

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

Dear: - State Securities Commission,
- Ha Noi Stock Exchange.

1. Organization name: MCG Energy and Real Estate Joint Stock Company

- Stock code: **MCG**

- Address: Lane 102 Truong Chinh Street, Kim Lien Ward, Ha Noi

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2. Information disclosure content:

- Financial statements for the second quarter of 2026:

☐ Separate financial statements (Listed organizations without subsidiaries and superior accounting units with affiliated units);

☒ Consolidated financial statements (Listed organization with subsidiaries);

☒ Financial statements (Listed organizations have their own accounting units and accounting apparatus).

- Cases that must explain the cause:

+ The audit organization gave an opinion that was not an unqualified opinion on the financial statements (for the audited financial statements of the second quarter of 2026):

☐ Yes

☐ No

Explanatory text in case of integration:

☐ Yes

☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited financial statements of the second quarter of 2026):

☐ Yes

☐ No

Explanatory text in case of integration:

☐ Yes

☐ No

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

☒ Yes

☐ No

Explanatory text in case of integration:

☒ Yes

☐ No

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



☒ Yes

☐ No

Explanatory text in case of integration:

☒ Yes

☐ No

3. This information was published on the Company's website on .30../.7../2026 at the link:

<https://www.mcger.com/dang-bai/categories/tin-tuc>

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

Attached documents:

- Company financial statements for the second quarter of 2026,
- Consolidated financial statements for the second quarter of 2026.

Recipient:

- As above;
- Save: administrative department.

ORGANIZATION REPRESENTATIVE

Legal representative/Authorized person to disclose information
(Sign, full name, position, seal)



TỔNG GIÁM ĐỐC
Nguyễn Ngọc Hương



**MCG ENERGY AND REAL ESTATE JOINT STOCK
COMPANY**

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**FINANCIAL STATEMENTS
SECOND QUARTER OF 2026**

The report includes:

- 1. Balance sheet - Form No. B01-DN*
- 2. Income statement - Form No. B02-DN*
- 3. Cash flow statement - Form No. B03-DN*
- 4. Notes to financial statements - Form No. B09-DN*

HA NOI – 2026



MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

Phone: (04).3 869 3434 - Fax: (04).3 869 1568

Form No. B 01 - DN(Attached to Circular No. 99/2025/TT-BTC dated
October 27, 2025 of the Ministry of Finance)**FINANCIAL REPORT**

the second quarter of the fiscal year ending December 31, 2026

FINANCIAL STATEMENT REPORT

As at June 30, 2026

(Applies to businesses that meet the going concern assumption)

Unit: VND

ASSETS	CODES	NOTES	CLOSING BALANCE	OPENING BALANCE
1	2	3	4	5
A. CURRENT ASSETS	100		63,397,550,866	53,239,582,216
I. Cash and cash equivalents	110		5,941,189,195	1,061,807,428
1. Cash	111	V.01	5,941,189,195	1,061,807,428
II. Short-term financial investments	120	V.02	14,977,949,451	10,073,968,159
1. Trading securities	121		1,074,655,462	1,757,231,910
2. Allowance for diminution in the value of trading securities (*)	122		(210,705,462)	(384,861,910)
3. Short-term holding investments until maturity	123		18,681,513,070	12,284,618,627
4. Provision for short-term investments held to maturity (*)	124		(4,567,513,619)	(3,583,020,468)
III. Short-term receivables	130		39,404,532,825	38,865,197,795
1. Short-term trade receivables	131	V.03	63,195,082,021	63,096,171,223
2. Prepayments to suppliers	132		6,198,711,189	5,473,311,189
3. Other short-term receivables	135	V.04	57,507,141,370	57,928,884,488
4. Allowance for doubtful debts (*)	136		(87,496,401,755)	(87,633,169,105)
IV. Inventories	140	V.07	2,992,015,261	2,992,015,261
1. Inventories	141		2,992,015,261	2,992,015,261
V. Other current assets	160		81,864,134	246,593,573
1. Short-term deferred costs	161	V.10	5,346,971	14,945,154
2. Deductible value added tax	162		75,910,356	231,041,612
3. Taxes and other receivables from the State budget	163		606,807	606,807
B - LONG-TERM ASSETS	200		366,408,970,227	364,682,528,157
I. Long-term receivables	210		7,000,000	7,000,000
1. Other long-term receivables	215		7,000,000	7,000,000
II. Fixed assets	220		5,308,086,773	6,534,480,315
1. Tangible fixed assets	221	V.09	5,308,086,773	6,534,480,315
- Cost	222		47,383,795,277	47,383,795,277
- Accumulated depreciation (*)	223		(42,075,708,504)	(40,849,314,962)
IV. Investment property	240		88,265,893,300	89,427,475,330
- Cost	241		117,774,019,565	117,774,019,565
- Accumulated depreciation (*)	242		(29,508,126,265)	(28,346,544,235)
V. Long-term assets in progress	250	V.08	42,142,198,717	42,142,198,717
1. Long-term work in progress	251		42,142,198,717	42,142,198,717
VI. Long-term financial investment	260	V.02	230,658,468,671	226,571,373,795
1. Investments subsidiaries	261		273,280,000,000	273,280,000,000
2. Investments associates	262		20,000,000,000	
3. Equity investments in other entities	263		9,891,470,000	19,891,470,000
4. Provision for impairment of long-term financial investments (*)	264		(77,126,475,302)	(69,407,441,783)
5. Long-term investment holding until maturity	265		4,613,473,973	2,807,345,578
VII. Other long-term assets	270		27,322,766	
1. Long-term deferred costs	271	V.10	27,322,766	
TOTAL ASSETS (270=100+200)	280		429,806,521,093	417,922,110,373

MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY

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Form No. B 01 - DN

(Attached to Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance)

FINANCIAL REPORT

the second quarter of the fiscal year ending December 31, 2026

RESOURCES	CODES	NOTES	CLOSING BALANCE	OPENING BALANCE
1	2	3	4	5
C - LIABILITIES	300		335,906,806,501	332,398,679,848
I. Current liabilities	310		129,819,802,751	130,552,258,598
1. Short-term trade payables	311	V.12	75,416,926,784	75,728,986,090
2. Short-term advances from customers	312		13,025,487,578	13,025,173,246
3. Dividends and profits must be paid	313		87,848,300	87,848,300
4. Short-term taxes and other payments to the government	314	V.13	1,403,130,579	1,135,140,274
5. Payables to the employees	315		636,015,598	613,944,610
6. Short-term accrued expenses	316	V.14	12,139,675,759	12,126,774,014
7. Short-term deferred revenue	319		10,423,497	15,379,371
8. Other current payables	320	V.15	18,598,438,823	18,581,802,002
9. Short-term loans and obligations under finance leases	321	V.11	1,590,229,300	1,955,584,158
10. Bonus and welfare funds	323		6,911,626,533	7,281,626,533
II. Long-term liabilities	330		206,087,003,750	201,846,421,250
1. Other long-term payables	338		200,427,003,750	196,186,421,250
2. Long-term loans and obligations under finance leases	339	V.11	5,660,000,000	5,660,000,000
D - EQUITY			93,899,714,592	85,523,430,525
I. Owner's equity	400	V.16	93,899,714,592	85,523,430,525
1. Owner's contributed capital	411		575,100,000,000	575,100,000,000
- Ordinary shares carrying voting rights	411a		575,100,000,000	575,100,000,000
2. Share premium	412		(26,729,045,665)	32,960,749,348
3. Shares repurchased from oneself (*)	415			(73,426,398,513)
4. Retained earnings	420		(454,471,239,743)	(449,110,920,310)
- Retained earnings accumulated to the end of the previous period	420a		(451,295,537,476)	(449,110,920,310)
- Retained earnings of the current period	420b		(3,175,702,267)	
TOTAL RESOURCES (440 = 300 + 400)	440		429,806,521,093	417,922,110,373

Ha Noi, date 30 month 7 year 2026

TABLE MAKER

CHIEF ACCOUNTANT

GENERAL DIRECTOR

HOANG MANH TUAN

PHAM THI CHINH LUONG

NGUYEN NGOC HUNG



MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY

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Form No. B 02 - DN

(Attached to Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance)

