

**VIETNAM INDUSTRIAL CONSTRUCTION CORPORATION**

**CONSOLIDATED FINANCIAL STATEMENTS**

**For the operating period from April 1, 2026 to June 30, 2026**

**CONSOLIDATED FINANCIAL STATEMENT**

As at 30<sup>st</sup> June, 2026

| ASSETS                                                      | Code       | Note         | 30/6/2026                | 01/01/2026               |
|-------------------------------------------------------------|------------|--------------|--------------------------|--------------------------|
|                                                             |            |              | VND                      | VND                      |
| <b>A. CURRENT ASSETS</b>                                    | <b>100</b> |              | <b>2.976.016.675.249</b> | <b>2.664.203.239.751</b> |
| (100 = 110 + 120 + 130 + 140 + 150)                         |            |              |                          |                          |
| <b>I. Cash and cash equivalents</b>                         | <b>110</b> | <b>IV.1</b>  | <b>160.241.673.475</b>   | <b>220.190.503.453</b>   |
| 1. Cash                                                     | 111        |              | 136.684.395.637          | 209.132.457.738          |
| 2. Cash equivalents                                         | 112        |              | 23.557.277.838           | 11.058.045.715           |
| <b>II. Short-term financial investments</b>                 | <b>120</b> | <b>IV.2</b>  | <b>15.097.617.060</b>    | <b>28.127.311.868</b>    |
| 1. Trading securities                                       | 121        |              | 584.000.000              | 584.000.000              |
| 2. Allowances for decline in value of trading securities    | 122        |              | (476.000.000)            | (476.000.000)            |
| 3. Short - term held to maturity Investments                | 123        |              | 14.989.617.060           | 28.019.311.868           |
| <b>III. Short-term receivables</b>                          | <b>130</b> |              | <b>1.619.764.100.213</b> | <b>1.426.229.520.312</b> |
| 1. Short-term receivables from customers                    | 131        | IV.3         | 1.241.441.080.890        | 1.097.904.876.277        |
| 2. Prepayments to sellers in short-term                     | 132        | IV.4         | 349.789.881.640          | 319.280.955.473          |
| 4. Other short-term receivables                             | 135        | IV.5         | 229.823.014.657          | 206.183.048.273          |
| 5. Short-term allowances for doubtful debts                 | 136        | IV.6         | (208.403.825.007)        | (204.253.307.744)        |
| 6. Shortage of assets awaiting resolution                   | 137        |              | 7.113.948.033            | 7.113.948.033            |
| <b>IV. Inventories</b>                                      | <b>140</b> | <b>IV.7</b>  | <b>1.143.689.278.650</b> | <b>971.578.617.627</b>   |
| 1. Inventories                                              | 141        |              | 1.156.605.396.757        | 984.494.735.734          |
| 2. Allowances for devaluation of inventories                | 149        |              | (12.916.118.107)         | (12.916.118.107)         |
| <b>V. Short-Term Biological Assets</b>                      | <b>150</b> |              | <b>-</b>                 | <b>-</b>                 |
| <b>VI. Other current assets</b>                             | <b>160</b> |              | <b>37.224.005.851</b>    | <b>18.077.286.491</b>    |
| 1. Short-term deferred expenses                             | 161        | IV.8         | 2.788.398.747            | 3.681.242.960            |
| 2. Deductible value added tax                               | 162        |              | 27.372.324.360           | 9.242.543.089            |
| 3. Taxes and other receivables from government budget       | 163        | IV.16        | 7.063.282.744            | 5.153.500.442            |
| <b>B. LONG-TERM ASSETS</b>                                  | <b>200</b> |              | <b>1.750.278.262.227</b> | <b>1.841.210.531.561</b> |
| <b>I. Long-term receivables</b>                             | <b>210</b> |              | <b>9.697.075.289</b>     | <b>9.721.075.289</b>     |
| 3. Other long-term receivables                              | 215        | IV.5         | 9.697.075.289            | 9.721.075.289            |
| <b>II. Fixed assets</b>                                     | <b>220</b> |              | <b>1.491.471.697.023</b> | <b>1.575.452.317.069</b> |
| 1. Tangible fixed assets                                    | 221        | IV.9         | 1.469.946.080.496        | 1.553.886.935.947        |
| Historical costs                                            | 222        |              | 4.639.016.291.370        | 4.616.769.560.276        |
| Accumulated depreciation                                    | 223        |              | (3.169.070.210.874)      | (3.062.882.624.329)      |
| 2. Finance lease fixed assets                               | 224        | IV.10        | 11.200.549.962           | 11.951.178.300           |
| Historical costs                                            | 225        |              | 13.239.442.314           | 13.239.442.314           |
| Accumulated depreciation                                    | 226        |              | (2.038.892.352)          | (1.288.264.014)          |
| 3. Intangible fixed assets                                  | 227        | IV.11        | 10.325.066.565           | 9.614.202.822            |
| Historical costs                                            | 228        |              | 16.492.188.443           | 15.694.688.443           |
| Accumulated amortization                                    | 229        |              | (6.167.121.878)          | (6.080.485.621)          |
| <b>III. Long-Term Biological Assets</b>                     | <b>230</b> |              | <b>-</b>                 | <b>-</b>                 |
| <b>IV. Investment properties</b>                            | <b>240</b> |              | <b>1.000.000.000</b>     | <b>1.000.000.000</b>     |
| Historical costs                                            | 241        |              | 1.000.000.000            | 1.000.000.000            |
| Accumulated depreciation                                    | 242        |              | -                        | -                        |
| <b>V. Long-term assets in progress</b>                      | <b>250</b> |              | <b>6.940.918.215</b>     | <b>10.450.022.475</b>    |
| 2. Construction in progress                                 | 252        | IV.12        | 6.940.918.215            | 10.450.022.475           |
| <b>VI. Long-term investments</b>                            | <b>260</b> | <b>IV.13</b> | <b>102.229.154.848</b>   | <b>102.229.154.848</b>   |
| 2. Investments in joint ventures and associates             | 262        |              | 74.058.984.363           | 74.058.984.363           |
| 3. Investments in equity of other entities                  | 263        |              | 40.045.988.675           | 40.045.988.675           |
| 4. Provision for long-term investment losses in other units | 264        |              | (11.875.818.190)         | (11.875.818.190)         |
| <b>VII. Other long-term assets</b>                          | <b>270</b> |              | <b>138.939.416.852</b>   | <b>142.357.961.880</b>   |
| 1. Long-term deferred expenses                              | 271        | IV.8         | 138.855.391.109          | 142.273.936.137          |
| 2. Deferred income tax assets                               | 272        |              | 84.025.743               | 84.025.743               |
| <b>TOTAL ASSETS (280 = 100 + 200)</b>                       | <b>280</b> |              | <b>4.726.294.937.476</b> | <b>4.505.413.771.312</b> |

**CONSOLIDATED FINANCIAL STATEMENT (Continued)**

As at 30<sup>st</sup> June, 2026

|                                                         |                  | 30/6/2026                  | 01/01/2026                 |
|---------------------------------------------------------|------------------|----------------------------|----------------------------|
|                                                         |                  | VND                        | VND                        |
| <b>LIABILITIES AND OWNERS' EQUITY</b>                   | <b>Code Note</b> |                            |                            |
| <b>C. LIABILITIES (300 = 310+330)</b>                   | <b>300</b>       | <b>7.703.076.886.760</b>   | <b>7.257.028.053.126</b>   |
| <b>I. Short-term liabilities</b>                        | <b>310</b>       | <b>3.543.696.635.677</b>   | <b>3.178.750.206.916</b>   |
| 1. Short-term trade payables                            | 311 IV.14        | 1.323.429.090.749          | 1.203.920.811.886          |
| 2. Short-term prepayments from customers                | 312 IV.15        | 673.155.232.593            | 478.435.367.151            |
| 3. Dividends and profit payables                        | 313              | 10.286.185.788             | 3.943.239.788              |
| 4. Short-term Taxes and other payables to State budget  | 314 IV.16        | 184.619.914.934            | 172.999.116.938            |
| 5. Payables to employees                                | 315              | 79.372.557.770             | 112.574.696.939            |
| 6. Short-term accrued expenses                          | 316 IV.17        | 143.608.008.847            | 198.286.769.596            |
| 8. Short-term unrealized revenue                        | 319              | 1.074.292.351              | 917.462.680                |
| 9. Other short-term payments                            | 320 IV.18        | 159.016.072.235            | 131.959.258.993            |
| 10. Short-term borrowings and finance lease liabilities | 321 IV.19        | 925.001.507.680            | 835.257.374.707            |
| 11. Short-term provisions                               | 322 IV.20        | 13.919.378.838             | 15.752.964.825             |
| 12. Bonus and welfare fund                              | 323              | 30.214.393.892             | 24.703.143.413             |
| <b>II. Long-term liabilities</b>                        | <b>330</b>       | <b>4.159.380.251.083</b>   | <b>4.078.277.846.210</b>   |
| 1. Long-term trade payables                             | 331 IV.14        | 31.754.040.425             | 31.754.040.425             |
| 5. Long-term deferred revenues                          | 337              | 26.020.442.570             | 26.382.913.432             |
| 6. Other long-term payables                             | 338 IV.18        | 64.790.225.442             | 64.665.196.815             |
| 7. Long-term borrowings and finance lease liabilities   | 339 IV.19        | 4.000.493.991.723          | 3.916.757.628.570          |
| 10. Deferred income tax payables                        | 342              | 1.413.080.461              | 3.013.080.461              |
| 11. Long-term provisions                                | 343 IV.20        | 34.908.470.462             | 35.704.986.507             |
| 12. Science and Technology Development Fund             | 344              | -                          | -                          |
| <b>D. OWNERS' EQUITY (400 = 410+430)</b>                | <b>400 IV.21</b> | <b>(2.976.781.949.284)</b> | <b>(2.751.614.281.814)</b> |
| (400 = 410+430)                                         |                  |                            |                            |
| 1. Contributed capital                                  | 411              | 550.000.000.000            | 550.000.000.000            |
| - Ordinary shares with voting rights                    | 411a             | 550.000.000.000            | 550.000.000.000            |
| - Preferred Stocks                                      | 411b             | -                          | -                          |
| 7. Exchange rate differences                            | 417              | (96.149.352)               | (96.149.352)               |
| 8. Development and investment funds                     | 418              | 73.639.966.441             | 71.796.568.420             |
| 9. Other equity funds                                   | 419              | -                          | -                          |
| 10. Undistributed profit after tax                      | 420              | (3.828.462.691.009)        | (3.598.368.178.939)        |
| - Undistributed profit after tax brought forward        | 420a             | (3.724.990.341.783)        | (2.956.739.489.202)        |
| - Undistributed profit after tax for this period        | 420b             | (103.472.349.226)          | (641.628.689.737)          |
| 11. Non-controlling shareholder interests               | 429              | 228.136.924.636            | 225.053.478.057            |
| <b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>             |                  | <b>4.726.294.937.476</b>   | <b>4.505.413.771.312</b>   |
| <b>(440 = 300 + 400)</b>                                | <b>440</b>       |                            |                            |

