.631.423.773	7.150.043.488
Commercial concrete	11.631.423.773	7.150.043.488
Total	104.072.346.512	113.965.689.383

19. Net Revenue from sales and service provision

Year-to-date to the end of this period

	Current year VND	Previous year VND
Net Revenue from providing services	7.376.481.502	5.912.693.032
Net Revenue from construction contracts	85.064.441.237	100.902.952.863
Net Revenue from industrial production	11.631.423.773	7.150.043.488
Total	104.072.346.512	113.965.689.383

20. Cost of Goods Sold and services provided

Year-to-date to the end of this period

	Current year VND	Previous year VND
Cost of services provided	3.762.005.566	3.131.631.277
Construction contract cost price	71.175.240.055	84.342.528.704
Cost of industrial production	10.584.595.633	6.734.536.095
Total	85.521.841.254	94.208.696.076

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Operating period from January 1, 2026 to March 31, 2026

21. Financial income	Year-to-date to the end of this period	
	Current year VND	Previous year VND
Interest on bank deposits and loans	433.011.491	784.878.619
Collect dividends and invest in stocks	400.200.000	-
Total	833.211.491	784.878.619
22. Financial expenses	Year-to-date to the end of this period	
	Current year VND	Previous year VND
Loan interest	8.666.410.112	10.265.408.778
Total	8.666.410.112	10.265.408.778
23. General and administrative expenses	Year-to-date to the end of this period	
	Current year VND	Previous year VND
Management staff costs	7.419.056.105	7.253.594.882
Management materials expenses	479.581.704	491.864.386
Depreciation of fixed assets	722.617.916	683.843.467
Taxes, fees and charges	-	4.040.000
Provision/reversal costs	-	(744.313.000)
Other cash expenses	2.739.120.123	2.099.271.707
Total	11.360.375.848	9.788.301.442
24. Other income	Year-to-date to the end of this period	
	Current year VND	Previous year VND
Liquidation of fixed assets	916.143.956	-
Other income	641	-
Total	916.144.597	-
25. Other expenses	Year-to-date to the end of this period	
	Current year VND	Previous year VND
Other expenses	127.282	21.778
Total	127.282	21.778

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Operating period from January 1, 2026 to March 31, 2026

26. Current corporate income tax expenses

Year-to-date to the end of this period

	Current year VND	Previous year VND
Revenue is subject to corporate income tax	105.821.702.600	114.750.568.002
Cost of calculating corporate income tax	105.548.754.496	114.262.428.074
Profit before corporate income tax	272.948.104	488.139.928
Adjustments for taxable income	-	-
Adjustments increase	-	-
Reduced adjustments	-	-
Taxable income	272.948.104	488.139.928
Tax rate	20%	20%
Corporate income tax amount payable for the current year	54.589.621	97.904.295
Add the amount of corporate income tax payable	54.589.621	97.904.295

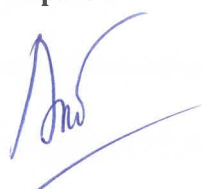
27. Basic earnings per share

	Current period VND	Previous period VND
Accounting profit after corporate income tax	218.358.483	390.235.633
+ Profit or loss allocated to shareholders owning common shares	218.358.483	390.235.633
+ Average common shares outstanding during the period	28.747.017	26.134.132
+ Basic earnings per share	8	15

Hanoi, April 25, 2026

VIMECO JOINT STOCK COMPANY

Preparer


 Vo Thi Hai An

Chief Accountant


 Tran Thi Hong

General Director