FINANCIAL REPORT

the second quarter of the fiscal year ending December 31, 2026

INCOME STATEMENT

Second quarter of 2026

Unit: VND

Items	Codes	Notes	Reporting period		Accumulated from the beginning of the year to the end of this period	
			Current prior	previous period	Current year	Prior year
1. Gross revenue from goods sold and services rendered	01	VI.1	5,428,309,627	10,287,170,831	8,601,878,798	13,684,487,815
2. Deductions	02					
3. Net revenue from goods sold and services rendered	10		5,428,309,627	10,287,170,831	8,601,878,798	13,684,487,815
4. Cost of sales	11	VI.2	5,092,169,656	9,640,439,860	7,487,836,146	12,306,759,225
5. Gross profit from goods sold and services rendered	20		336,139,971	646,730,971	1,114,042,652	1,377,728,590
6. Profit/loss from the sale and liquidation of investment properties	21					
7. Financial income	22	VI.03	124,484,307	(243,667,293)	205,049,593	6,327,550
8. Financial expenses	23	VI.04	7,067,233,359	(81,925,390)	8,866,082,526	1,511,311,442
- In which: Interest expense	24					
9. Selling expenses	25	VI.05				
10. General and administration expenses	26	VI.06	2,683,196,946	443,893,060	4,011,317,532	1,931,066,734
11. Operating profit	30		(9,289,806,027)	41,096,008	(11,558,307,813)	(2,058,322,036)
12. Other income	31	VI.07	6,114,103,760	4,367,450	6,197,988,380	8,092,760
13. Other expenses	32	VI.08		407,656		407,656
14. Loss/profit from other activities	40		6,114,103,760	3,959,794	6,197,988,380	7,685,104
15. Accounting profit before tax	50		(3,175,702,267)	45,055,802	(5,360,319,433)	(2,050,636,932)
16. Current corporate income tax expense	51	VI.09				
17. Deferred corporate tax expense/(income)	52					
18. Net profit after corporate income tax	60		(3,175,702,267)	45,055,802	(5,360,319,433)	(2,050,636,932)
19. Basic earnings per share (*)	70		(59)	1	(99)	(39)
20. Declining earnings per share (*)	71					

TABLE MAKER



HOANG MANH TUAN

CHIEF ACCOUNTANT



PHAM THI CHINH LUONG

Hanoi, date 30 month 7 year 2026
 GENERAL DIRECTOR

 NGUYEN NGOC HUNG

MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY

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Form No. B 03 - DN

(Attached to Circular No. 99/2025/TT-BTC
dated October 27, 2025 of the Ministry of
Finance)**FINANCIAL REPORT**

the second quarter of the fiscal year ending December 31, 2026

CASH FLOW STATEMENT

(By indirect method)

Second quarter of 2026

ITEMS	CODES	NOTES	ACCUMULATED FROM BEGINNING OF YEAR TO THIS PERIOD	
			CURRENT YEAR	PRIOR YEAR
1	2	3	4	5
I - Cash flows from operating activities				
1. Profit before tax	01		(5,360,319,433)	(2,050,636,932)
2. Adjustments for			10,577,555,606	3,034,604,689
- Depreciation of fixed assets and investment properties	02		2,387,975,572	2,393,585,692
- Provisions	03		8,392,602,872	647,018,997
- Profits, losses from investing activities	05		(203,022,838)	(6,000,000)
3. Operating profit before movements in working capital	08		5,217,236,173	983,967,757
- Increase, decrease in receivables	09		(247,436,424)	940,562,651
- Increase, decrease in inventories	10			(463,120,568)
- Increase, decrease in payables (excluding accrued loan interest, corporate income tax payable)	11		4,256,789,287	(3,161,676,897)
- Increase or decrease in deferred expenses	12		(17,724,583)	(24,839,593)
- Increase, decrease in trading securities	13		682,576,448	112,163,587
- Interest Paid	14		(13,307,776)	
- Other cash outflows	17		(370,000,000)	
Net cash generated by operating activities	20		9,508,133,125	(1,612,943,063)
II - Cash flows from investing activities				
- Cash outflow for lending, buying debt instruments of other entities	23		(8,000,000,000)	
- Cash spent on investment in other entities	25		(10,000,000,000)	
- Interest earned, dividends and profits received	27			6,000,000
Net cash generated by investing activities	30		(18,000,000,000)	6,000,000
III - Cash flows from financing activities				
- Proceeds from issuing shares, receiving capital contributions from owners	31		13,736,603,500	
- Proceeds from borrowings	33			950,000,000
- Repayment of borrowings	34		(365,354,858)	(113,312,221)
Net cash used in financing activities	40		13,371,248,642	836,687,779
Net decreases in cash during the period (50=20+30+40)	50		4,879,381,767	(770,255,284)
Cash and cash equivalents at the beginning of the period	60		1,061,807,428	2,511,483,604
Cash and cash equivalents at the end of the period (70=50+60+61)	70	V.1	5,941,189,195	1,741,228,320

Ha Noi, date 30 month 7 year 2026

TABLE MAKER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



HOANG MANH TUAN



PHAM THI CHINH LUONG



NGUYEN NGOC HUNG

MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

FINANCIAL STATEMENTS

Second quarter of the fiscal year ending December 31, 2026

Notes to the financial statements

NOTES TO FINANCIAL STATEMENTS

Quarter 2, 2026

I. Characteristics of business operations

- 1. Form of capital ownership** : Joint Stock Company
- 2. Business field** : Construction, services, manufacturing
- 3. Business lines:**
 - Regarding mechanics and electricity: manufacturing, repairing, installing mechanical equipment and spare parts for agriculture, forestry, salt industry, irrigation and construction; Manufacturing lifting equipment and equipment for agricultural processing lines: coffee, sugarcane, sugar, tea; Assembling small trucks for rural areas; Designing and manufacturing pumps up to 8,000m³/h; Construction and installation of power lines and transformer stations up to 35KV; Manufacturing low-voltage electrical cabinets, central control cabinets for irrigation and processing industry; Producing and trading electricity;
 - Regarding construction: Investing in rural infrastructure construction; constructing irrigation works: reservoirs, canals, embankments and dams; Construction and installation of civil works, industrial wastewater treatment systems, rural clean water and environmental sanitation; Manufacturing industrial construction covers; Excavation and filling of soil and rocks, leveling the ground, developing infrastructure;
 - Regarding trade and services: domestic business and import-export of materials, machinery, equipment, chemicals for agriculture (except chemicals banned by the State) and agricultural product processing; Trading in food, foodstuffs and agricultural and forestry products; Production and trading of construction materials, mirrors, glass, artificial boards; Leasing of houses, offices, warehouses, factories; Hotel business and travel services (excluding karaoke room, dance hall, bar business);
 - Investment in construction of agricultural, forestry, salt industry, irrigation, industrial, civil, transport and rural infrastructure works;
 - Real estate business;
 - Exploitation of minerals and resources; Exploitation of construction materials (soil, stone, sand, gravel) including survey, exploration and processing (except for minerals prohibited by the State);
 - Grouting, cementing, waterproofing reinforcement and foundation treatment of construction works; Waterproofing foundation and dike body, coal dam of irrigation and hydroelectric works;
 - Dredging of rivers, estuaries, seaports; Production of roller compacted concrete and all kinds of concrete; Construction of roads and railways; Construction of civil and industrial works; Testing of construction materials;
 - Fabrication and installation of equipment and spare parts for irrigation and hydroelectric works; Fabrication, installation and repair of agricultural and forestry product processing factories; Fabrication and installation of steel structure frame works;
 - Investing in hydroelectric plants, urban areas, industrial park infrastructure, high-rise buildings;
 - Trading in construction materials, electrical materials and other metals; Trading in construction equipment and spare parts; Trading in means of transport; Trading in restaurant services; Trading in apartment building management services; Leasing machinery and equipment; Trading in petrol and oil agents; Trading in consignment agents;

MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

FINANCIAL STATEMENTS

Second quarter of the fiscal year ending December 31, 2026

Notes to the financial statements

- Preschool education, primary education, secondary education, high school education, vocational secondary education, college and university education; Short-term and long-term vocational training in the fields of: business and management, computers, construction, mining engineering technology, geology and food processing (only allowed to operate after permission from competent State agencies);
- Design of general layout, interior and exterior architecture: for civil and industrial construction works;
- Design of civil construction structures;
- Design of hydroelectric and irrigation works;
- Design and installation of mechanical equipment for hydroelectric works;
- Construction supervision of civil, industrial and hydroelectric works in the specialized supervision field: Construction and completion;
- Real estate brokerage;
- Real estate valuation;
- Real estate trading floor;
- Consulting, advertising, real estate management;
- Installation of industrial machinery and equipment;
- Installation of elevator systems, automatic stairs, all types of automatic doors, lighting systems, vacuum systems, sound systems and entertainment equipment systems;
- Management consulting activities (excluding legal, financial, tax, auditing, accounting, securities consulting).