Prepared by

*Handwritten signature of Nguyen Thi Bich Hanh*

Nguyen Thi Bich Hanh

Chief Accountant

*Handwritten signature of Dang Quang Cuong*

Dang Quang Cuong

Approval, July 29, 2026

General Director

*Handwritten signature of Do Chi Nguyen*  


Do Chi Nguyen

## CONSOLIDATED INCOME OF BUSINESS

Accounting period from 01/01/2026 to 30/6/2026

| ITEMS                                                                   | Code | Note | Quarter II        |                   | Accumulated from the beginning of the year<br>to the end of this period |                   |
|-------------------------------------------------------------------------|------|------|-------------------|-------------------|-------------------------------------------------------------------------|-------------------|
|                                                                         |      |      | This year         | Previous year     | This year                                                               | Previous year     |
| 1. Revenues from sales and services rendered                            | 01   | V.22 | 1.088.958.683.514 | 1.068.130.868.727 | 1.742.116.102.708                                                       | 1.857.848.078.349 |
| 2. Revenue deductions                                                   | 02   | 0    | -                 | 3.517.013.059     | -                                                                       | 6.784.664.742     |
| 3. Net revenues from sales and services rendered (10 = 01-02)           | 10   | 0    | 1.088.958.683.514 | 1.064.613.855.668 | 1.742.116.102.708                                                       | 1.851.063.413.607 |
| 4. Cost of goods sold                                                   | 11   | V.23 | 1.052.187.562.193 | 1.031.387.560.282 | 1.720.558.673.202                                                       | 1.796.902.025.632 |
| 5. Gross revenues from sales and services rendered (20 = 10-11)         | 20   |      | 36.771.121.321    | 33.226.295.386    | 21.557.429.506                                                          | 54.161.387.975    |
| 6. Profit/loss of sale and liquidation of investment real estate        | 21   |      | -                 | -                 | -                                                                       | -                 |
| 7. Financial income                                                     | 22   | V.24 | 1.712.560.778     | 1.116.187.226     | 5.146.218.796                                                           | 1.321.923.223     |
| 8. Financial expenses                                                   | 23   | V.25 | 62.461.939.825    | 57.539.011.716    | 124.904.528.415                                                         | 104.511.388.017   |
| In which: Borrowing costs                                               | 24   |      | 62.357.689.002    | 57.167.830.973    | 124.736.045.215                                                         | 103.920.204.656   |
| 9. Selling expenses                                                     | 25   | V.26 | 5.582.453.469     | 9.469.437.028     | 9.743.467.551                                                           | 18.609.146.719    |
| 10. General administrative expenses                                     | 26   | V.26 | 57.909.545.788    | 56.280.522.004    | 98.572.398.129                                                          | 99.228.448.647    |
| 11. Profit (loss) in the joint venture company, affiliate               | 27   |      | -                 | -                 | -                                                                       | -                 |
| 12. Net profits from operating activities (30=20+21+22+24-(23-25-26))   | 30   |      | (87.470.256.983)  | (88.946.488.136)  | (206.516.745.793)                                                       | (166.865.672.185) |
| 13. Other income                                                        | 31   | V.27 | 6.749.121.172     | 13.299.938.532    | 13.477.382.715                                                          | 13.969.367.502    |
| 14. Other expenses                                                      | 32   | V.28 | 3.277.091.064     | 1.934.989.861     | 4.496.405.646                                                           | 3.135.005.411     |
| 15. Other profits (40 = 31 - 32)                                        | 40   |      | 3.472.030.108     | 11.364.948.671    | 8.980.977.069                                                           | 10.834.362.091    |
| 16. Total net profit before tax (50 = 30+40)                            | 50   |      | (83.998.226.875)  | (77.581.539.465)  | (197.535.768.724)                                                       | (156.031.310.094) |
| 17. Current corporate income tax expenses                               | 51   | V.29 | 5.790.130.664     | 3.859.059.527     | 6.936.445.990                                                           | 5.946.042.255     |
| 18. Deferred corporate income tax expenses                              | 52   |      | -                 | -                 | -                                                                       | 278.528.819       |
| 19. Profits after enterprise income tax (60 = 50 - 51 - 52) (*)         | 60   |      | (89.788.357.539)  | (81.440.598.992)  | (204.472.214.714)                                                       | (162.255.881.168) |
| 20. Profits after enterprise income tax of parent company               | 61   |      | (103.472.349.226) | (89.980.704.190)  | (220.442.264.549)                                                       | (173.405.247.432) |
| 21. Profits after enterprise income tax of non-controlling shareholders | 62   |      | 13.683.991.687    | 8.540.105.198     | 15.970.049.835                                                          | 11.149.366.264    |
| 22. Basic earnings per share                                            | 70   |      | (1.881)           | (1.481)           | (4.008)                                                                 | (2.950)           |
| 23. Declining profit on stocks                                          | 71   |      |                   |                   |                                                                         |                   |

\* In which:

- Profit after CIT in the second quarter of 2026 (excluding Quang Son Cement Company Limited) is: 15,166,765,820 VND; profit after CIT in the first 6 months of 2026 (excluding Quang Son Cement Company Limited) is: 16,223,178,956 VND.

- Loss in the second quarter of 2026 of Quang Son Cement Company Limited is: 104,955,123,359 VND; the loss in the first 6 months of 2026 of Quang Son Cement Company Limited is: 220,695,393,670 VND.

Approval, July 29, 2026

Prepared by

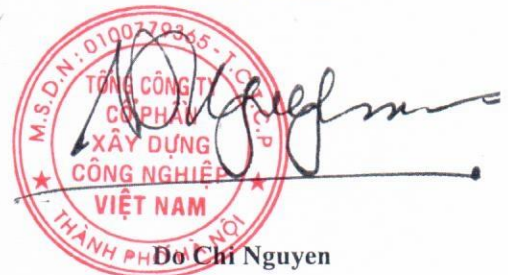
Chief Accountant

General Director

Nguyen Thi Bich Hanh

Dang Quang Cuong

Do Chi Nguyen



## CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

Accounting period from 01/01/2026 to 30/6/2026

| ITEMS                                                                                                      | Code | From 01/01/2026 to<br>30/6/2026 | From 01/01/2025 to<br>30/6/2025 |
|------------------------------------------------------------------------------------------------------------|------|---------------------------------|---------------------------------|
|                                                                                                            |      | VND                             | VND                             |
| <b>I. Net cash flows from operating activities</b>                                                         |      |                                 |                                 |
| 1. Profit before tax                                                                                       | 01   | (197.535.768.724)               | (156.031.310.094)               |
| 2. Adjustments for                                                                                         |      | -                               | -                               |
| - Depreciation of fixed assets and investment properties                                                   | 02   | 110.939.958.635                 | 110.059.925.808                 |
| - Provisions                                                                                               | 03   | 1.520.415.231                   | 5.628.847.694                   |
| - Gains (losses) on exchange rate differences from revaluation of accounts derived from foreign currencies | 04   | -                               | -                               |
| - Gains (losses) on investing activities                                                                   | 05   | (5.024.377.685)                 | (1.321.923.223)                 |
| - Borrowing costs                                                                                          | 06   | 124.736.045.215                 | 103.920.204.656                 |
| - Other adjustments                                                                                        | 07   | -                               | -                               |
| 3. Operating income before changes in working capital                                                      | 08   | 34.636.272.672                  | 62.255.744.841                  |
| - Increase (decrease) in receivables                                                                       | 09   | (267.396.084.622)               | 34.139.069.996                  |
| - Increase (decrease) in inventories                                                                       | 10   | (172.016.981.748)               | 78.276.611.594                  |
| - Increase (decrease) in payables                                                                          | 11   | 214.642.546.223                 | (125.193.902.754)               |
| - Increase (decrease) the cost of waiting for allocation                                                   | 12   | 4.298.765.589                   | 6.888.430.183                   |
| - Borrowing costs paid                                                                                     | 14   | (22.962.380.958)                | (41.583.330.331)                |
| - Enterprise income tax paid                                                                               | 15   | (8.511.290.639)                 | (7.595.951.533)                 |
| - Other receipts from operating activities                                                                 | 16   | 752.367.830                     | 39.455.000                      |
| - Other payments on operating activities                                                                   | 17   | (4.876.899.328)                 | (7.412.544.465)                 |
| Net cash flows from operating activities                                                                   | 20   | (221.433.684.981)               | (186.417.469)                   |
| <b>II. Cash flows from investing activities</b>                                                            |      | -                               | -                               |
| 1. Expenditures on purchase and construction of fixed assets and long-term assets                          | 21   | (6.177.512.136)                 | (18.264.114.941)                |
| 2. Proceeds from disposals of fixed assets and other long-term assets                                      | 22   | -                               | 2.419.479.093                   |
| 3. Expenditures on loans and purchase of debt instruments from other entities                              | 23   | (20.405.211.097)                | -                               |
| 4. Proceeds from lending or repurchase of debt instruments from other entities                             | 24   | 16.029.694.808                  | 1.172.706.192                   |
| 7. Proceeds from interests, dividends and distributed profits                                              | 27   | 9.565.530.202                   | 4.000.524.197                   |
| Net cash flows from investing activities                                                                   | 30   | (987.498.223)                   | (10.671.405.459)                |
| <b>III. Cash flows from financial activities</b>                                                           |      | -                               | -                               |
| 3. Proceeds from borrowings                                                                                | 33   | 852.704.224.274                 | 955.091.017.139                 |
| 4. Repayment of principal                                                                                  | 34   | (677.810.726.567)               | (979.840.126.740)               |
| 5. Repayment of financial principal                                                                        | 35   | (1.413.001.581)                 | (1.312.249.998)                 |
| 6. Dividends and profits paid to owners                                                                    | 36   | (11.008.142.900)                | -                               |
| Net cash flows from financial activities                                                                   | 40   | 162.472.353.226                 | (26.061.359.599)                |
| Net cash flows during the period(50 = 20+30+40)                                                            | 50   | (59.948.829.978)                | (36.919.182.527)                |
| Cash and cash equivalents at the beginning of the period                                                   | 60   | 220.190.503.453                 | 185.820.876.553                 |
| Effect of exchange rate fluctuations                                                                       | 61   | -                               | -                               |
| Cash and cash equivalents at the end of the period<br>(70 = 50+60+61)                                      | 70   | 160.241.673.475                 | 148.901.694.026                 |

Approval, July 29, 2026

Prepared by

Chief Accountant

General Director

Nguyen Thi Bich Hanh

Dang Quang Cuong

Do Chi Nguyen

## **NOTES TO THE FINANCIAL STATEMENT**

### **I. GENERAL INFORMATION**

#### **Form of capital ownership**

Vietnam Industrial Construction Joint Stock Corporation ("the Corporation") was formerly a State-owned enterprise under the Ministry of Industry (now the Ministry of Industry), established under Decision No. 63/1998/QĐ-BCN dated September 22, 1998 of the Minister of Industry. The Corporation switched to operating in the form of a joint stock company under Decision No. 2259/QĐ-TTg dated December 10, 2010 of the Prime Minister on adjusting the charter capital structure of Vietnam Industrial Construction Joint Stock Corporation.

Vietnam Industrial Construction Joint Stock Corporation operates under Business Registration Certificate No. 0100779365, first registered on October 21, 1998 and changed for the 7th time on August 19, 2020, issued by the Department of Planning and Investment of Hanoi City.

The Corporation's headquarters is at Vinaincon building, No. 5 Lang Ha, O Cho Dua ward, Hanoi city.

The charter capital of the Corporation according to the Certificate of Business Registration is 550,000,000,000 VND.

#### **Business sector**

The business lines of the Corporation are:

- Construction of all types of houses; Other mining not elsewhere classified; Production of concrete and products from cement and gypsum; Cutting, shaping and finishing stone; Production of metal components; Production of tanks, reservoirs and containers of metal; Forging, stamping, pressing and rolling of metal, metal powder refining; Production of other metal products not elsewhere classified; Construction of public works; Installation of electrical systems;
- Other specialized construction activities;
- Wholesale of electronic and telecommunications equipment and components; Inland waterway freight transport; Warehousing and storage of goods; Restaurants and mobile catering services (excluding bars, karaoke rooms, and dance clubs); Beverage services (excluding bar business);
- Other mining and ore support service activities; Production of basic chemicals (except chemicals banned by the state); Production of construction materials from clay; Repair of machinery and equipment; Electrical repair; Construction of other civil engineering works;
- Other business lines specifically specified in the Business Registration Certificate.

#### **Normal production and business cycle**

The normal production and business cycle of the Corporation is carried out within a period of no more than 12 months.

#### **Characteristics of the Corporation's operations during the fiscal year that affect the consolidated financial statements**

There were no special activities of the Corporation during the fiscal year that affected the consolidated financial statements of the Corporation.