4. Normal business production cycle:

5. Characteristics of business operations during the fiscal year that affect the Financial Statements

Business structure

List of subsidiaries

- An Pha Hydropower Investment Joint Stock Company

List of joint ventures and affiliated companies

- Binh Long Renewable Energy Joint Stock Company

List of affiliated units without legal status and dependent accounting

- Branch of Vietnam Mechanical and Construction Joint Stock Company in Thanh Hoa
- Branch of Vietnam Mechanical and Construction Joint Stock Company (Ha Noi city)
- Branch of Vietnam Mechanical and Construction Joint Stock Company in Tuyen Quang

6. Statement on the comparability of information in the Financial Statements:

Beginning of year figures are taken from the Financial Statements ending December 31, 2025 audited by A&C Auditing and Consulting Co., Ltd.

II. Accounting period, currency used in accounting

1. Annual accounting period

The Company's fiscal year begins on January 1 and ends on December 31 each year. Fiscal year 2026 is the Company's 21th fiscal year since its conversion to a joint stock company.

MCG ENERGY AND REAL ESTATE JOINT STOCK COMPANY

Address: Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi, Vietnam

FINANCIAL STATEMENTS

Second quarter of the fiscal year ending December 31, 2026

Notes to the financial statements

2. Currency used in accounting

The currency used in accounting is Vietnamese Dong (VND)

III. Applicable Accounting Standards and Regimes

1. Applicable accounting regime

The Company applies the Vietnamese Enterprise Accounting Regime issued together with Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance.

2. Declaration on compliance with accounting standards and accounting regimes

The Board of Directors of MCG Energy and Real Estate JSC declares compliance with the issued Vietnamese Accounting Standards in accordance with the characteristics of the Company's production and business activities.

IV. Applicable accounting policies

1. Types of exchange rates applied in accounting:

Economic transactions arising in foreign currencies are accounted for at the actual exchange rate of the transaction bank at the time of the transaction. At the end of the year, assets in cash and liabilities denominated in foreign currencies are converted at the buying exchange rate of the commercial bank where the Company opens an account on the closing date of the accounting year. All actual exchange rate differences arising during the period and revaluation differences of currency items are transferred to the business performance report of the fiscal year.

2. Principles of recording cash and cash equivalents.

Cash and cash equivalents include cash, bank deposits, cash in transit and short-term investments with maturity or maturity not exceeding 3 months from the date of purchase, easily convertible to known amounts of cash and subject to insignificant risk of change in value.

3. Principles of accounting for financial investments.

a) Trading securities: are recorded at original cost, including: purchase price plus purchase costs (if any) such as brokerage, transaction, information provision, taxes, fees and bank fees. The original cost of trading securities is determined according to the fair value of payments at the time the transaction occurs. The time of recording trading securities is the time of ownership, specifically as follows:

- Listed securities are recorded at the time of order matching (T+0)

- Unlisted securities are recorded at the time of official ownership according to the provisions of law.

b) Investments held to maturity: Term bank deposits (including types of bills, promissory notes), bonds, preferred shares that the issuer is required to repurchase at a certain time in the future.

c) Loans: Loans under contracts between parties but are not traded on the market like securities.

d) Investments in subsidiaries and associates: are accounted for using the cost method. Net profits distributed from subsidiaries and associates arising after the date of investment are recorded in the Income Statement. Other distributions are deductions from the cost of investment.

Investments in joint ventures are accounted for using the cost method. Joint venture capital contributions do not adjust for changes in the company's ownership share in the net assets of the joint venture. The income statement of the company reflects the income distributed from the accumulated net profits of the joint venture arising after the joint venture capital contribution.

đ) Investments in equity instruments of other entities: are recorded at cost starting from the date of investment capital contribution.

e) Accounting methods for other transactions related to financial investments.

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FINANCIAL STATEMENTS

Second quarter of the fiscal year ending December 31, 2026

Notes to the financial statements

Provision for devaluation of securities is made for each type of securities traded on the market and whose market price is lower than the price recorded in the books. The market price used as the basis for considering provision is determined as follows:

- For securities listed on the Hanoi Stock Exchange (HNX), it is the average trading price on the date of provision.
- For securities listed on the Ho Chi Minh City Stock Exchange (HOSE), it is the closing price on the date of provision.
- For securities registered for trading on the trading market of unlisted public companies (UPCom), it is the average trading price on the system on the date of provision.
- For securities not registered for trading on the trading market of public companies, it is the average price based on the trading price announced by at least 3 securities companies on the date of provision.
- For listed securities that are cancelled or suspended from trading from the sixth trading day onwards, the book value is the date of the most recent Balance Sheet.

Provision for losses for financial investments in other economic organizations is set up when these economic organizations suffer losses (except for planned losses determined in the business plan before investment) with the provision level equal to the difference between the actual capital contributions of the parties in the economic organization and the actual equity multiplied (x) by the Company's capital contribution ratio compared to the total actual capital contributions of the parties in the economic organization.

When liquidating an investment, the difference between the net liquidation value and the book value is recorded as income or expense.

4. Principles of accounting for receivables

Accounts receivable from customers, prepayments to sellers, internal receivables and other receivables are recorded according to invoices and documents. At the time of reporting, if:

- The collection or payment period is less than 1 year (or within a production and business cycle), it is classified as a short-term asset.
- The collection or payment period is more than 1 year (or over a production and business cycle), it is classified as a long-term asset.

Provision for doubtful debts is established for each doubtful debt based on the age of the debt or the expected loss that may occur, specifically as follows:

☐ For overdue receivables:

- 30% of the value for receivables overdue for less than 1 year.
- 50% of the value for receivables overdue from 1 year to less than 2 years.
- 70% of the value for receivables overdue from 2 years to less than 3 years.
- 100% of the value for receivables overdue for 3 years or more.

☐ For receivables that are not overdue but are unlikely to be recovered: based on the expected loss level to establish a provision.

Provision for doubtful debts (if any) is established at the end of the accounting year.

5. Principles of inventory recording

Inventories are stated at cost. The cost of inventories comprises all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

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FINANCIAL STATEMENTS

Second quarter of the fiscal year ending December 31, 2026

Notes to the financial statements

Inventories are valued at the weighted average cost method and accounted for using the perpetual inventory method.

Provision for inventories is recognised when the cost is greater than the net realisable value. The net realisable value is the estimated selling price of the inventories less the estimated costs of completion and the estimated costs necessary to make the sale.

6. Principles of recording and depreciating fixed assets, financial lease fixed assets, investment real estate

Fixed assets are stated at cost less accumulated depreciation. The cost of fixed assets includes all costs incurred by the Company to acquire the fixed assets up to the date when the assets are ready for use. Expenditures incurred after initial recognition are only recorded as an increase in the cost of fixed assets if it is certain that these costs will result in an increase in future economic benefits from the use of the assets. Expenditures that do not satisfy the above conditions are recorded as expenses in the period.

When fixed assets are sold or liquidated, the cost and accumulated depreciation are written off and any gain or loss arising from the liquidation is included in the income or expenses of the period.

Fixed assets are depreciated using the straight-line method over their estimated useful lives. The depreciation period is calculated according to the depreciation period prescribed in Circular No. 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance. The specific depreciation years are as follows:

Type of fixed asset	Number of years
Houses, buildings	10 - 50
Machinery and equipment	3 - 20
Means of transport, transmission	6 - 20
Management equipment and tools	3 - 10
Other fixed assets	4 - 6

Borrowing costs are recorded as expenses in the period. In particular, borrowing costs for investment in construction of the high-rise residential and office project at 102 Truong Chinh are capitalized into the value of the project.

7. Deferred corporate income tax accounting principles

Deferred income tax is the income tax payable or recoverable in respect of temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their amounts used for tax purposes. Deferred income tax liabilities are recognised for all taxable temporary differences. Deferred income tax assets are recognised only to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences can be utilised.

The carrying amount of deferred income tax assets is reviewed at the end of each financial year and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability settled, based on tax rates that have been enacted at the end of the financial year. Deferred income tax is recognised in the income statement except to the extent that it relates to items recognised directly in equity, in which case it is recognised directly in equity.

8. Principles of accounting for prepaid expenses.

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Tools and equipment that have been put into use are allocated to expenses using the straight-line method over a period of no more than 3 years.

In particular, tools and equipment that have been reclassified due to not meeting the criteria of Fixed Assets as prescribed in Circular 45/2013/TT-BTC dated April 25, 2013 are allocated over a period of no more than 3 years from January 1, 2013.

9. Principles of accounting for liabilities.

Payables to suppliers, internal payables, other payables, loans at the reporting time if:

- Having a payment term of less than 1 year or within a business production cycle are classified as short-term debt.
- Having a payment term of more than 1 year or over a business production cycle are classified as long-term debt.

10. Principles of recording loans and financial lease liabilities

Finance lease loans are monitored by payment term. Loans with repayment term of more than 12 months from the date of the Financial Statement are classified as long-term loans and finance lease debts. Loans due within the next 12 months from the date of the Financial Statement are classified as short-term loans and finance lease debts.

11. Principles of recognition and capitalization of borrowing costs.

Borrowing costs are recognized in financial expenses in the period, except in cases where these costs arise from specific borrowings for the purpose of investment, construction or production of uncompleted assets, they are capitalized.

12. Principle of recording payable expenses

Actual expenses that have not yet been incurred but are deducted in advance into production and business expenses in the period to ensure the principle of matching between revenue and expenses. When such expenses arise, if there is a difference with the amount deducted, the accountant will make an additional addition or reduce the cost corresponding to the difference.

13. Principles and methods of recording provisions for payables.

Provisions for payables are recorded in business management expenses, except for provisions for payables for product and goods warranties, which are recorded in sales expenses, and provisions for payables for construction warranty costs, which are recorded in general production costs.

14. Principles of recognizing unrealized revenue.

Unearned revenue includes revenue received in advance such as: Amounts paid in advance by customers for one or more accounting periods for asset leases, interest received in advance for lending capital or purchasing debt instruments; and other unearned revenue.

15. Principles of recording convertible bonds.

Convertible bonds are bonds that can be converted into common stock under predetermined conditions.

Convertible bonds are recognized as liabilities and equity. The liability portion is estimated using the market interest rate of similar non-convertible bonds at the issuance date. The liability portion is adjusted for the actual interest rate over the life of the bond through recognition as expense. The portion recognized as equity is the difference between the fair value of the convertible bond and the liability portion. The costs associated with the issuance of convertible bonds are allocated to liabilities and equity on a pro rata basis.

16. Principles of equity recognition.

The Company's operating capital includes:

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- ☐ Owner's investment capital: recorded according to the actual amount invested by shareholders.
- ☐ Share capital surplus: the difference due to the issuance of shares higher than the par value.

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

After being approved by the Board of Directors, the profit after corporate income tax is allocated to funds according to the Company's Charter and current legal regulations, and will be distributed to shareholders based on the proportion of shares owned.

Dividends payable to shareholders are recorded as payables in the Company's Balance Sheet after the Company's Board of Directors announces the dividend payment.

The Company's funds are allocated according to the Charter and the decision of the Annual General Meeting of Shareholders.

17. Principles and methods of revenue recognition

Revenue from the sale of goods is recognised 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 the goods.

Revenue from the provision of services is recognised when there are no significant uncertainties regarding the payment of consideration or associated costs. In the case of services being performed over several accounting periods, the determination of revenue in each period is based on the percentage of service completion at the end of the fiscal year.

Revenue from construction activities: construction contracts stipulate that contractors are paid according to the value of the volume performed, revenue related to the contract is recognised corresponding to the completed work confirmed by the customer during the year.

Revenue from real estate trading is recognised when the transfer contract has been signed by both parties and the boundary has been handed over.

Interest is recognised on the basis of time and the actual interest rate for each period.

Dividends and profits are recorded when the Company is entitled to receive dividends or profits from capital contributions. Dividends received in the form of shares are not recorded in income but only the increased quantity is monitored. Other income includes: income from liquidation of fixed assets, difference in revaluation of assets contributed as capital, fines, compensation and other income.

18. Accounting principles for revenue deductions

19. Principles of accounting for cost of goods sold.

The cost of land transfer with infrastructure is determined according to the investment estimate.

For construction activities: cost of goods sold is recorded according to actual costs incurred but does not exceed the contract rate on revenue recorded in the period for each project. The contract rate is determined according to each contract between the Company and the Enterprise, Branch and is applied consistently for each period during the construction process of each project..

20. Principles of financial cost accounting.

Financial expenses include expenses or losses related to financial investment activities, costs of lending and borrowing capital, costs of contributing capital to joint ventures and associations, losses on short-term securities transfers, costs of securities sales transactions, provisions for

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devaluation of trading securities, provisions for losses on investments in other entities, exchange rate differences and other financial expenses.

Financial expenses are recorded according to the amount incurred in the period without offsetting against financial revenue.

21. Principles of accounting for sales costs and business management costs

Selling expenses are actual expenses incurred in the process of selling products, goods, and providing services, including costs of offering, introducing products, advertising products, sales commissions, product warranty costs (except for construction and installation activities), product preservation and packaging costs, and other sales expenses.

Business management expenses are general management expenses of the enterprise, including salary expenses and deductions based on salaries of employees in the business management department, office materials, labor tools, depreciation of fixed assets used for business management, land rent, business license tax, provision for bad debts, outsourced services, and other cash expenses.

All sales and business management expenses incurred during the period are immediately recorded in the business performance report of that period when such expenses do not bring economic benefits in the following periods..

22. Principles and methods of recording current corporate income tax expenses and deferred corporate income tax expenses.

The Company is obliged to pay corporate income tax at the rate of 20%.

Corporate income tax expense for the period includes current income tax and deferred income tax.

Current income tax is the tax calculated based on taxable income for the period using the tax rate applicable at the end of the period. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting as well as adjustments for income and expenses that are not taxable or deductible.

23. Other accounting principles and methods

Basis for preparing financial statements: Financial statements are prepared and presented based on basic accounting principles and methods: accrual basis, going concern, historical cost, relevance, consistency, prudence, materiality, offsetting and comparability.

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Report by department: A business segment is a distinguishable component that is engaged in providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

Stakeholders: Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence.

In considering any possible related party relationship, attention is directed more to the substance of the relationship than to the legal form.