**VIETNAM INDUSTRIAL CONSTRUCTION  
JOINT-STOCK CORPORATION**

Building No. 5 Lang Ha, O Cho Dua Ward,  
Hanoi City

**FORM NO. B 09-DN/HN**

Issued under Circular no. 43/2026/TT-BTC  
April 20<sup>nd</sup>, 2026 of the Ministry of Finance

**Corporate structure**

Details of the Corporation's subsidiaries and associates are as follows:

| Subsidiary                                                                                  | Place of establishment and operation | Ownership ratio | Voting rights | Main activities                                             |
|---------------------------------------------------------------------------------------------|--------------------------------------|-----------------|---------------|-------------------------------------------------------------|
| Electrical Construction Company Limited 2                                                   | Ho Chi Minh City                     | 100%            | 100%          | Electrical installation                                     |
| Electrical Construction One Member Co., Ltd. 4                                              | Hanoi City                           | 100%            | 100%          | Construction of civil engineering works                     |
| Ha Bac Chemical Mechanical Company Limited                                                  | Bac Giang                            | 100%            | 100%          | Mechanical product manufacturing                            |
| Quang Son Cement Company Limited                                                            | Thai Nguyen                          | 100%            | 100%          | Production and trading of cement and clinker                |
| Chemical Construction Company Limited                                                       | Hanoi City                           | 100%            | 100%          | Construction                                                |
| Chemical Construction Mechanical Joint Stock Company                                        | Hai Phong                            | 71.42%          | 71.42%        | Construction                                                |
| Industrial Construction and Production Joint Stock Company                                  | Hanoi City                           | 52.15%          | 52.15%        | Construction and installation of works                      |
| Thu Duc Centrifugal Concrete Joint Stock Company                                            | Ho Chi Minh City                     | 51.00%          | 51.00%        | Production and trading of industrial concrete products      |
| Vietnam International Human Resources Cooperation Trading Import Export Joint Stock Company | Hanoi City                           | 51.00%          | 51.00%        | Labor export                                                |
| Vinaincon Investment and Minerals Joint Stock Company                                       | Hanoi City                           | 51.00%          | 51.00%        | Investment, exploitation and mineral trading                |
| Construction Investment Joint Stock Company No. 5                                           | Ho Chi Minh City                     | 51.63%          | 51.63%        | Construction and installation of industrial and civil works |
| Vinaincon 6 Investment and Construction Joint Stock Company                                 | Ho Chi Minh City                     | 51.00%          | 51.00%        | Construction of all kinds of houses                         |
| An Giang Centrifugal Concrete Joint Stock Company                                           | An Giang                             | 50.69%          | 50.69%        | Production and trading of industrial concrete products      |

| TT | Affiliated companies                                             | Place of establishment and operation | Ownership ratio | Voting rights | Main activities                                             |
|----|------------------------------------------------------------------|--------------------------------------|-----------------|---------------|-------------------------------------------------------------|
| 5  | Vianincon Centrifugal Concrete Joint Stock Company               | Hai Duong                            | 20.00%          | 20.00%        | Production of electric poles and centrifugal concrete piles |
| 4  | Vinaincon Energy Investment Joint Stock Company                  | Hanoi City                           | 41.18%          | 41.18%        | Investment and exploitation of energy projects              |
| 2  | Industrial Investment and Construction Joint Stock Company       | Hanoi City                           | 36.00%          | 36.00%        | Building a house to live in                                 |
| 6  | Vinaincon Mechanical Construction Joint Stock Company            | Hanoi City                           | 27.99%          | 27.99%        | Construction of all kinds of houses                         |
| 1  | Hong Nam Mechanical Joint Stock Company                          | Hanoi City                           | 27.37%          | 27.37%        | Manufacture of lifting, lowering and loading equipment      |
| 3  | Quang Son Limestone Exploitation Joint Stock Company             | Thai Nguyen                          | 25.00%          | 25.00%        | Quarrying of stone, sand, gravel, clay                      |
| 8  | Construction Steel Structure Joint Stock Company                 | Hanoi City                           | 23.11%          | 23.11%        | Manufacture of metal components                             |
| 7  | Vinaincon Design and Construction Consulting Joint Stock Company | Hanoi City                           | 20.70%          | 20.70%        | Consulting and construction                                 |

Dependent units include:

**VIETNAM INDUSTRIAL CONSTRUCTION  
JOINT-STOCK CORPORATION**

Building No. 5 Lang Ha, O Cho Dua Ward,  
Hanoi City

**FORM NO. B 09-DN/HN**

Issued under Circular no. 43/2026/TT-BTC  
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| Name of dependent units                                                                                                               | Address                                                                                | Status   |
|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------|
| Office of the Corporation                                                                                                             | Vinaincon Building, No. 5 Lang Ha<br>- O Cho Dua Ward - Hanoi                          | Active   |
| Center for Export- Import and Technical Supplies                                                                                      | Vinaincon Building, No. 5 Lang Ha<br>- O Cho Dua Ward - Hanoi                          | Inactive |
| Southern Branch- Vietnam Industrial Coonstruction Joint-<br>Stock Corporation                                                         | No.22, Ly Tu Trong - Sai Gon<br>Ward - Ho Chi Minh                                     | Active   |
| Cambodia Branch- Vietnam Industrial Construction Joint-<br>Stock Corporation                                                          | 10EF6, st.206+211, Sangkat<br>vealvong, Khan 7makara,<br>Phnomphenh, Cambodia          | Active   |
| Branch of Installation Cont5ruction and Supplying<br>Equipment, supplies- Vietnam Industrial Construction<br>Joint- Stock Corporation | Vinaincon Building, No. 5 Lang Ha<br>- O Cho Dua Ward - Hanoi                          | Active   |
| Myanmar Branch- Vietnam Industrial Construction Joint-<br>Stock Corporation                                                           | No.1, Building No.33, Shwe Ohn<br>Pin Housing 2, Yan Shin, Yan Kin,<br>Yangon, Myanmar | Active   |

## **II. ACCOUNTING PERIOD, CURRENCY USED IN ACCOUNTING**

### **Fiscal year**

The fiscal year of the Corporation begins on January 1 and ends on December 31 of the calendar year.

### **Accounting currency**

The currency used in accounting is Vietnamese Dong ("VND"), accounting according to the original cost method, in accordance with the provisions of the Accounting Law No. 03/2003/QH11 dated June 17, 2003 and Vietnamese Accounting Standard No. 01 - General Standard.

## **APPLIED ACCOUNTING STANDARDS AND ACCOUNTING REGIME**

### **Accounting System**

The Corporation applies the Vietnamese Accounting Standards and Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025; Circular No. 43/2026/TT-BTC dated April 20, 2026 on guidance on preparation and presentation of consolidated financial statements , and circulars guiding the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of consolidated financial statements .

### **Declaration on compliance with accounting standards and accounting system**

The Board of Directors ensures that it has complied with the requirements of the Vietnamese Accounting Standards and Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025. as well as circulars guiding the implementation of accounting standards of the Ministry of Finance in preparing consolidated financial statements .

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

### **III. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

#### **Basis for preparing consolidated financial statements**

The consolidated financial statements are prepared and presented in Vietnamese Dong (VND) on the accrual basis of accounting (except for information related to cash flows) in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Regime and legal regulations related to the preparation and presentation of consolidated financial statements .

The consolidated financial statements include the financial statements consolidated financial statements of Vietnam Industrial Construction Joint Stock Corporation and the financial statements of the companies controlled by the Corporation (its subsidiaries) prepared for the reporting period ended 30 June 2026 . Control is achieved where the Corporation has the power to govern the financial and operating policies of an investee company so as to obtain benefits from its activities .

Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with those of the Company and its subsidiaries.

All transactions and balances between subsidiaries and between the parent and subsidiaries are eliminated upon consolidation of the financial statements .

Non-controlling interests consist of the amount of the non-controlling interests at the date of the original business combination (see below) and the non-controlling interest in changes in equity since the date of the combination. Losses incurred in a subsidiary must be allocated to the non-controlling interest, even if the loss is greater than the non-controlling interest in the net assets of the subsidiary.

#### **Business combination**

The assets, liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any additional difference between the purchase price and the fair value of the assets acquired is recognised as goodwill. Any negative difference between the purchase price and the fair value of the assets acquired is recognised in the income statement for the year in which the subsidiary is acquired.

Non-controlling interests at the date of the initial business combination are measured based on the non-controlling interest's share of the fair value of the assets, liabilities and contingent liabilities recognised.

#### **Accounting estimates**

The preparation of consolidated financial statements complies with Vietnamese Accounting Standards, Enterprise Accounting Regime and legal regulations related to the preparation and presentation of consolidated financial statements. requires the Board of Directors to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements as well as the reported amounts of revenues and expenses during the financial year . Although accounting estimates are made to the best of the knowledge of the Board of Directors, actual results may differ from those estimates and assumptions.

#### **Evaluation and recognition at fair value**

According to the provisions of Article 28 - Evaluation and recording at fair value of the Accounting Law No. 88/2015/QH13 approved by the 13th National Assembly of the Socialist

Republic of Vietnam, 10th session on November 20, 2015, effective from January 1, 2017, assets and liabilities are evaluated and recorded at fair value at the end of the fiscal year. However, up to the time of issuance of this report, there is no guiding document on the application of evaluation and recording at fair value.

## **Financial instruments**

### ***Initial notes***

*Financial assets:* At the date of initial recognition, financial assets are recorded at cost plus transaction costs directly attributable to the acquisition of the financial asset. The financial assets of the Corporation include cash, cash equivalents, trade receivables, other receivables, deposits, and financial investments.

*Financial liabilities:* At the date of initial recognition, financial liabilities are recorded at cost plus transaction costs directly related to the issuance of such financial liabilities. The Corporation's financial liabilities include trade payables, other payables, accrued expenses, financial leasing debts, and loans.

### ***Re-evaluate after initial recording***

Currently, Circular No. 210/2009/TT-BTC issued by the Ministry of Finance on November 6, 2009 ("Circular 210") as well as current regulations do not have specific guidance on determining the fair value of financial assets and financial liabilities.

## **Cash and cash equivalents**

Cash and cash equivalents include cash on hand, demand deposits, short-term, highly liquid investments that are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value.

## **Financial investments**

### ***Trading securities***

Trading securities are securities held by the Corporation for trading purposes. Trading securities are recorded from the date the Corporation acquires ownership and are initially measured at the fair value of the payments at the time the transaction occurs plus costs related to the purchase of trading securities.

In subsequent accounting periods, securities investments are determined at original cost minus trading securities discounts.

Provision for devaluation of trading securities is made for each type of securities traded on the market and whose market price is lower than the original price. Determining the fair value of trading securities listed on the stock market or traded on the UPCOM, the fair value of the securities is the closing price at the end of the fiscal year. In case at the end of the fiscal year, the stock market or UPCOM is not trading, the fair value of the securities is the closing price of the previous trading session adjacent to the end of the fiscal year.

Increase or decrease in the provision for devaluation of trading securities required to be set up at the closing date is recorded in financial expenses.

### ***Held to maturity investments***

Held-to-maturity investments include those investments that the Corporation has the intention and ability to hold until maturity. Held-to-maturity investments include : bank deposits held to maturity for the purpose of earning periodic interest and other held-to-maturity investments .

### ***Loans***

Loans are determined at original cost less provisions for doubtful debts. Provisions for doubtful debts on the Corporation's loans are made in accordance with current accounting regulations.

### **Investment in associates**

An associate is an entity in which the Group has significant influence and that is neither a subsidiary nor a joint venture of the Group. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

The results of operations, assets and liabilities of associates are consolidated in the financial statements using the equity method. Investments in associates are presented in the consolidated balance sheet at cost adjusted for changes in the Corporation's share of the net assets of the associate after the date of acquisition. Losses of an associate in excess of the Corporation's interest in that associate are not recognised.

In case a member company of the Corporation conducts a transaction with an affiliated company of the Corporation, unrealized profit/loss corresponding to the capital contribution of the Corporation to the affiliated company, is eliminated from the consolidated financial statements .

### **Accounts receivable**

Accounts receivable are amounts that are recoverable from customers or other entities. Accounts receivable are presented at book value less provisions for doubtful debts .

Provision for doubtful debts is created for receivables that are overdue , or for receivables that are unlikely to be paid due to liquidation, bankruptcy or similar difficulties by the debtor .

### **Inventory**

Inventories are measured at the lower of cost and net realizable value. The cost of inventories includes direct materials, direct labor and overheads, if any, that have been incurred in bringing the inventories to their present location and condition; For commercial activities: The cost of inventories includes the cost of purchase and other costs directly attributable to the purchase of inventories. The cost of inventories is determined by the weighted average method. Net realizable value is determined as the estimated selling price less the estimated costs of completion and the costs to be incurred in marketing, selling and distribution.

The Corporation 's inventory price reduction provision is made in accordance with current regulations. Accordingly, the Corporation is allowed to make provision for obsolete, damaged, or substandard inventories and in cases where the original cost of inventories is higher than their net realizable value at the end of the accounting period.

### **Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost less accumulated depreciation.

The initial cost of tangible fixed assets comprises the purchase price and any other costs directly attributable to bringing the assets to working condition for their intended use. The original cost of

self-made or self-constructed tangible fixed assets includes construction costs, actual production costs incurred plus installation and testing costs.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives, as follows:

|                                  | <u>Number of years of<br/>depreciation</u> |
|----------------------------------|--------------------------------------------|
| Houses, buildings                | 03 - 25                                    |
| Machinery and equipment          | 03 - 08                                    |
| Means of transport, transmission | 06 - 10                                    |
| Management equipment and tools   | 03 - 08                                    |

#### **Intangible fixed assets and depreciation**

The Corporation's intangible fixed assets are land use rights, computer software; copyrights, patents. Intangible fixed assets are presented at original cost less accumulated depreciation.