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Unit: VND

V- Additional information for items presented in the Balance Sheet

		Closing balance	Opening balance
1- Cash and cash equivalents		266,516,254	206,491,900
- Cash on hand		5,674,672,941	855,315,528
- Non-term bank deposits		5,941,189,195	1,061,807,428
Sum			

2- Financial investments:	Original price	Closing balance Reasonable price	Provision	Original price	Opening balance Reasonable price	Provision
a) Trading securities:	1,074,655,462	863,950,000	(210,705,462)	1,757,231,910	1,372,370,000	(384,861,910)
- Total stock value	1,074,655,462	863,950,000	(210,705,462)	1,757,231,910	1,372,370,000	(384,861,910)
+ Shares of Saigon Hanoi Commercial Joint Stock Bank	589,359,735	447,150,000	(142,209,735)	551,859,735	490,500,000	(61,359,735)
+ Shares of Construction Development Investment Joint Stock Corporation				600,381,530	412,720,000	(187,661,530)
+ Shares of Southern Rubber Industry Joint Stock Company				75,686,485	66,750,000	(8,936,485)
+ Shares of Electricity Joint Stock Finance Company	286,706,420	262,000,000	(24,706,420)	286,706,420	221,000,000	(65,706,420)
+ Shares of Dat Xanh Real Estate Services Joint Stock Company				242,597,740	181,400,000	(61,197,740)

- The number of trading securities held at the end of the period is as follows:

	Closing balance	Opening balance
+ Shares of Saigon Hanoi Commercial Joint Stock Bank	33,000	30,000
+ Shares of Construction Development Investment Joint Stock Corporation		24,640
+ Shares of Southern Rubber Industry Joint Stock Company		5,000
+ Shares of Electricity Joint Stock Finance Company	20,000	20,000
+ Shares of Dat Xanh Real Estate Services Joint Stock Company		20,000
+ Vietnam Gas Corporation - JSC	2,000	

b) Investment held until maturity

Item	Closing balance			Opening balance		
	Original price	Recoverable value	Reserve value	Original price	Recoverable value	Reserve value
b1) Short term	18,681,513,070	14,113,999,451	(4,567,513,619)	12,284,618,627	8,701,598,159	(3,583,020,468)
- Time deposits	6,396,894,443	6,396,894,443				
- Short-term loans	12,284,618,627	7,717,105,008	(4,567,513,619)	12,284,618,627	8,701,598,159	(3,583,020,468)
+ Van Lam Mechanical Joint Stock Company	183,020,468		(183,020,468)	183,020,468		(183,020,468)
+ BHG Construction Joint Stock Company (formerly MCG Construction Joint Stock Company)	3,332,611,857	3,332,611,857		3,332,611,857	3,332,611,857	
+ Linh Vietnam Investment Co., Ltd	8,768,986,302	4,384,493,151	(4,384,493,151)	8,768,986,302	5,368,986,302	(3,400,000,000)
b2) Long term	4,613,473,973	4,613,473,973		2,807,345,578	2,807,345,578	
- Time deposits				2,807,345,578	2,807,345,578	
- Long-term loans	4,613,473,973	4,613,473,973				
+ An Pha Hydropower Investment Joint Stock Company (principal and interest on loan)	4,613,473,973	4,613,473,973				

b) Investing in other entities

	Closing balance			Opening balance		
	Original price	Provision	Reasonable price	Original price	Provision	Reasonable price
- Investment in subsidiaries						
+ An Pha Hydropower Investment Joint Stock Company	273,280,000,000	(64,081,584,027)	209,198,415,973	273,280,000,000	(60,443,228,577)	212,836,771,423

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Sum	273,280,000,000	(64,081,584,027)	209,198,415,973	273,280,000,000	(60,443,228,577)	212,836,771,423
	<u>Closing balance</u>			<u>Opening balance</u>		
	Original price	Provision	Reasonable price	Original price	Provision	Reasonable price
- Investing in affiliated companies						
+ Binh Long Renewable Energy Joint Stock Company	20,000,000,000	(7,161,517,647)	12,838,482,353			
Cộng	20,000,000,000	(7,161,517,647)	12,838,482,353			
- Investment in other entities						
	Original price	Provision	Reasonable price	Original price	Provision	Reasonable price
+ Ha Tinh Industrial Parks Investment and Development Joint Stock Company	1,050,000,000	(1,050,000,000)		1,050,000,000	(1,050,000,000)	
+ Meco Power Development and Investment Joint Stock Company	2,250,000,000	(500,081)	2,249,499,919	2,250,000,000	(500,081)	2,249,499,919
+ Hoa Binh Mechanical and Construction Joint Stock Company	2,241,470,000	(2,241,470,000)		2,241,470,000	(2,241,470,000)	
+ BP Consulting and Construction Investment Joint Stock Company	1,800,000,000	(41,403,547)	1,758,596,453	1,800,000,000	(41,403,547)	1,758,596,453
+ Binh Long Renewable Energy Joint Stock Company				10,000,000,000	(3,080,839,578)	6,919,160,422
+ Yen Bai Artificial Board Joint Stock Company	2,550,000,000	(2,550,000,000)		2,550,000,000	(2,550,000,000)	
Sum	9,891,470,000	(5,883,373,628)	4,008,096,372	19,891,470,000	(8,964,213,206)	10,927,256,794
- Provision for equity investments						
			Closing balance	Reversal of provision	Additional provision	Opening balance
			(77,126,475,302)		(7,719,033,519)	(69,407,441,783)

During the period, the Company purchased 1,000,000 shares of Binh Long Renewable Energy Joint Stock Company for VND 10,000,000,000 from Mr. Nguyen Ngoc Binh.

3- Accounts receivable from customers	Closing balance	Opening balance
a) Short-term trade receivables	23,768,090,933	23,882,571,962
- Chi tiết các khoản phải thu của khách hàng chiếm từ 10% trở lên trên tổng phải thu khách hàng		
b) Accounts receivable from related parties	39,426,991,088	39,213,599,261
<i>An Pha Hydropower Investment Joint Stock Company</i>		
Production receivable	23,685,598,780	23,685,598,780
Must collect electricity, water and rent	44,467,619	41,239,942
Receivables from liquidation of fixed assets	550,000,000	550,000,000
<i>MCG Construction Joint Stock Company</i>		
Must collect technical consulting fees	370,602,935	241,857,352
<i>MECO Power Investment and Development Joint Stock Company</i>		
Receivables from construction output, liquidation of unfinished construction assets	925,682,068	925,682,068
<i>Thien Nam Asset Management and Exploitation Joint Stock Company</i>		
Electricity and water bills	293,366,690	8,305,972
Technical consulting fees for the Van Tu project.	176,891,165	380,533,316
<i>Van Lam Mechanical Joint Stock Company</i>		
Receivables from factory rental and other revenues	13,380,381,831	13,380,381,831
Sum	63,195,082,021	63,096,171,223

4- Other receivables	<u>Closing balance</u>		<u>Opening balance</u>	
	Value	Provision	Value	Provision
a) Short-term	57,166,596,669	56,981,393,879	57,572,846,768	57,264,104,886
- Advance	38,737,051	-	98,578,600	-

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- Other receivables	57,127,859,618	56,981,393,879	57,474,268,168	57,264,104,886
<i>Other receivables are related parties</i>	<i>340,544,701</i>	<i>281,187,589</i>	<i>356,037,720</i>	<i>225,941,125</i>
An Pha Hydropower Investment Joint Stock	313,619,694	281,187,589	313,619,694	225,941,125
Mr. Tran Hai Anh - Advance receivables, other	-	-	42,418,026	-
	-	-	-	-
<i>b) Long-term</i>	<i>7,000,000</i>		<i>7,000,000</i>	
- Bet, deposit	7,000,000	-	7,000,000	-
Sum	57,514,141,370	57,262,581,468	57,935,884,488	57,490,046,011

5- bad debt

	Closing balance		Opening balance	
	Original price	Recoverable	Original price	Recoverable
- Total value of receivables, loans that are	92,063,915,374	-	91,216,189,573	-

	Closing balance		Opening balance	
	Original price	Provision	Original price	Provision
6- Inventories				
- Raw materials	99,410,900		99,410,900	
- Tools, instruments	900,000		900,000	
- Work in progress	578,346,242	-	578,346,242	-
- Finished product	52,886,080		52,886,080	
- Goods	12,272,727		12,272,727	
- Goods for sale	2,248,199,312		2,248,199,312	
Sum	2,992,015,261	-	2,992,015,261	-

- Reasons for additional provisioning or reversal of inventory price reduction provisions:

7- Long-term unfinished assets

	Original price	Recoverable	Original price	Recoverable
<i>a) Long-term work in progress</i>				
Project 102 Truong Chinh	42,142,198,717	42,142,198,717	42,142,198,717	42,142,198,717
Sum	42,142,198,717	42,142,198,717	42,142,198,717	42,142,198,717

7- Increase, decrease tangible fixed assets:

Items	Houses, buildings	Machinery and equipment	Means of transport, transmission	Other tangible fixed assets	Total
Original price					
<i>Beginning balance</i>	<i>1,556,508,000</i>	<i>39,051,755,783</i>	<i>6,695,531,494</i>	<i>80,000,000</i>	<i>47,383,795,277</i>
<i>Closing balance</i>	<i>1,556,508,000</i>	<i>39,051,755,783</i>	<i>6,695,531,494</i>	<i>80,000,000</i>	<i>47,383,795,277</i>
Accumulated depreciation					
<i>Beginning balance</i>	<i>1,556,508,000</i>	<i>34,273,351,079</i>	<i>4,939,455,883</i>	<i>80,000,000</i>	<i>40,849,314,962</i>
- Depreciation during the period	-	1,095,350,896	131,042,646	-	1,226,393,542
<i>Closing balance</i>	<i>1,556,508,000</i>	<i>35,368,701,975</i>	<i>5,070,498,529</i>	<i>80,000,000</i>	<i>42,075,708,504</i>
Residual value					
- On New Year's Day	-	4,778,404,704	1,756,075,611	-	6,534,480,315
- At the end of the period	-	3,683,053,808	1,625,032,965	-	5,308,086,773

- Original price of fixed assets at the end of the year that have been fully depreciated but are still in 16,466,634,478

8- Increase, decrease investment real estate:

Items	Opening balance	Increase in	Decrease in	Closing balance
Original price	117,774,019,565			117,774,019,565
- Home	115,948,998,618			115,948,998,618
- Infrastructure	1,825,020,947			1,825,020,947
Accumulated depreciation	28,346,544,235	1,161,582,030		29,508,126,265
- Home	27,081,053,707	1,131,337,146		28,212,390,853
- Infrastructure	1,265,490,528	30,244,884		1,295,735,412
Residual value	89,427,475,330			88,265,893,300

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- Home	88,867,944,911			87,736,607,765
- Infrastructure	559,530,419			529,285,535

- Original price of investment real estate has been fully depreciated but is still rented out or held for 580,982,864

	Closing balance	Opening balance
9- Pending costs		
<i>a) Short-term</i>		
- Tools, supplies and other expenses	5,346,971	14,945,154
<i>b) Long-term</i>		
- Other items	27,322,766	
Sum	32,669,737	14,945,154

10- Loans and financial leases

	Closing balance		during the period		Opening balance	
	Value	Debt that can be	Increases	Decreases	Value	Debt that can be
a) Short term	1,590,229,300	1,590,229,300	311,119,074	676,473,932	1,955,584,158	1,955,584,158
Other short-	1,590,229,300	1,590,229,300	311,119,074	676,473,932	1,955,584,158	1,955,584,158
b) Long-term	5,660,000,000	5,660,000,000			5,660,000,000	5,660,000,000
Mr Nguyen	5,660,000,000	5,660,000,000			5,660,000,000	5,660,000,000
Ngoc Binh	5,660,000,000	5,660,000,000			5,660,000,000	5,660,000,000
Sum	7,250,229,300	7,250,229,300	311,119,074	676,473,932	7,615,584,158	7,615,584,158

11- Payable to seller

	Closing balance		Opening balance	
	Value	Debt that can be	Value	Debt that can be
a) Short-term trade payables	68,041,743,499	68,041,743,499	68,353,802,805	68,353,802,805
b) Payable to related parties	7,375,183,285	7,375,183,285	7,375,183,285	7,375,183,285

MCG Construction Joint Stock Company

Must pay for construction volume	1,713,878,286	1,713,878,286	1,713,878,286	1,713,878,286
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Electromechanical Equipment and Spare Parts Joint

Must pay for supplies	5,220,036,449	5,220,036,449	5,220,036,449	5,220,036,449
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MECO Saigon Irrigation Construction Joint Stock

Must pay for construction volume	441,268,550	441,268,550	441,268,550	441,268,550
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Sum	75,416,926,784	75,416,926,784	75,728,986,090	75,728,986,090
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12. Taxes and other payments to the state

	Opening balance	Amount payable	Amount actually	Closing balance
a) Must Pay				
- Value added tax	777,014,584	213,046,686	2,500,785	987,560,485
- Personal Income Tax	9,418,211	86,304,815	28,860,411	66,862,615
- Land tax and land rent	135,013,911	284,872,209	284,872,209	135,013,911
- Taxes, fees, charges and other payable amounts	213,693,568	-	-	213,693,568
Sum	1,135,140,274	584,223,710	316,233,405	1,403,130,579

13- Cost to Pay

	Closing balance	Opening balance
a) Short-term	12,139,675,759	12,126,774,014
<i>Payable to other organizations and individuals</i>	<i>12,139,675,759</i>	<i>12,126,774,014</i>
- Interest expense payable	12,901,745	
- Bond interest payable	75,242,000	75,242,000
- Construction costs	10,431,131,741	10,431,131,741
- Relocation support costs	1,620,400,273	1,620,400,273
Sum	12,139,675,759	12,126,774,014

14- Other payable

	Closing balance	Opening balance
a) Short-term		
- Surplus assets pending resolution	5,810,184,538	5,810,184,538
- Union dues	166,808,005	174,285,627
- Social insurance	761,783,124	761,783,124
- Unemployment insurance	1,162	440

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- Must return equitization	252,180,000	252,180,000
- Receive deposits, short-term bets		1,488,098
- Dividends payable	87,848,300	87,848,300
- Other payables	11,519,633,694	11,494,031,875
Sum	18,598,438,823	18,581,802,002

b) Long-term

- Receive deposits, long-term bets	103,000,000	76,000,000
- Other payables	73,716,976,500	71,882,906,500
- Other payables to related parties	126,607,027,250	124,227,514,750
<i>Thien Nam Asset Management and Exploitation Joint Stock Company</i>	<i>117,800,000,000</i>	<i>121,600,000,000</i>

Other payments must be made to Mr. Nguyen Ngoc Binh and co-owners Nguyen Ngoc Binh, Le Van Do, and Dao Kim Phuong.

	8,807,027,250	2,627,514,750
Sum	200,427,003,750	196,186,421,250

20- Revenue awaiting allocation

	Cuối kỳ	Đầu năm
a) Short term		
- Other pending revenue	10,423,497	15,379,371
Sum	10,423,497	15,379,371

15- Equity

a) Equity Fluctuation Reconciliation Table

Content	Owner's	Capital	Development	Treasury	Undistributed	Sum
A	1	2	3	4	5	6
Last year's opening balance	575,100,000,000	32,960,749,348		(73,426,398,513)	(440,170,549,819)	94,463,801,016
- Profit (loss) in the previous year					(8,940,370,491)	(8,940,370,491)
Last year ending balance at the	575,100,000,000	32,960,749,348		(73,426,398,513)	(449,110,920,310)	85,523,430,525
Beginning balance of this year	575,100,000,000	32,960,749,348		(73,426,398,513)	(449,110,920,310)	85,523,430,525
- Profit (loss) for the period					(5,360,319,433)	(5,360,319,433)
- Other increase (decrease)		(59,689,795,013)		73,426,398,513		13,736,603,500
Closing balance	575,100,000,000	(26,729,045,665)			(454,471,239,743)	93,899,714,592

b) Owner's equity details	Closing balance	Opening balance
- Capital contributions of other entities	575,100,000,000	575,100,000,000
Sum	575,100,000,000	575,100,000,000

c) Capital transactions with shareholders and dividend and profit distribution	Closing balance	Opening balance
- Owner's equity		
+ Beginning capital contribution	575,100,000,000	575,100,000,000
+ End of year capital contribution	575,100,000,000	575,100,000,000

d) Share	Closing balance	Opening balance
- Number of shares registered for issuance	57,510,000	57,510,000
- Number of shares sold to the public	57,510,000	57,510,000
+ Common stock	57,510,000	57,510,000
- Number of shares bought back		5,460,000
+ Common stock		5,460,000
- Number of shares outstanding	57,510,000	52,050,000
+ Common stock	57,510,000	52,050,000

* Outstanding share price: 10.000d/CP

16- Off-Balance Sheet Items	Closing balance	Opening balance
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a) Bad debt resolved:	272,216,330,017	272,406,330,017
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VI. Additional information for items presented in the Income Statement

	This period	Previous period
1- Total sales and service revenue		
a) Revenue		
- Sales revenue		6,583,815,618
- Construction contract revenue	1,490,110,912	

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- Real estate business revenue	1,795,156,556	1,723,938,951
- Other revenue	2,143,042,159	1,979,416,262
Sum	5,428,309,627	10,287,170,831
2- Cost of goods sold	This period	Previous period
- Cost of goods sold		6,579,562,480
- Construction operating costs	1,509,503,735	
- Cost of real estate business operations	1,416,046,326	951,136,229
- Cost of operating expenses for services and others	2,166,619,595	2,109,741,151
Sum	5,092,169,656	9,640,439,860
3- Financial revenue	This period	Previous period
- Interest on deposits and loans	142,107,420	(236,615,598)
- Dividends, profits shared		6,000,000
- Other financial revenue	(17,623,113)	(13,051,695)
Sum	124,484,307	(243,667,293)
4- Financial costs	This period	Previous period
- Provision for impairment of trading securities and investment losses	7,074,548,034	(84,418,535)
- Other financial costs	(7,314,675)	2,493,145
Sum	7,067,233,359	(81,925,390)
5- Other income	This period	Previous period
- Penalties for breach of contract	6,000,000,000	
- Other items	114,103,760	4,367,450
Sum	6,114,103,760	4,367,450
7 - Selling and administrative expenses	This period	Previous period
<i>a) Business management expenses incurred during the period</i>		
- Employee costs	1,629,541,875	1,013,355,808
- Cost of raw materials	118,275,972	126,121,555
- Office supplies costs	3,426,103	13,037,499
- Fixed asset depreciation costs	67,051,834	67,051,866
- Contingency costs	163,232,650	(861,799,300)
- Outsourcing service costs	2,784,161	35,509,991
- Other cash expenses	698,884,351	50,615,641
Sum	2,683,196,946	443,893,060
<i>b) Selling expenses and administrative expenses write-offs</i>		
- Reversal of provision for doubtful debts		(861,799,300)
8- Production and business costs by factor	This period	Previous period
- Cost of raw materials	118,275,972	3,088,682,348
- Employee costs	1,708,484,861	946,127,451
- Fixed asset depreciation costs	67,051,834	1,193,987,802
- Outsourcing service costs	1,786,417,073	(136,577,488)
- Contingency costs	163,232,650	(861,799,300)
- Other costs	4,096,108,680	359,783,500
Sum	7,939,571,070	4,590,204,313
9- Current corporate income tax expense	This period	Previous period
- Total accounting profit before tax	(3,175,702,267)	45,055,802
In there		
+ Construction and other activities	(3,175,702,267)	45,055,802
- Adjustments to increase or decrease accounting profit to determine taxable profit	(59,992,525,465)	(52,335,430,228)
+ Adjustments to increase	350,394,050	48,079,484
Other items	19,894,050	48,079,484
+ Adjustments for reduction	(60,342,919,515)	(52,383,509,712)
Losses carried forward from previous years	(60,342,919,515)	(52,383,509,712)

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- Total taxable income	(63,168,227,732)	(52,290,374,426)
In there:		
<i>Construction and other activities</i>	(63,168,227,732)	(52,290,374,426)
- Corporate income tax rate	20%	20%

VII- Additional information for items presented in the Cash Flow Statement

1. Actual loan amount collected during the period:	Accumulated from the beginning of the year
- Proceeds from borrowing under conventional agreements	
2. Amount actually paid back during the period	
- Principal repayment of loan under normal contract	365,354,858

VIII. Other information**1- Information about related parties (in addition to the information explained in the above sections)***The income of key management members is as follows:*

	This period	Previous period
Salary	1,383,845,297	479,424,816
<i>In there:</i>		
- <i>Directly managing members:</i>	1,053,345,297	437,583,726
+ Board of Directors:	891,926,367	380,897,908
<i>Nguyen Ngoc Binh - Chairman of the Board of Directors</i>	227,974,475	117,365,909
<i>Nguyen Ngoc Hung - General Director</i>	253,331,778	99,365,819
<i>Nguyen Thi Phuong Ngoc - Member of Board of Directors (Appointed on March 21, 2025),</i>	147,530,477	82,095,999
<i>Pham Thi Chinh Luong - Chief Accountant</i>	120,886,000	81,070,181
<i>Nguyen Van Huyen - Deputy General Director</i>	142,203,637	1,000,000
+ Board of Control, Internal Audit:	161,418,930	56,685,818
<i>Hoang Thi Kim Anh - Member (Resigned on March 21, 2025)</i>	27,000,000	
<i>Nguyen Thiet - Member (Appointed on March 10, 2022)</i>	134,418,930	56,685,818
- <i>Board of Directors and Supervisory Board members who are not directly in charge of oper</i>	330,500,000	41,841,090
+ Board of Directors members:	249,500,000	
<i>Tran Hai Anh (Member of Board of Directors)</i>	102,000,000	
<i>Do Quang Tuan (Member of Board of Directors) (Resigned on March 21, 2025)</i>	67,500,000	
<i>Tran Ngoc Chien (Member of Board of Directors) (Resigned on March 21, 2025)</i>	57,500,000	
<i>Nguyen Van Tuan - Member of Board of Directors (Appointed on March 21, 2025)</i>	22,500,000	
+ Board of Control, Internal Audit:	81,000,000	41,841,090
<i>Nghiem Thi Mai Hoa - Head of the Board of Supervisors (Resigned on June 12, 2020)</i>	9,000,000	41,841,090
<i>Dinh Thi Van - Head of Supervisory Board (Appointed on March 10, 2022)</i>	33,750,000	
<i>Pham Hong Sang - Head of Supervisory Board (Appointed on March 21, 2025)</i>	38,250,000	
Sum	1,383,845,297	479,424,816

Transactions during the period with key management members and related individuals

	Business content	This period
Mr. Tran Hai Anh - Member of Board of Directors	Collect insurance premiums during the period	43,058,610
Mr. Nguyen Thiet - Member of Board of Supervisors	Advance	150,658,000
Mr. Nguyen Thiet - Member of Board of Supervisors	Refund	123,732,993
Liabilities to key management members and related individuals are presented in notes No. V.4, V.10, V.13		

Transactions with other related parties

Other related parties to the Company include:

Related parties	Relationship
MECO Minerals Joint Stock Company	Related parties of the Chairman of the Board of Directors
Van Lam Mechanical Joint Stock Company	Related parties of the Chairman of the Board of Directors
An Pha Hydropower Investment Joint Stock Company	Subsidiary
Meco Saigon Irrigation Construction Joint Stock Company	Related parties of the Chairman of the Board of Directors
Thien Nam Asset Management and Exploitation Joint Stock Company	Related parties of the Chairman of the Board of Directors
Electromechanical Equipment and Spare Parts Joint Stock Company	Related parties of the Chairman of the Board of Directors
Khanh Khe Hydropower Joint Stock Company	Related parties of the Chairman of the Board of Directors
Meco Power Investment and Development Joint Stock Company	Related parties of the Chairman of the Board of Directors
Binh Long Renewable Energy Joint Stock Company	Related parties of the Chairman of the Board of Directors
MCG Construction Joint Stock Company	Related parties of the General Director

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HTC Global Joint Stock Company	Related parties of the Chairman of the Board of Directors
Long Giang Company Limited (formerly Long Giang Glass Company)	Related parties of Deputy General Director
Linh Viet Nam Investment Company Limited	Related parties of the General Director
Tien Thanh Investment and Development Joint Stock Company	Related parties of the Chairman of the Board of Directors
My Hung Renewable Energy Joint Stock Company	Related parties of the Chairman of the Board of Directors
VINA Mechanical Joint Stock Company Nha Trang	Related parties of the Chairman of the Board of Directors
Song Da 7.09 Joint Stock Company	Related parties of the Chairman of the Board of Directors
Son La Coffee Production and Processing Joint Stock Company	Related parties of the Chairman of the Board of Directors

Transactions during the period between the Company and other related parties are as follows:

This period**An Pha Hydropower Investment Joint Stock Company**

Must collect electricity bill, rent	2,395,460
Interest on loans must be collected.	87,509,589