#### **Cost of unfinished construction**

Assets under construction for production, rental, management or other purposes are recorded at historical cost. These costs include costs necessary to form the asset, including construction, equipment and other related costs in accordance with the Company's accounting policy. These costs will be transferred to the original cost of fixed assets at the provisional price (if there is no approved final settlement) when the assets are handed over for use.

According to the State's regulations on investment and construction management, depending on the management level, the final settlement value of completed basic construction works must be approved by competent authorities. Therefore, the final value of basic construction works may change and depends on the settlement approved by competent authorities.

#### **Advance payments**

Prepaid expenses include actual expenses that have been incurred but are related to the business performance of many accounting periods.

*Value of issued tools and equipment awaiting allocation:* Value of issued tools, equipment, small components, costs corresponding to unrealized revenue and other short-term prepaid expenses considered to be capable of providing future economic benefits to the Corporation within one year (for short-term prepaid expenses) and from one year or more (for long-term prepaid expenses).

*Land use right value according to the equitization plan :* Land use right value payable according to the equitization plan of the Corporation approved by the Prime Minister.

*Other long-term prepaid expenses :* Considered to be able to bring future economic benefits to the Corporation for a period of one year or more.

#### **Accounts Payable and Accrued Expenses**

Liabilities and accrued expenses are recognized for amounts to be paid in the future for goods and services received. Accrued expenses are recognized based on estimates of amounts to be paid according to approved plans and schedules .

The classification of payables as trade payables, accrued expenses and other payables is made according to the following principles:

- Trade payables reflect commercial payables arising from transactions of purchasing goods, services, assets and the seller is an independent entity of the Corporation, including payables when importing through consignees.
- Payable expenses reflect amounts payable for goods and services received from sellers, and production and business expenses that must be accrued in advance.
- Other payables reflect non-commercial payables not related to the purchase, sale or provision of goods and services.

#### **Provisions for payables**

Provisions are recognised when the Corporation has a present obligation as a result of a past event, and it is probable that the Corporation will be required to settle that obligation. Provisions are measured based on management's best estimate of the expenditure required to settle the obligation at the balance sheet date.

#### **Equity**

Owner's equity: Owner's equity is recorded according to the actual capital contributed by shareholders.

#### **Profit Distribution**

Profit after corporate income tax is distributed to shareholders after setting aside funds according to the Corporation's Charter as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-monetary items in undistributed profits after tax that may affect cash flow and the ability to pay dividends/profits such as gains from revaluation of contributed assets, gains from revaluation of monetary items, financial instruments and other non-monetary items.

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

#### **Revenue recognition**

Sales revenue is recognized when all five (5) following conditions are satisfied:

- (a) The Corporation has transferred to the buyer the significant risks and rewards of ownership of the products or goods;
- (b) The Corporation no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- (c) Revenue is measured with relative certainty;
- (d) The Corporation will gain economic benefits from the sale transaction; and
- (e) Identify the costs associated with a sales transaction.

Revenue from a transaction involving the rendering of services is recognized when the outcome of the transaction can be measured reliably. In cases where a transaction involving the rendering of services involves several periods, revenue is recognized in the period based on the results of the portion of work completed at the reporting date. The outcome of a transaction involving the rendering of services is recognized when all four (4) of the following conditions are satisfied:

- (a) Revenue is measured with relative certainty;
- (b) It is possible to obtain economic benefits from the transaction of providing that service;
- (c) Determine the portion of work completed at the reporting date; and
- (d) Identify the costs incurred for the transaction and the costs to complete the transaction to provide that service.

Financial revenue arising from interest, dividends, distributed profits and other financial revenue is recorded when both (2) of the following conditions are simultaneously satisfied:

- (a) It is possible to obtain economic benefits from the transaction ;
- (b) Revenue is determined with relative certainty.

Interest income is recognized on an accrual basis, based on the outstanding balances and the applicable interest rate.

## Construction contract

When the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the end of the reporting period, measured as a proportion of the estimated total contract costs incurred for work performed to date, except where this proportion is not representative of the stage of completion. This may include additional costs, compensation and performance bonuses as agreed with the customer.

When the outcome of a construction contract cannot be estimated reliably, revenue is recognised only to the extent of contract costs incurred that are likely to be recoverable.

### Foreign currency

Transactions in foreign currencies are translated at the exchange rate on the date of the transaction. Balances of foreign currency items at the balance sheet date are translated at the exchange rate on that date. Exchange differences arising are recorded in the Consolidated Statement of Income . Exchange gains resulting from revaluation of balances at the balance sheet date are not distributed to shareholders.

### Borrowing costs

Borrowing costs are recognized as production and business expenses in the year when incurred, unless capitalized in accordance with the provisions of the Accounting Standard "Borrowing costs". Accordingly, borrowing costs directly related to the purchase, construction or production of assets that necessarily take a relatively long time to complete and put into use or business are added to the original cost of the asset until such time as the asset is put into use or business. Income arising from temporary investment of loans is recorded as a reduction in the original cost of the related assets. For separate loans for the construction of fixed assets, investment interest is capitalized even when the construction period is less than 12 months.

## Tax

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

Deferred income tax is calculated on the differences between the carrying amount and the tax base of assets or liabilities in the consolidated financial statements and is recorded under the balance sheet method. Deferred income tax liabilities should be recognized for all temporary differences while deferred income tax assets are recognized only when it is probable that future taxable profits will be available against which the temporary differences can be used.

Deferred income tax is calculated at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled. Deferred income tax is recognised in the consolidated income statement and is denominated in equity except when it relates to items charged or credited directly to equity.

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Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis.

The determination of the Corporation's income tax is based on current tax regulations. However, these regulations are subject to change from time to time and the final determination of corporate income tax depends on the results of the examination by the competent tax authority.

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

**Related parties**

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

| <b>Related parties</b>                                           | <b>Relationship</b>     |
|------------------------------------------------------------------|-------------------------|
| Vinaincon Design and Construction Consulting Joint Stock Company | Affiliated companies    |
| Industrial Investment and Construction Joint Stock Company       | Affiliated companies    |
| Construction Steel Structure Joint Stock Company                 | Affiliated companies    |
| Hong Nam Mechanical Joint Stock Company                          | Affiliated companies    |
| Vianincon Centrifugal Concrete Joint Stock Company               | Affiliated companies    |
| Vinaincon Energy Investment Joint Stock Company                  | Affiliated companies    |
| Quang Son Limestone Exploitation Joint Stock Company             | Affiliated companies    |
| Vinaincon Mechanical Construction Joint Stock Company            | Affiliated companies    |
| Members of the Board of Directors, Executive Board               | Key Leadership          |
| Ministry of Industry and Trade                                   | Controlling shareholder |

**IV. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE BALANCE SHEET**

**1. Cash and cash equivalents**

|                      | <b>30/6/2026</b>       | <b>01/01/2026</b>      |
|----------------------|------------------------|------------------------|
|                      | <b>VND</b>             | <b>VND</b>             |
| Cash on hand         | 5.751.453.190          | 4.271.282.169          |
| Demand deposits      | 130.932.942.447        | 204.861.175.569        |
| Cash equivalents (i) | 23.557.277.838         | 11.058.045.715         |
| <b>Total</b>         | <b>160.241.673.475</b> | <b>220.190.503.453</b> |

Note:

(i) Cash equivalents represent term deposits of less than 3 months at banks .

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**2. Short-term financial investments**

**a) Trading securities**

|                                                     | 30/6/2026 |                    | 01/01/2026           |                      |
|-----------------------------------------------------|-----------|--------------------|----------------------|----------------------|
|                                                     | Amount    | Original cost      | Fair value           | Provision            |
| Bac Lieu Electrical Engineering Joint Stock Company | 1.000     | 108.000.000        | (*)                  | -                    |
| Dung Quat Centrifugal Concrete Joint Stock Company  | 47.600    | 476.000.000        | (*)                  | (476.000.000)        |
| <b>Total</b>                                        |           | <b>584.000.000</b> | <b>(476.000.000)</b> | <b>(476.000.000)</b> |

**b) Held to maturity investments**

|                   | 30/6/2026             |                       | 01/01/2026            |                       |
|-------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                   | Original cost         | Book value            | Original cost         | Book value            |
| <b>Short-term</b> | <b>14.989.617.060</b> | <b>14.989.617.060</b> | <b>28.019.311.868</b> | <b>28.019.311.868</b> |
| Term deposits (i) | 14.989.617.060        | 14.989.617.060        | 28.019.311.868        | 28.019.311.868        |
| <b>Total</b>      | <b>14.989.617.060</b> | <b>14.989.617.060</b> | <b>28.019.311.868</b> | <b>28.019.311.868</b> |

Note:

(i) Deposits at Joint Stock Commercial Banks with terms from 3 months to 12 months.

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**3. Receivables from customers**

|                                                                                                      | <b>30/6/2026</b>         | <b>01/01/2026</b>        |
|------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
|                                                                                                      | <b>VND</b>               | <b>VND</b>               |
| Thai Nguyen Iron and Steel JSC- TISCO                                                                | 27.191.055.200           | 27.191.055.200           |
| Management board of central power projects                                                           | 1.410.913.714            | 1.374.829.405            |
| Bac Lieu Electrical Construction And Installation                                                    | 18.015.385.345           | 25.197.264.785           |
| Trung Nam Construction Investment Joint Stock Company                                                | 665.690.748              | 4.104.690.748            |
| Sai Gon Branch - Trung Nam Construction Investment Joint Stock Company                               | 31.575.030.318           | 38.599.030.318           |
| Central Grid Project Management Board                                                                | 36.255.390.055           | 40.339.123.515           |
| Dong Anh Real Estate Investment Joint Stock Company                                                  | 8.473.127.020            | 8.473.127.020            |
| Management board of southern power projects -Branches of the National Power Transmission Corporation | 217.020.333.413          | 42.214.446.643           |
| Management board of central power projects -Branches of the National Power Transmission Corporation  | 16.539.694.326           | 16.548.874.180           |
| Ho Chi Minh City Electricity Investment and Trading Joint Stock Company                              | 4.673.591.871            | 22.737.968.136           |
| An Phuoc Joint Stock Company                                                                         | 25.933.695.321           | 27.180.380.462           |
| Southern Power Corporation - Co., Ltd.                                                               | 11.852.752.193           | 11.852.752.193           |
| PQ Hai Quoc Joint Stock Company                                                                      | 41.335.802.056           | 45.180.735.650           |
| Others                                                                                               | 800.498.619.310          | 786.910.598.022          |
| <b>Total</b>                                                                                         | <b>1.241.441.080.890</b> | <b>1.097.904.876.277</b> |

**4. Short-term prepayments to suppliers**

|                                                      | <b>30/6/2026</b>       | <b>01/01/2026</b>      |
|------------------------------------------------------|------------------------|------------------------|
|                                                      | <b>VND</b>             | <b>VND</b>             |
| Construction and Steel Structure Joint Stock Company | 10.114.350.556         | 10.114.350.556         |
| Vinaincon Centrifugal Concrete Joint Stock Company   | 4.712.579.331          | 4.712.579.331          |
| Dong Anh Construction Investment JSC                 | 3.022.433.220          | 3.022.433.220          |
| Dac Dao Construction Joint Stock Company             | 8.396.918.859          | 12.165.533.227         |
| TĐH15 Joint Stock Company                            | 11.835.369.399         | 11.835.369.399         |
| Branch 2 - Energy Joint Stock Company                | 1.036.261.195          | 1.036.261.195          |
| Huu Duy KG Power Construction Company Limited        | 10.154.982.238         | 18.479.772.139         |
| Trung Nam Joint Stock Company                        | 17.854.087.680         | 17.854.087.680         |
| Quoc Dung Construction E-commerce Co., Ltd.          | 13.492.239.425         | 13.284.514.970         |
| Others                                               | 269.170.659.737        | 226.776.053.756        |
| <b>Total</b>                                         | <b>349.789.881.640</b> | <b>319.280.955.473</b> |

5. Other receivables

|                                                                                                | 30/6/2026              |                         | 01/01/2026             |                         |
|------------------------------------------------------------------------------------------------|------------------------|-------------------------|------------------------|-------------------------|
|                                                                                                | Book value             | Allowances              | Book value             | Allowances              |
| <i>a) Short-term</i>                                                                           | <i>229.823.014.657</i> | <i>(26.264.207.401)</i> | <i>206.183.048.273</i> | <i>(26.264.207.401)</i> |
| Advances (i)                                                                                   | 108.029.367.178        | (6.814.685.807)         | 96.268.146.819         | (6.814.685.807)         |
| Deposit                                                                                        | 18.187.838.383         | -                       | 8.858.621.249          | -                       |
| Other receivables                                                                              | 103.605.809.096        | (19.449.521.594)        | 101.056.280.205        | (19.449.521.594)        |
| Settlement of investment costs for basic construction of cement plant                          | 20.754.467.827         | -                       | 20.754.467.827         | -                       |
| Ground clearance compensation                                                                  | 3.788.298.181          | -                       | 3.164.937.878          | -                       |
| Receivables from subsidiary teams - Construction and Industrial production Joint Stock Company | 15.085.155.583         | (4.839.459.295)         | 15.085.155.583         | (4.839.459.295)         |
| Others                                                                                         | 63.977.887.505         | (14.610.062.299)        | 62.051.718.917         | (14.610.062.299)        |
| <i>b) Long term</i>                                                                            | <i>9.697.075.289</i>   | <i>-</i>                | <i>9.721.075.289</i>   | <i>-</i>                |
| Deposit                                                                                        | 9.697.075.289          | -                       | 9.721.075.289          | -                       |
| <b>Total (a+b)</b>                                                                             | <b>239.520.089.946</b> | <b>(26.264.207.401)</b> | <b>215.904.123.562</b> | <b>(26.264.207.401)</b> |

Note:

- (i) The advance balance is mainly an advance to employees and teams to pay for construction costs.