MCG Construction Joint Stock Company

Technical consulting services in Quang Binh must be collected.	1,490,110,912
Collect technical consulting fees from Quang Binh, other revenues	1,480,574,202

Thien Nam Asset Management and Exploitation Joint Stock Company

Must collect electricity, water, rent	2,163,289,499
Collect rent, electricity and water	1,963,382,007
Deposit payment	1,900,000,000
Payment for electrical and plumbing services is required.	60,000,000

HTC Global Joint Stock Company

Collect electricity bill	6,957,803
Electricity bill receivable	6,442,410

Long Giang Company Limited

Collect electricity bill	8,844,875
Electricity bill receivable	8,189,699

VINA Mechanical Joint Stock Company Nha Trang

Collect electricity and service fees.	1,252,988
Electricity and service fees must be collected	4,086,023

Song Da 7.09 Joint Stock Company

Collect electricity	1,561,828
Electricity must be collected	2,365,398

At the end of the quarter, the liabilities to other related parties were as follows:

	Closing balance	Opening balance
An Pha Hydropower Investment Joint Stock Company		
Must collect electricity bill, rent	44,467,619	41,239,942
Receivables from construction volume, receivables from liquidation of fixed as	24,235,598,780	24,235,598,780
Payroll receivable	313,619,694	313,619,694
Loans must be collected	4,500,000,000	
MECO Power Investment and Development Joint Stock Company		
Receivable for construction volume	715,682,068	715,682,068
Receivables from liquidation of construction assets	210,000,000	210,000,000
MCG Construction Joint Stock Company		
Advance payment for project construction, Ban Mong, Binh Long, Ho Tung	3,334,000,000	3,334,000,000
Must collect electricity and water bills, technical consulting fees	370,602,935	241,857,352
Other advances payable	3,332,611,857	3,332,611,857
MECO Saigon Irrigation Construction Joint Stock Company		
Construction advance payment	2,249,613,240	1,749,613,240
Thien Nam Asset Management and Exploitation Joint Stock Company		
Must collect electricity and water bills	293,366,690	8,305,972
Technical consulting fees must be charged for the Van Tu project.	176,891,165	380,533,316

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VINA Mechanical Joint Stock Company Nha Trang

Electricity and service fees must be collected 1,149,418

Khanh Khe Hydropower Joint Stock Company

Other receivables 34,218,546 33,484,218

Binh Long Renewable Energy Joint Stock Company

Must collect construction volume money 3,886,116,665 3,886,116,665

Van Lam Mechanical Joint Stock Company

Receivables for factory rent and other amounts 13,380,381,831 13,380,381,831
Loan receivable 183,020,468 183,020,468

Linh Viet Nam Investment Company Limited

Loan principal receivable 8,000,000,000 8,000,000,000

Total receivables

65,261,340,976 60,046,065,403

Closing balance

Opening balance

MECO Power Investment and Development Joint Stock Company

Must pay for materials 1,470,513,396 1,470,513,396
Advance payment for Suoi Choang experiment 55,000,000 55,000,000

MCG Construction Joint Stock Company

Must pay for construction of project 102, Nam Hoa 1, Ban Mong, Binh Long 2,921,747,949 2,921,747,949

MECO Saigon Irrigation Construction Joint Stock Company

Must pay for construction 441,268,550 441,268,550

Electromechanical Equipment and Spare Parts Joint Stock Company

Must pay for materials 5,220,036,449 5,220,036,449

Thien Nam Asset Management and Exploitation Joint Stock Company

Other payables 117,800,000,000 121,600,000,000

Van Lam Mechanical Joint Stock Company

Must pay machine rental fee 638,000,000 638,000,000

Song Da 7.09 Joint Stock Company

Collect electricity bills in advance. 1,759,405

Total liabilities

128,546,566,344 132,348,325,749

2- Present assets, revenue, and business results by segment (by business sector or geographical area) in accordance with

Segment information is presented by business segment and geographical area. Segment reporting is primarily by business segment

Business Field

The company has the following main business areas:

- Construction Field
- Commercial Business Field
- Real Estate Business
- Other Service Business Fields

Geographical area

All activities of the Company take place only in Vietnam.

Information on business results, fixed assets and other long-term assets and the value of major non-cash expenses of the Company's

This period	Construction	Commerce	Real estate	Other services	Sum
Net revenue from sales and services to outside	1,490,110,912		1,795,156,556	2,143,042,159	5,428,309,627

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<i>Total net revenue from sales and services</i>	1,490,110,912	1,795,156,556	2,143,042,159	5,428,309,627
Component cost	1,509,503,735	1,416,046,326	4,849,816,541	7,775,366,602
Business results by department	(19,392,823)	379,110,230	(2,706,774,382)	(2,347,056,975)
Profit from business activities				(2,347,056,975)
Financial revenue				124,484,307
Financial costs				7,067,233,359
Other income				6,114,103,760
Profit after corporate income tax				(3,175,702,267)

Assets and liabilities of business segments

	Construction	Commerce	Real estate	Other services	Sum
Closing balance					
Assets allocated to the department	60,776,021,543	219,298,187,546	110,773,326,766	38,958,985,238	429,806,521,093
Total assets	60,776,021,543	219,298,187,546	110,773,326,766	38,958,985,238	429,806,521,093
Liabilities allocated to the department	126,785,611,101	85,558,195,400	117,903,000,000	5,660,000,000	335,906,806,501
Total liabilities	126,785,611,101	85,558,195,400	117,903,000,000	5,660,000,000	335,906,806,501
Opening balance					
Assets allocated to the department	36,856,013,095	227,311,770,046	108,978,170,210	44,776,157,022	417,922,110,373
Total assets	36,856,013,095	227,311,770,046	108,978,170,210	44,776,157,022	417,922,110,373
Liabilities allocated to the department	119,504,484,448	85,558,195,400	121,676,000,000	5,660,000,000	332,398,679,848
Total liabilities	119,504,484,448	85,558,195,400	121,676,000,000	5,660,000,000	332,398,679,848

3- Comparative information (changes in information in the financial statements of previous accounting periods)*a) The comparative figures for the fiscal year ending December 31, 2025 have been restated as follows:*

	Code	Pre-adjusted figures	Adjustments	Adjusted figures	Note
Balance sheet					
3. Short-term holding investments until maturity	123	8,183,020,468	4,101,598,159	12,284,618,627	(i)
4. Provision for short-term investments held to maturity (*)	124		(3,583,020,468)	(3,583,020,468)	(ii)
3. Other short-term receivables	135	62,073,828,225	(4,144,943,737)	57,928,884,488	
4. Allowance for doubtful debts (*)	136	(91,216,189,573)	3,583,020,468	(87,633,169,105)	
3. Dividends and profits must be paid	313		87,848,300	87,848,300	(iii)
8. Other current payables	320	19,632,276,302	(1,050,474,300)	18,581,802,002	
9. Short-term loans and obligations under finance leases	321	992,958,158	962,626,000	1,955,584,158	(iv)
5. Long-term investment holding until maturity	265	2,764,000,000	43,345,578	2,807,345,578	(v)

b) Các điều chỉnh bao gồm:

<i>Nội dung</i>	<i>Số tiền</i>
Reclassify other receivables including interest on loans to Linh Vietnam Investment	
(i) Co., Ltd.; provisional interest on savings deposits at SHB Bank; and loans to BHG Construction Joint Stock Company.	4,101,598,159
Reclassify the provision for doubtful receivables to a provision for short-term investments held to maturity, specifically the funds lent to Linh Vietnam Investment Co., Ltd. and Van Lam Mechanical Joint Stock Company.	(3,583,020,468)
(iii) Reclassify other payables to dividend payables.	87,848,300
(iv) Reclassify other payables to short-term loans.	962,626,000
(v) Reclassify other receivables from long-term deposit interest to long-term investments held to maturity.	43,345,578

TABLE MAKER

CHIEF ACCOUNTANT

Hanoi, date 30 month 7 year 2026

GENERAL DIRECTOR

HOANG MANH TUAN

PHAM THI CHINH LUONG

NGUYEN NGOC HUNG