6. Short-term allowances for doubtful debts

|                                                                                           | 30/06/2026             |                       | 01/01/2026             |                       |
|-------------------------------------------------------------------------------------------|------------------------|-----------------------|------------------------|-----------------------|
|                                                                                           | Original value         | Recoverable amount    | Original value         | Recoverable amount    |
| Total value of receivables, loans that are overdue or not pass due but hardly recoverable | 238.132.696.054        | 29.728.871.047        | 237.214.343.394        | 32.961.035.650        |
| <b>Total:</b>                                                                             | <b>238.132.696.054</b> | <b>29.728.871.047</b> | <b>237.214.343.394</b> | <b>32.961.035.650</b> |

Details of Short-term allowances for doubtful debts:

**VIETNAM INDUSTRIAL CONSTRUCTION JOINT STOCK CORPORATION**

Building No. 5 Lang Ha, O Cho Dua Ward  
Hanoi City

**FORM NO. B 09-DN/HN**

Issued under Circular no. 43/2026/TT-BTC  
April 20<sup>th</sup>, 2026 of the Ministry of Finance

|                                                               | 30/06/2026             |                          | 01/01/2026             |                          |
|---------------------------------------------------------------|------------------------|--------------------------|------------------------|--------------------------|
|                                                               | Original value         | Provision                | Original value         | Provision                |
| Thai Nguyen Iron and Steel JSC-TISCO                          | 27.191.055.200         | (27.191.055.200)         | 27.191.055.200         | (27.191.055.200)         |
| Construction JSC No.203                                       | 4.102.173.574          | (4.102.173.574)          | 4.102.173.574          | (4.102.173.574)          |
| Dong Anh Construction                                         | 3.022.433.220          | (3.022.433.220)          | 3.022.433.220          | (3.022.433.220)          |
| Investment JSC                                                |                        |                          |                        |                          |
| Lavimont Vietnam Co.,Ltd                                      | 2.778.463.119          | (2.778.463.119)          | 2.778.463.119          | (2.778.463.119)          |
| Vietnam LEPRO Construction and Trading JSC                    | 2.250.182.909          | (2.250.182.909)          | 2.250.182.909          | (2.250.182.909)          |
| Hoang Son Industrial Co., Ltd                                 | 8.899.267.173          | (8.899.267.173)          | 8.899.267.173          | (8.899.267.173)          |
| Thai Binh Steel Joint Stock Company                           | 2.564.880.468          | (2.564.880.468)          | 2.564.880.468          | (2.564.880.468)          |
| Chemical Construction and Installation Mechanical Joint Stock | 13.844.892.847         | (11.230.081.846)         | 13.844.892.847         | (11.230.081.846)         |
| Archi Reenco Hoa Binh - Lam                                   | 10.710.797.737         | (3.213.239.321)          | 10.710.797.737         | (3.213.239.321)          |
| Son Joint Stock Company                                       |                        |                          |                        |                          |
| Others                                                        | 162.768.549.807        | (143.152.048.177)        | 161.850.197.147        | (139.001.530.914)        |
| <b>Total</b>                                                  | <b>238.132.696.054</b> | <b>(208.403.825.007)</b> | <b>237.214.343.394</b> | <b>(204.253.307.744)</b> |

**7. Inventories**

|                      | 30/6/2026                |                         | 01/01/2026             |                         |
|----------------------|--------------------------|-------------------------|------------------------|-------------------------|
|                      | Original value           | Allowances              | Original value         | Allowances              |
| Raw materials        | 223.747.583.357          | (313.403.692)           | 167.882.721.901        | (313.403.692)           |
| Tools and supplies   | 6.363.827.987            | -                       | 3.911.481.727          | -                       |
| Work in progress (i) | 727.484.738.329          | (12.556.123.827)        | 654.135.767.632        | (12.556.123.827)        |
| Finished goods       | 135.297.670.478          | (46.590.588)            | 107.274.679.268        | (46.590.588)            |
| Goods                | 2.736.782.756            | -                       | 17.673.656.340         | -                       |
| Goods on consignment | 60.974.793.850           | -                       | 33.616.428.866         | -                       |
| <b>Total</b>         | <b>1.156.605.396.757</b> | <b>(12.916.118.107)</b> | <b>984.494.735.734</b> | <b>(12.916.118.107)</b> |

(i) *Detail of short-term work in progress:*

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Hanoi City

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|                                                                                     | <b>30/6/2026</b>       | <b>01/01/2026</b>      |
|-------------------------------------------------------------------------------------|------------------------|------------------------|
|                                                                                     | <b>VND</b>             | <b>VND</b>             |
| <b>Works/Projects</b>                                                               |                        |                        |
| Thai Nguyen Iron and Steel Works - Phase 2                                          | 29.787.181.654         | 29.787.181.654         |
| K2 My Dinh                                                                          | 17.650.161.282         | 17.650.161.282         |
| Lam Son luxury eco-resort urban area                                                | -                      | 2.878.040.325          |
| Phu Quoc - South Phu Quoc 220kV power station                                       | 7.040.397.457          | 2.388.689.406          |
| KN Paradise Cam Ranh Resort and Entertainment Complex Project - 432 units - Morocco | 32.127.071.634         | 20.282.663.147         |
| KN Paradise Cam Ranh Resort and Entertainment Complex Project- PK 21,22             | 10.682.540.667         | 10.654.461.074         |
| Hiep Phuoc LNG Power Plant                                                          | 29.055.471.653         | 28.341.855.256         |
| Hai Hau 220kV Substation                                                            | 19.283.361.976         | 31.169.455.356         |
| Circuit 2 220kv Bao Lộc_ Song May (GT15)(HD3062)                                    | 16.515.822.675         | 29.742.094.840         |
| Metro Project No. 2 Ben Thanh - Tham Luong                                          | 13.475.607.039         | 11.465.692.380         |
| EPC works underground cable 220kV - package 6                                       | 11.961.849.755         | 10.806.044.107         |
| ĐZ 500KV Nhon Trach 4 turn Phu My - Nha Be                                          | -                      | 6.748.755.998          |
| Others                                                                              | 501.379.791.778        | 452.220.672.807        |
| <b>Total</b>                                                                        | <b>727.484.738.329</b> | <b>654.135.767.632</b> |

**8. Prepaid expenses**

|                                                                 | <b>30/6/2026</b>       | <b>01/01/2026</b>      |
|-----------------------------------------------------------------|------------------------|------------------------|
|                                                                 | <b>VND</b>             | <b>VND</b>             |
| <b>a) Short- term</b>                                           | <b>2.788.398.747</b>   | <b>3.681.242.960</b>   |
| Allocation tool cost                                            | 1.629.002.900          | 1.020.290.140          |
| Cost of repairing fixed assets                                  | 182.072.889            | 1.434.938.007          |
| Others                                                          | 977.322.958            | 1.226.014.813          |
| <b>b) Long term</b>                                             | <b>138.855.391.109</b> | <b>142.273.936.137</b> |
| Geographical location and right-to-use advantage value land use | 92.603.572.293         | 92.612.538.993         |
| Mining rights                                                   | 9.410.135.047          | 9.410.135.047          |
| Cost of repairing fixed assets                                  | 6.888.961.114          | 7.992.756.137          |
| Allocation tool cost                                            | 4.133.150.344          | 6.368.683.257          |
| Others                                                          | 25.819.572.311         | 25.889.822.703         |
| <b>Total</b>                                                    | <b>141.643.789.856</b> | <b>145.955.179.097</b> |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

*These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.*

**9. Tangible fixed assets**

|                                       | Buildings<br>and structures | Machinery,<br>equipment | Transportation<br>means | Office<br>equipment | Others         | Total             |
|---------------------------------------|-----------------------------|-------------------------|-------------------------|---------------------|----------------|-------------------|
| <b>COST</b>                           |                             |                         |                         |                     |                |                   |
| As at 01/01/2026                      | 1.308.967.930.649           | 3.147.638.853.622       | 134.426.842.400         | 5.242.212.009       | 20.493.721.596 | 4.616.769.560.276 |
| Purchase                              | 310.000.000                 | 7.826.227.893           | 475.619.273             | 147.157.654         | 1.595.940.005  | 10.354.944.825    |
| Investment in capital<br>construction | 13.182.085.059              | 2.624.808.705           | -                       | -                   | -              | 15.806.893.764    |
| Disposal                              | -                           | (3.880.107.495)         | -                       | (35.000.000)        | -              | (3.915.107.495)   |
| As at 30/6/2026                       | 1.322.460.015.708           | 3.154.209.782.725       | 134.902.461.673         | 5.354.369.663       | 22.089.661.601 | 4.639.016.291.370 |
| <b>ACCUMULATED</b>                    |                             |                         |                         |                     |                |                   |
| As at 01/01/2026                      | 814.285.766.637             | 2.102.706.998.296       | 122.260.754.386         | 3.591.885.354       | 20.037.219.656 | 3.062.882.624.329 |
| Depreciation                          | 26.770.613.902              | 80.828.274.588          | 1.990.185.261           | 159.467.488         | 354.152.801    | 110.102.694.040   |
| Disposal                              | -                           | (3.880.107.495)         | -                       | (35.000.000)        | -              | (3.915.107.495)   |
| As at 30/6/2026                       | 841.056.380.539             | 2.179.655.165.389       | 124.250.939.647         | 3.716.352.842       | 20.391.372.457 | 3.169.070.210.874 |
| <b>NET BOOK VALUE</b>                 |                             |                         |                         |                     |                |                   |
| As at 01/01/2026                      | 494.682.164.012             | 1.044.931.855.326       | 12.166.088.014          | 1.650.326.655       | 456.501.940    | 1.553.886.935.947 |
| As at 30/6/2026                       | 481.403.635.169             | 974.554.617.336         | 10.651.522.026          | 1.638.016.821       | 1.698.289.144  | 1.469.946.080.496 |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS ( CONTINUED)**

*These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.*

**10. Finance lease fixed assets**

|                                                    | <b>Machinery,<br/>equipment</b> | <b>Total</b>   |
|----------------------------------------------------|---------------------------------|----------------|
| <b>COST</b>                                        |                                 |                |
| As at 01/01/2026                                   | 13.239.442.314                  | 13.239.442.314 |
| Finance lease in year                              | -                               | -              |
| Acquisition of financial leased assets in the year | -                               | -              |
| As at 30/6/2026                                    | 13.239.442.314                  | 13.239.442.314 |
| <b>ACCUMULATED DEPRECIATION</b>                    |                                 |                |
| As at 01/01/2026                                   | 1.288.264.014                   | 1.288.264.014  |
| Depreciation                                       | 750.628.338                     | 750.628.338    |
| As at 30/6/2026                                    | 2.038.892.352                   | 2.038.892.352  |
| <b>NET BOOK VALUE</b>                              |                                 |                |
| As at 01/01/2026                                   | 11.951.178.300                  | 11.951.178.300 |
| As at 30/6/2026                                    | 11.200.549.962                  | 11.200.549.962 |

**11. Intangible fixed assets**

|                                     | <b>Management<br/>software</b> | <b>Copyrights,<br/>patents</b> | <b>Land<br/>use rights</b> | <b>Others</b> | <b>Total</b>   |
|-------------------------------------|--------------------------------|--------------------------------|----------------------------|---------------|----------------|
| <b>COST</b>                         |                                |                                |                            |               |                |
| As at 01/01/2026                    | 2.381.463.057                  | 116.947.269                    | 11.339.187.306             | 1.857.090.811 | 15.694.688.443 |
| Other increase                      | 797.500.000                    | -                              | -                          | -             | 797.500.000    |
| As at 30/6/2026                     | 3.178.963.057                  | 116.947.269                    | 11.339.187.306             | 1.857.090.811 | 16.492.188.443 |
| <b>ACCUMULATED<br/>AMORTIZATION</b> |                                |                                |                            |               |                |
| As at 01/01/2026                    | 2.046.218.119                  | 116.947.269                    | 2.070.465.167              | 1.846.855.066 | 6.080.485.621  |
| Amortization                        | 56.453.475                     | -                              | 25.132.780                 | 5.050.002     | 86.636.257     |
| As at 30/6/2026                     | 2.102.671.594                  | 116.947.269                    | 2.095.597.947              | 1.851.905.068 | 6.167.121.878  |
| <b>NET BOOK VALUE</b>               |                                |                                |                            |               |                |
| As at 01/01/2026                    | 335.244.938                    | -                              | 9.268.722.139              | 10.235.745    | 9.614.202.822  |
| As at 30/6/2026                     | 1.076.291.463                  | -                              | 9.243.589.359              | 5.185.743     | 10.325.066.565 |

**12. Construction in progress**

|                             | <b>30/6/2026<br/>VND</b> | <b>01/01/2026<br/>VND</b> |
|-----------------------------|--------------------------|---------------------------|
| Mining Project (Lao Cai)    | 5.102.917.666            | 5.102.917.666             |
| Office and canteen projects | 189.740.000              | 2.707.865.237             |
| Others                      | 1.648.260.549            | 2.639.239.572             |
| <b>Total</b>                | <b>6.940.918.215</b>     | <b>10.450.022.475</b>     |

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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

*These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.*

**13. Long-term financial investment**

| Investment in the accsoiated companies                             | Original cost         | Book value            | Fair value | Original cost         | Book value            | Fair value |
|--------------------------------------------------------------------|-----------------------|-----------------------|------------|-----------------------|-----------------------|------------|
| <b>Direct investment of the parent company</b>                     | <b>70.263.592.152</b> | <b>62.004.219.509</b> |            | <b>70.263.592.152</b> | <b>62.004.219.509</b> |            |
| Vinaicon Engineering Design and Construction JS                    | 6.208.620.000         | 10.552.374.700        | (*)        | 6.208.620.000         | 10.552.374.700        | (*)        |
| Industrial Construction and Investment JSC                         | 14.300.768.318        | 17.891.788.273        | (*)        | 14.300.768.318        | 17.891.788.273        | (*)        |
| Quang Son Limestone Exploitation JSC                               | 2.730.001.416         | 2.840.191.144         | (*)        | 2.730.001.416         | 2.840.191.144         | (*)        |
| Vinaicon Energy Investment JSC                                     | 742.806.389           | 1.172.739.993         | (*)        | 742.806.389           | 1.172.739.993         | (*)        |
| Vinaicon Centrifugal Concrete JSC                                  | 24.010.131.008        | -                     | (*)        | 24.010.131.008        | -                     | (*)        |
| Vinaicon Mechanical Construction JSC                               | 2.428.000.000         | 4.819.350.899         | (*)        | 2.428.000.000         | 4.819.350.899         | (*)        |
| Hong Nam Mechanical JSC                                            | 6.634.922.757         | 7.088.433.751         | (*)        | 6.634.922.757         | 7.088.433.751         | (*)        |
| Construction & Mechanical Steel Structure JSC                      | 13.208.342.264        | 17.639.340.749        | (*)        | 13.208.342.264        | 17.639.340.749        | (*)        |
| <b>Indirect investment through companies with dominant control</b> | <b>17.260.060.576</b> | <b>12.054.764.854</b> |            | <b>17.260.060.576</b> | <b>12.054.764.854</b> |            |
| Khanh Hoa Electric Centrifugal Concrete JSC                        | 3.900.000.000         | 3.995.576.209         | (*)        | 3.900.000.000         | 3.995.576.209         | (*)        |
| Bich Viet Mechanical Joint Stock Company                           | 2.059.135.576         | 1.227.123.276         | (*)        | 2.059.135.576         | 1.227.123.276         | (*)        |
| Electrical Construction And Construction JSC 4                     | 5.000.000.000         | 5.000.000.000         | (*)        | 5.000.000.000         | 5.000.000.000         | (*)        |
| Song Cong Package Joint Stock Company                              | 6.300.925.000         | 1.832.065.369         | (*)        | 6.300.925.000         | 1.832.065.369         | (*)        |
| <b>Total</b>                                                       | <b>87.523.652.728</b> | <b>74.058.984.363</b> | -          | <b>87.523.652.728</b> | <b>74.058.984.363</b> | -          |

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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

*These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.*

|                                                                    | 30/6/2026             |                         | 01/01/2026            |                         |
|--------------------------------------------------------------------|-----------------------|-------------------------|-----------------------|-------------------------|
| Investments in equity of other entities                            | Original cost         | Provision               | Fair value            | Fair value              |
| <b>Direct investment of the Parent Company</b>                     | 26.782.118.675        | (10.718.407.363)        | 26.782.118.675        | (10.718.407.363)        |
| Industrial and Civil Designing Consulting JSC                      | 899.972.230           | -                       | (*)                   | (*)                     |
| Industrial Investment and Production JSC                           | 4.123.185.470         | -                       | (*)                   | (*)                     |
| Industrial Construction Investment JSC                             | 10.032.000.000        | (10.032.000.000)        | (*)                   | (*)                     |
| Southern Electric Machines and Construction                        | 779.612.900           | (686.407.363)           | (*)                   | (*)                     |
| Vinacomin - Power Holding Corporation                              | 8.861.055.899         | -                       | -                     | -                       |
| Thang Long Industrial Construction Trading JSC                     | 2.086.292.176         | -                       | (*)                   | (*)                     |
| <b>Indirect investment through companies with dominant control</b> | 13.263.870.000        | (1.157.410.827)         | 13.263.870.000        | (1.157.410.827)         |
| Southern Construction and Machine Fitting JSC                      | 1.500.000.000         | (644.809.905)           | (*)                   | (*)                     |
| Ho Chi Minh City Housing Development Joint Stock Bank              | 487.880.000           | -                       | (*)                   | (*)                     |
| Power Construction Joint Stock Company 4 - Hong river              | 1.500.000.000         | -                       | (*)                   | (*)                     |
| Power Construction Joint Stock Company 4 - Dong Anh                | 1.350.000.000         | (512.600.922)           | (*)                   | (*)                     |
| 4 Central Power Construction and Installation JSC                  | 2.700.000.000         | -                       | (*)                   | (*)                     |
| Duc Giang Industrial Construction and Construction JSC             | 1.200.000.000         | -                       | (*)                   | (*)                     |
| H36 Investment and Construction Joint Stock Company                | 1.000.000.000         | -                       | (*)                   | (*)                     |
| Others                                                             | 3.525.990.000         | -                       | (*)                   | (*)                     |
| <b>Total:</b>                                                      | <b>40.045.988.675</b> | <b>(11.875.818.190)</b> | <b>40.045.988.675</b> | <b>(11.875.818.190)</b> |

**Note:**

(\*) At the date of issuance of the report, the Corporation has not determined the fair value of these financial instruments for disclosure in the consolidated financial statements because there is no listed price on the market for these financial instruments and the Vietnamese Accounting Standards and Accounting Regime for Enterprises currently do not provide guidance on how to calculate fair value in the absence of listed price on the market nor on how to calculate fair value using valuation techniques. The fair value of these financial instruments may differ from the carrying value.

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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

*These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.*

| 14. Trade Payables                                                            | 30/6/2026                |                          | 01/01/2026               |                          |
|-------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|                                                                               | Book value               | Repayable amount         | Book value               | Repayable amount         |
| <b>a) Short-term</b>                                                          | <b>1.323.429.090.749</b> | <b>1.323.429.090.749</b> | <b>1.203.920.811.886</b> | <b>1.203.920.811.886</b> |
| Maksteel Industrial Equipment Joint Stock Company                             | 12.975.925.409           | 12.975.925.409           | 12.975.925.409           | 12.975.925.409           |
| Duc Quang Joint Stock Company                                                 | 9.570.027.299            | 9.570.027.299            | 9.570.027.299            | 9.570.027.299            |
| Quang Son Limestone Mining Joint Stock Company                                | 32.984.426.415           | 32.984.426.415           | 32.984.426.415           | 32.984.426.415           |
| Song Cong Package Joint Stock Company                                         | 16.910.714.304           | 16.910.714.304           | 16.910.714.304           | 16.910.714.304           |
| Nam Phuong Import and Export Co., Ltd.                                        | 23.795.924.705           | 23.795.924.705           | 23.795.924.705           | 23.795.924.705           |
| Seastar Maritime Trading Company Limited                                      | 22.337.206.302           | 22.337.206.302           | 22.337.206.302           | 22.337.206.302           |
| Hong Quang Import-Export Co., Ltd.                                            | 28.542.426.160           | 28.542.426.160           | 28.542.426.160           | 28.542.426.160           |
| An Binh An Transport and Investment Services Co., Ltd.                        | 39.460.782.054           | 39.460.782.054           | 39.460.782.054           | 39.460.782.054           |
| Ho Chi Minh City Building Materials & Interior Decoration Joint Stock Company | 15.237.934.612           | 15.237.934.612           | 19.342.523.520           | 19.342.523.520           |
| Electrical Construction And Construction Joint Stock Company 4                | 12.110.797.731           | 12.110.797.731           | 18.065.127.946           | 18.065.127.946           |
| Power Construction Joint Stock Company 4 - Hong river                         | 11.860.328.021           | 11.860.328.021           | 10.845.908.125           | 10.845.908.125           |
| Hong Ha International Trade and Construction Investment Joint Stock Company   | 5.175.395.162            | 5.175.395.162            | 4.956.332.162            | 4.956.332.162            |
| Dai Dung Electromechanical Joint Stock Company                                | -                        | -                        | 686.213.207              | 686.213.207              |
| Others                                                                        | 1.092.467.202.575        | 1.092.467.202.575        | 963.447.274.278          | 963.447.274.278          |
| <b>b) Long-term</b>                                                           | <b>31.754.040.425</b>    | <b>31.754.040.425</b>    | <b>31.754.040.425</b>    | <b>31.754.040.425</b>    |
| Tan Viet Bac Mining Company                                                   | 8.065.077.314            | 8.065.077.314            | 8.065.077.314            | 8.065.077.314            |
| Vinashin Precision Mechanical Joint Stock Company                             | 2.183.060.300            | 2.183.060.300            | 2.183.060.300            | 2.183.060.300            |
| Vietnam Machine Fitting Corporation - JSC                                     | 4.727.048.221            | 4.727.048.221            | 4.727.048.221            | 4.727.048.221            |
| Others                                                                        | 16.778.854.590           | 16.778.854.590           | 16.778.854.590           | 16.778.854.590           |
| <b>Total:</b>                                                                 | <b>1.355.183.131.174</b> | <b>1.355.183.131.174</b> | <b>1.235.674.852.311</b> | <b>1.235.674.852.311</b> |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS ( CONTINUED)**

*These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.*

**15. Prepayments from customers**

|                                                     | 30/6/2026              | 01/01/2026             |
|-----------------------------------------------------|------------------------|------------------------|
|                                                     | VND                    | VND                    |
| Hai Linh Company Limited                            | 13.730.278.337         | 13.730.278.337         |
| Metropolitan Railway Management Board               | 21.254.382.971         | 23.754.330.732         |
| Van Thanh Construction Investment Co., Ltd.         | 30.145.873.844         | 25.910.704.269         |
| Nam Phuong Import and Export Co., Ltd.              | 4.376.222.609          | 4.376.222.609          |
| Thuan Phat Mineral Exploitation Investment Co., Ltd | 9.763.863.128          | 13.447.590.785         |
| Southern Power Works Project Management Board       | 61.726.466.317         | 103.817.396.565        |
| Northern Power Works Project Management Board       | 4.814.845.734          | 4.814.845.734          |
| Mai Tien Thanh Company Limited                      | 6.768.547.498          | 6.768.547.498          |
| Quy An Civil Construction Co.,Ltd                   | -                      | 8.449.231.500          |
| Others                                              | 520.574.752.155        | 273.366.219.122        |
| <b>Total</b>                                        | <b>673.155.232.593</b> | <b>478.435.367.151</b> |

**16. Taxes and receivables, payables to the State Treasury**

| a) Tax receivables                 | 01/01/2026           | Amount in year     |                      | 30/6/2026            |
|------------------------------------|----------------------|--------------------|----------------------|----------------------|
|                                    | Receivables          | Additions          | Paid                 | Receivables          |
| Value added tax                    | 3.283.020.823        | -                  | 1.439.577.021        | 4.722.597.844        |
| Corporation income tax             | 1.043.290.670        | -                  | -                    | 1.043.290.670        |
| Personal income tax                | 321.648.113          | 131.930.569        | 124.922.524          | 314.640.068          |
| Land tax, Land rental charges      | -                    | -                  | 476.213.326          | 476.213.326          |
| Foreign Contractor Tax             | 504.386.015          | -                  | -                    | 504.386.015          |
| Fee, charges and other receivables | 1.154.821            | -                  | 1.000.000            | 2.154.821            |
| <b>Total</b>                       | <b>5.153.500.442</b> | <b>131.930.569</b> | <b>2.041.712.871</b> | <b>7.063.282.744</b> |

| b) Tax payables                        | 01/01/2026             | Amount in year        |                       | 30/6/2026              |
|----------------------------------------|------------------------|-----------------------|-----------------------|------------------------|
|                                        | Payables               | Additions             | Paid                  | Payables               |
| Value added tax                        | 37.348.893.035         | 21.514.770.594        | 17.348.852.190        | 41.514.811.439         |
| VAT on imports                         | -                      | 1.338.540.933         | 1.338.540.933         | -                      |
| Corporation income tax                 | 8.712.161.971          | 6.936.445.990         | 8.511.290.639         | 7.137.317.322          |
| Personal income tax                    | 1.199.150.455          | 3.562.503.653         | 3.481.592.754         | 1.280.061.354          |
| Natural resource tax                   | 2.759.043.419          | 1.402.122.299         | 806.818.561           | 3.354.347.157          |
| Land tax, Land rental charges          | 45.963.625.719         | 13.131.806.130        | 5.297.839.302         | 53.797.592.547         |
| Taxes paid abroad                      | 880.199.976            | -                     | -                     | 880.199.976            |
| Environment Tax                        | 605.245.109            | 467.166.620           | 623.503.480           | 448.908.249            |
| Foreign Contractor Tax                 | 23.793.571.275         | -                     | -                     | 23.793.571.275         |
| Taxes, fee, charges and other payables | 51.737.225.979         | 741.889.009           | 66.009.373            | 52.413.105.615         |
| <b>Total</b>                           | <b>172.999.116.938</b> | <b>52.685.811.465</b> | <b>41.065.013.469</b> | <b>184.619.914.934</b> |

**VIETNAM INDUSTRIAL CONSTRUCTION JOINT STOCK CORPORATION**

Building No. 5 Lang Ha, O Cho Dua Ward  
Hanoi City

**FORM NO. B 09-DN/HN**

Issued under Circular no. 43/2026/TT-BTC  
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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS ( CONTINUED)**

*These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.*

**17. Accrued expenses**

|                                       | 30/6/2026              | 01/01/2026             |
|---------------------------------------|------------------------|------------------------|
|                                       | VND                    | VND                    |
| Interest expense                      | 15.761.563.361         | 5.428.511.213          |
| Late payment interest                 | 18.974.020.182         | 19.506.692.014         |
| Accrued the cost of project           | 99.183.516.615         | 111.357.525.141        |
| Accrued related to goods and services | 4.750.121.660          | 3.492.054.545          |
| Others                                | 4.938.787.029          | 58.501.986.683         |
| <b>Total</b>                          | <b>143.608.008.847</b> | <b>198.286.769.596</b> |

**18. Other payables**

|                                                             | 30/6/2026              | 01/01/2026             |
|-------------------------------------------------------------|------------------------|------------------------|
|                                                             | VND                    | VND                    |
| <b>a) Short- term</b>                                       | <b>159.016.072.235</b> | <b>131.959.258.993</b> |
| Trade Union fees                                            | 6.487.189.700          | 6.738.579.441          |
| Social insurance, Health insurance, Unemployment insurance  | 20.326.831.881         | 16.923.553.571         |
| Deposits received                                           | 220.000.000            | 220.000.000            |
| Other payables                                              | 131.982.050.654        | 108.077.125.981        |
| <i>Loans payable to employees</i>                           | <i>3.422.264.548</i>   | <i>3.422.264.548</i>   |
| <i>A Chau Real Estate Joint Stock Company</i>               | <i>8.860.000.000</i>   | <i>8.860.000.000</i>   |
| <i>Late payment of the State Budget</i>                     | <i>5.433.605.106</i>   | <i>4.620.305.579</i>   |
| <i>Excess inventory assets pending processing</i>           | <i>4.528.540.693</i>   | <i>4.528.540.693</i>   |
| <i>Compensation for relocation and clearance</i>            | <i>-</i>               | <i>100.000.000</i>     |
| <i>Others</i>                                               | <i>109.737.640.307</i> | <i>86.546.015.161</i>  |
| <b>b) Long term</b>                                         | <b>64.790.225.442</b>  | <b>64.665.196.815</b>  |
| Deposits received                                           | 1.609.880.775          | 1.484.852.148          |
| Value of land use rights (i)                                | 49.779.124.667         | 49.779.124.667         |
| Must submit land use rights under the equitization plan (i) | 13.401.220.000         | 13.401.220.000         |
| <b>Total</b>                                                | <b>223.806.297.677</b> | <b>196.624.455.808</b> |

Note:

- (i) The value of land use rights at No. 5 Lang Ha - Ba Dinh - Hanoi of the Parent Company - Vietnam Industrial Construction Joint Stock Corporation: 13,401,220,000 VND and of the subsidiary - Power Construction 2 Co., Ltd. which is being managed and used, shall be calculated when determining the value of the enterprise for equitization of the Public Construction Joint Stock Corporation Vietnam with a value: 49,779,124,667 VND.

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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

*These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.*

**19. Loans and finance lease liabilities**

|                                                                       | Movement during the year |                        |                        |                        | 01/01/2026             |
|-----------------------------------------------------------------------|--------------------------|------------------------|------------------------|------------------------|------------------------|
|                                                                       | 30/6/2026                |                        | Repayable amount       |                        | Repayable amount       |
|                                                                       | Carrying value           |                        | Increase               | Decrease               | Carrying value         |
| <b>a) Short-term loans and finance lease liabilities</b>              |                          |                        |                        |                        |                        |
| Joint Stock Commercial Bank for Investment and Development of Vietnam | 529,397,539.656          | 529,397,539.656        | 274,663,287.014        | 241,621,745.032        | 496,355,997.674        |
| Vietnam Joint Stock Commercial Bank for Industry and Trade            | 123,840,470.181          | 123,840,470.181        | 212,856,541,359        | 196,397,080.866        | 107,381,009.688        |
| Military Commercial Joint Stock Bank                                  | 59,438,301.112           | 59,438,301.112         | 124,655,892,548        | 92,356,236.011         | 27,138,644.575         |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam              | 78,579,643.211           | 78,579,643.211         | 69,345,895.212         | 61,740,024.263         | 70,973,772.262         |
| Tien Phong Commercial Joint Stock Bank                                | 19,413,018.881           | 19,413,018.881         | 25,128,493.168         | 18,896,557.708         | 13,181,083.421         |
| VJB Commercial Joint Stock Bank - Saigon Branch                       | -                        | -                      | 1,274,338,464          | 1,274,338,464          | -                      |
| Vietnam Technological and Commercial Joint Stock Bank                 | 58,200,013.127           | 58,200,013.127         | 34,624,500.272         | 35,219,915.624         | 58,795,428.479         |
| An Binh Joint Stock Commercial Bank                                   | 2,820,198.125            | 2,820,198.125          | 5,320,198.125          | 6,041,375.844          | 3,541,375.844          |
| Vietnam Bank for Agriculture and Rural Development                    | 3,221,791.510            | 3,221,791.510          | 3,221,791.510          | -                      | -                      |
| National Bank (NCB) - Binh Duong Branch                               | 9,874,933.449            | 9,874,933.449          | 9,874,933.449          | -                      | -                      |
| Borrowing from other organizations and individuals                    | 38,590,087.014           | 38,590,087.014         | 8,001,990.000          | 22,454,999.996         | 53,043,097.010         |
| Long-term debt due to pay                                             | 1,625,511.414            | 1,625,511.414          | -                      | 3,221,454.340          | 4,846,965.754          |
| <b>Total</b>                                                          | <b>925,001,507.680</b>   | <b>925,001,507.680</b> | <b>768,967,861.121</b> | <b>679,223,728.148</b> | <b>835,257,374.707</b> |

**VIETNAM INDUSTRIAL CONSTRUCTION JOINT STOCK CORPORATION**

Building No. 5 Lang Ha, O Cho Dua Ward  
Hanoi City

**FORM NO. B 09-DN/HN**  
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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS ( CONTINUED)**

*These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.*

|                                                                                        | 30/6/2026                |                          | Movement during the year |          | 01/01/2026               |                          |
|----------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|----------|--------------------------|--------------------------|
|                                                                                        | Carrying value           | Repayable amount         | Increase                 | Decrease | Carrying value           | Repayable amount         |
| <b>b) Long-term borrowings</b>                                                         |                          |                          |                          |          |                          |                          |
| Joint Stock Commercial Bank for Investment and Development of Vietnam- An Giang Branch | 1.055.827.000            | 1.055.827.000            | -                        | -        | 1.055.827.000            | 1.055.827.000            |
| Bac Kan - Thai Nguyen Regional Development Bank                                        | 1.368.969.961.409        | 1.368.969.961.409        | 26.829.810.791           | -        | 1.342.140.150.618        | 1.342.140.150.618        |
| Ministry of Finance                                                                    | 2.623.304.775.464        | 2.623.304.775.464        | 56.906.552.362           | -        | 2.566.398.223.102        | 2.566.398.223.102        |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam                               | 1.583.630.572            | 1.583.630.572            | -                        | -        | 1.583.630.572            | 1.583.630.572            |
| Sacombank -Leasing company limited                                                     | 321.812.500              | 321.812.500              | -                        | -        | 321.812.500              | 321.812.500              |
| Chailease international leasing company limited                                        | 5.257.984.778            | 5.257.984.778            | -                        | -        | 5.257.984.778            | 5.257.984.778            |
| <b>Total</b>                                                                           | <b>4.000.493.991.723</b> | <b>4.000.493.991.723</b> | <b>83.736.363.153</b>    | <b>-</b> | <b>3.916.757.628.570</b> | <b>3.916.757.628.570</b> |

Note:

- Short-term loans of the Parent Company and its subsidiaries are mainly borrowed from domestic banks in VND, with terms from 3 to 12 months, to supplement working capital, secured by assets, land use rights, debt collection rights and receivables.
- Long-term loans chủ yếu are loans of the Corporation to invest in the construction of Quang Son Cement Factory project.

**VIETNAM INDUSTRIAL CONSTRUCTION JOINT STOCK  
CORPORATION**

Building No. 5 Lang Ha, O Cho Dua Ward  
Hanoi City

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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS ( CONTINUED)**

*These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.*

**20. Provisions for payables**

|                                              | <b>30/6/2026</b>      | <b>01/01/2026</b>     |
|----------------------------------------------|-----------------------|-----------------------|
|                                              | <b>VND</b>            | <b>VND</b>            |
| <b>a) Short- term</b>                        | <b>13.919.378.838</b> | <b>15.752.964.825</b> |
| Provision for warranty of works and products | 13.919.378.838        | 15.752.964.825        |
| <b>b) Long term</b>                          | <b>34.908.470.462</b> | <b>35.704.986.507</b> |
| Provision for warranty of works and products | 28.482.660.180        | 29.442.595.614        |
| Chi phí dự phòng khác                        | 6.425.810.282         | 6.262.390.893         |
| <b>Total</b>                                 | <b>48.827.849.300</b> | <b>51.457.951.332</b> |

VIETNAM INDUSTRIAL CONSTRUCTION JOINT STOCK CORPORATION  
Building No. 5 Lang Ha, O Cho Dua Ward,  
Hanoi City

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.

21. Owners' equity

a) Changes in owners' equity

|                                                   | Share capital   | Exchange rate difference | Development and Investment Fund | Retained profits    | Non-controlling shareholder interests | Total               |
|---------------------------------------------------|-----------------|--------------------------|---------------------------------|---------------------|---------------------------------------|---------------------|
| As at 01/01/2025                                  | 550.000.000.000 | (17.718.180)             | 68.827.404.299                  | (2.945.035.828.847) | 221.612.628.475                       | (2.104.613.514.253) |
| Profit, loss in year                              | -               | -                        | -                               | (641.628.689.737)   | 19.600.366.573                        | (622.028.323.164)   |
| Appropriation to development and investment funds | -               | -                        | 2.969.164.121                   | (2.969.164.121)     | -                                     | -                   |
| Bonus and welfare fund, Executive Board Bonus     | -               | -                        | -                               | (9.570.677.543)     | (4.383.878.991)                       | (13.954.556.534)    |
| Dividends                                         | -               | -                        | -                               | -                   | (11.775.638.000)                      | (11.775.638.000)    |
| Others                                            | -               | (78.431.172)             | -                               | 836.181.309         | -                                     | 757.750.137         |
| As at 31/12/2025                                  | 550.000.000.000 | (96.149.352)             | 71.796.568.420                  | (3.598.368.178.939) | 225.053.478.057                       | (2.751.614.281.814) |
| As at 01/01/2026                                  | 550.000.000.000 | (96.149.352)             | 71.796.568.420                  | (3.598.368.178.939) | 225.053.478.057                       | (2.751.614.281.814) |
| Profit, loss in year                              | -               | -                        | -                               | (220.442.264.549)   | 12.876.983.835                        | (207.565.280.714)   |
| Appropriation to development and investment funds | -               | -                        | 1.843.398.021                   | (1.843.398.021)     | -                                     | -                   |
| Bonus and welfare fund, Executive Board Bonus     | -               | -                        | -                               | (7.165.005.796)     | (3.364.319.294)                       | (10.529.325.090)    |
| Dividends                                         | -               | -                        | -                               | -                   | (9.159.383.034)                       | (9.159.383.034)     |
| Others                                            | -               | -                        | -                               | (643.843.704)       | 2.730.165.072                         | 2.086.321.368       |
| As at 30/6/2026                                   | 550.000.000.000 | (96.149.352)             | 73.639.966.441                  | (3.828.462.691.009) | 228.136.924.636                       | (2.976.781.949.284) |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS ( CONTINUED)**

*These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.*

**b) Details of owners' equity**

|                                          | 30/6/2026              | 01/01/2026             |
|------------------------------------------|------------------------|------------------------|
|                                          | VND                    | VND                    |
| State Capital Investment Corporation (i) | 455.125.000.000        | 455.125.000.000        |
| Other shareholders                       | 94.875.000.000         | 94.875.000.000         |
| <b>Total</b>                             | <b>550.000.000.000</b> | <b>550.000.000.000</b> |

(i): Transfer according to the record of transfer of the right to represent the State Capital Owner in Vietnam Industrial Construction Joint Stock Corporation from the Ministry of Industry and Trade to the State Capital Investment and Trading Corporation on December 29, 2025.

**c) Capital transactions with owners and dividends distribution**

|                              | Quarter II of<br>Year 2026 | Quarter II of<br>Year 2025 |
|------------------------------|----------------------------|----------------------------|
|                              | VND                        | VND                        |
| <b>Shareholders' capital</b> | -                          | -                          |
| - Opening balance            | 550.000.000.000            | 550.000.000.000            |
| - Increase during the period | -                          | -                          |
| - Decrease during the period | -                          | -                          |
| - Closing balance            | 550.000.000.000            | 550.000.000.000            |
| <b>Dividend distribution</b> | -                          | -                          |

**d) Shares**

|                                    | 30/6/2026  | 01/01/2026 |
|------------------------------------|------------|------------|
|                                    | Shares     | Shares     |
| Quantity of registered shares      | 55.000.000 | 55.000.000 |
| Quantity of issued shares          | 55.000.000 | 55.000.000 |
| - Common shares                    | 55.000.000 | 55.000.000 |
| - Preferred share                  | -          | -          |
| Purchased shares (treasury shares) | -          | -          |
| - Common shares                    | -          | -          |
| - Preferred share                  | -          | -          |
| Outstanding shares                 | 55.000.000 | 55.000.000 |
| - Common shares                    | 55.000.000 | 55.000.000 |
| - Preferred share                  | -          | -          |

Par value of outstanding shares: 10,000 VND/Share

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS ( CONTINUED)**

*These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.*

**22. Revenue from sales of goods and provision of services**

|                                                              | Quarter II of<br>Year 2026<br>VND | Quarter II of<br>Year 2025<br>VND |
|--------------------------------------------------------------|-----------------------------------|-----------------------------------|
| Revenue of construction and installation, design consultancy | 444.742.671.242                   | 561.526.380.308                   |
| Revenue from sales of goods                                  | 639.677.012.782                   | 500.194.736.457                   |
| Others                                                       | 4.538.999.490                     | 6.409.751.962                     |
| <b>Total</b>                                                 | <b>1.088.958.683.514</b>          | <b>1.068.130.868.727</b>          |
| Construction and installation revenue deductions             | -                                 | 3.517.013.059                     |
| <b>Net revenues from sales and services</b>                  | <b>-</b>                          | <b>-</b>                          |
| Revenue of construction and installation, design consultancy | 444.742.671.242                   | 561.526.380.308                   |
| Revenue from sales of goods                                  | 639.677.012.782                   | 496.677.723.398                   |
| Others                                                       | 4.538.999.490                     | 6.409.751.962                     |
| <b>Total net revenues from sales and services</b>            | <b>1.088.958.683.514</b>          | <b>1.064.613.855.668</b>          |

**23. Cost of goods sold**

|                                                                      | Quarter II of<br>Year 2026<br>VND | Quarter II of<br>Year 2025<br>VND |
|----------------------------------------------------------------------|-----------------------------------|-----------------------------------|
| Cost of construction and installation activities, design consultancy | 429.803.393.464                   | 552.034.784.625                   |
| Cost of goods and finished products                                  | 620.514.020.061                   | 475.220.917.592                   |
| Others                                                               | 1.870.148.668                     | 4.131.858.065                     |
| <b>Total</b>                                                         | <b>1.052.187.562.193</b>          | <b>1.031.387.560.282</b>          |

**24. Financial income**

|                               | Quarter II of<br>Year 2026<br>VND | Quarter II of<br>Year 2025<br>VND |
|-------------------------------|-----------------------------------|-----------------------------------|
| Interest income from deposits | 482.338.613                       | (364.136.345)                     |
| Dividends received            | 1.136.029.200                     | 1.463.993.224                     |
| Foreign exchange gains        | 94.192.965                        | 16.330.347                        |
| <b>Total</b>                  | <b>1.712.560.778</b>              | <b>1.116.187.226</b>              |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS ( CONTINUED)**

*These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.*

**25. Financial expenses**

|                         | Quarter II of<br>Year 2026<br>VND | Quarter II of<br>Year 2025<br>VND |
|-------------------------|-----------------------------------|-----------------------------------|
| Borrowing costs         | 62.357.689.002                    | 57.167.830.973                    |
| Foreign exchange losses | 102.646.332                       | 282.464.456                       |
| Others                  | 1.604.491                         | 88.716.287                        |
| <b>Total</b>            | <b>62.461.939.825</b>             | <b>57.539.011.716</b>             |

**26. Selling expenses, General and administrative expenses**

| a) Selling expenses                    | Quarter II of<br>Year 2026<br>VND | Quarter II of<br>Year 2025<br>VND |
|----------------------------------------|-----------------------------------|-----------------------------------|
| Employee expenses                      | 3.398.111.838                     | 4.749.441.025                     |
| Materials expenses                     | 864.893.128                       | 1.164.202.807                     |
| Amortization and Depreciation expenses | 3.166.668                         | 3.166.668                         |
| Warranty expense                       | -                                 | 2.550.563.498                     |
| Reversal of warranty expense           | (641.512.521)                     | -                                 |
| Outsourcing expenses                   | 1.687.226.114                     | 565.190.202                       |
| Other cash expense                     | 270.568.242                       | 436.872.828                       |
| <b>Total</b>                           | <b>5.582.453.469</b>              | <b>9.469.437.028</b>              |

| b) General and administration expenses    | Quarter II of<br>Year 2026<br>VND | Quarter II of<br>Year 2025<br>VND |
|-------------------------------------------|-----------------------------------|-----------------------------------|
| Employee expenses                         | 27.599.533.026                    | 36.520.753.689                    |
| Materials expenses ,Office supplies       | 449.000.033                       | 342.604.653                       |
| Amortization and Depreciation expenses    | 1.087.095.080                     | 1.075.435.620                     |
| Taxes, fees and charges                   | 4.526.099.932                     | 4.067.199.962                     |
| Allowances for doubtful debts expense     | 4.150.517.263                     | 4.134.202.419                     |
| Reversal of allowances for doubtful debts | -                                 | (8.595.500)                       |
| Outsourcing expenses                      | 10.103.916.024                    | 5.751.069.894                     |
| Other cash expense                        | 9.993.384.430                     | 4.397.851.267                     |
| <b>Total</b>                              | <b>57.909.545.788</b>             | <b>56.280.522.004</b>             |

**VIETNAM INDUSTRIAL CONSTRUCTION JOINT STOCK CORPORATION**

Building No. 5 Lang Ha, Thanh Cong Ward  
Ba Dinh District, Hanoi City

**FORM NO. B 09-DN/HN**

Issued under Circular no. 43/2026/TT-BTC  
April 20<sup>th</sup>, 2026 of the Ministry of Finance

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS ( CONTINUED)**

*These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.*

**27. Other Income**

|                                                     | Quarter II of<br>Year 2026<br>VND | Quarter II of<br>Year 2025<br>VND |
|-----------------------------------------------------|-----------------------------------|-----------------------------------|
| Excess goods during inventory                       | -                                 | 4.552.201.092                     |
| Revenue from profit sharing of business cooperation | 1.976.030.205                     | 2.107.479.093                     |
| Loan interest exemption                             | 500.000.000                       | -                                 |
| Financial support of GS VN Company                  | 1.763.635                         | 20.360.135                        |
| Leasing property, warehousing, premises, offices    | 3.300.171.179                     | 5.106.126.450                     |
| Others                                              | 971.156.153                       | 1.513.771.762                     |
| <b>Total</b>                                        | <b>6.749.121.172</b>              | <b>13.299.938.532</b>             |

**28. Other expenses**

|                                                 | Quarter I of<br>Year 2026<br>VND | Quarter I of Year<br>2025<br>VND |
|-------------------------------------------------|----------------------------------|----------------------------------|
| Penalties fees                                  | 217.394.915                      | 6.538.560                        |
| Late payment in Budget                          | 1.794.503.530                    | 718.524.312                      |
| Cost of leasing property, warehousing, premises | 1.061.853.940                    | 672.641.568                      |
| Others                                          | 203.338.679                      | 537.285.421                      |
| <b>Total</b>                                    | <b>3.277.091.064</b>             | <b>1.934.989.861</b>             |

**29. Current corporate income tax expense**

|                                        | Quarter II of<br>Year 2026<br>VND | Quarter II of<br>Year 2025<br>VND |
|----------------------------------------|-----------------------------------|-----------------------------------|
| Current corporate income tax expense   | 5.790.130.664                     | 3.859.059.527                     |
| Deferred corporate income tax expenses | -                                 | -                                 |
| <b>Total</b>                           | <b>5.790.130.664</b>              | <b>3.859.059.527</b>              |

Approval, July 29, 2026

Prepared by

Nguyen Thi Bich Hanh

Chief Accountant

Dang Quang Cuong

General Director

Do Chi Nguyen

