

POWER GENERATION CORPORATION 2
A VUONG HYDROPOWER JOINT STOCK COMPANY

Form No. B01-DN
(Issued under Circular No. 99/2025/TT-BTC
Date 27/10/2025 of the Ministry of Finance)

CÔNG TY
CP THỦY
ĐIỆN A
VƯƠNG

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STATEMENT OF FINANCIAL POSITION
30/09/2026

Unit: VND

	ASSETS	Code	Notes	Ending balance	Beginning of year
	1	2	3	4	5
A- CURRENT ASSETS		100		626,195,253,419	459,592,815,630
I. Cash and cash equivalents		110		56,947,753,543	100,192,131,942
1. Cash		111		4,947,753,543	1,058,173,038
2. Cash equivalents		112		52,000,000,000	99,133,958,904
II. Short-term investments		120		341,271,723,289	162,792,397,260
1. Trading securities		121		-	-
2. Provision for impairment of trading securities (*)		122		-	-
3. Held-to-maturity investments (short-term)		123		341,271,723,289	162,792,397,260
4. Provision for held-to-maturity investments (short-term) (*)		124		-	-
5. Other short-term investments		125		-	-
6. Provision for impairment of other short-term investments (*)		126		-	-
III. Short-term receivables		130		217,496,138,986	184,136,951,619
1. Short-term trade receivables		131		186,790,500,777	186,314,769,886
2. Short-term prepayments to suppliers		132		27,285,319,951	847,246,901
3. Short-term internal receivables		133		-	-
4. Receivables on construction contracts		134		-	-
5. Other short-term receivables		135		6,774,837,958	2,031,512,593
6. Provision for short-term doubtful debts (*)		136		-3,354,519,700	-5,056,577,761

	ASSETS	Code	Notes	Ending balance	Beginning of year
	1	2	3	4	5
7. Assets awaiting resolution		137		-	-
IV. Inventories		140		10,202,909,217	11,733,880,146
1. Inventories		141		10,202,909,217	11,733,880,146
2. Provision for decline in value of inventories (*)		142		-	-
V. Short-term biological assets		150		-	-
1. Livestock for one-time produce (short-term)		151		-	-
2. Seasonal crops or one-time produce (short-term)		152		-	-
3. Provision for impairment of short-term biological assets (*)		153		-	-
VI. Other short-term assets		160		276,728,384	737,454,663
1. Short-term prepaid expenses		161		276,728,384	726,442,893
2. Deductible VAT		162		-	-
3. Taxes and other receivables from the State		163		-	11,011,770
4. Repurchase agreements of Government bonds		164		-	-
5. Other short-term assets		165		-	-
B. NON-CURRENT ASSETS		200		820,824,544,164	882,304,717,812
I. Long-term receivables		210		-	-
1. Long-term trade receivables		211		-	-
2. Long-term prepayments to suppliers		212		-	-
3. Working capital in affiliated units		213		-	-
4. Long-term internal receivables		214		-	-
5. Other long-term receivables		215		-	-
6. Provision for long-term doubtful debts (*)		216		-	-
II. Fixed Assets		220		718,351,717,790	777,684,466,758
1. Tangible fixed assets		221		623,477,449,879	681,731,992,529
- Historical Cost		222		3,394,207,484,893	3,383,181,608,360
- Accumulated depreciation (*)		223		-2,770,730,035,014	-2,701,449,615,831
2. Finance lease fixed assets		224		-	-



	ASSETS	Code	Notes	Ending balance	Beginning of year
	1	2	3	4	5
- Historical Cost		225		-	-
- Accumulated depreciation (*)		226		-	-
3. Intangible fixed assets		227		94,874,267,911	95,952,474,229
- Historical Cost		228		105,553,073,589	105,553,073,589
- Accumulated depreciation (*)		229		-10,678,805,678	-9,600,599,360
III. Long-term biological assets		230		-	-
1. Livestock for periodic produce		231		-	-
a) Livestock for periodic produce not yet mature		232		-	-
b) Livestock for periodic produce at maturity		233		-	-
- Historical Cost		234		-	-
- Accumulated depreciation (*)		235		-	-
2. Livestock for one-time produce (long-term)		236		-	-
3. Seasonal crops or one-time produce (long-term)		237		-	-
4. Provision for impairment of long-term biological assets (*)		238		-	-
IV. Investment property		240		-	-
- Historical Cost		241		-	-
- Accumulated depreciation (*)		242		-	-
V. Long-term work-in-progress		250		4,719,571,291	6,083,669,701
1. Long-term work-in-progress		251		-	-
2. Construction in progress		252		4,719,571,291	6,083,669,701
VI. Long-term investments		260		79,800,000,000	79,800,000,000
1. Investments in subsidiaries		261		-	-
2. Investments in joint ventures, associates		262		-	-
3. investments in other entities		263		79,800,000,000	79,800,000,000
4. Provision for impairment of long-term equity investments (*)		264		-	-
5. Held-to-maturity investments (long-term)		265		-	-

ASSETS	Code	Notes	Ending balance	Beginning of year
1	2	3	4	5
6. Provision for held-to-maturity investments (long-term) (*)	266			
VII. Other long-term assets	270		17,953,255,083	18,736,581,353
1. Long-term prepaid expenses	271		-	-
2. Deferred tax assets	272		-	-
3. Long-term spare parts and replacement equipment	273		17,953,255,083	18,736,581,353
4. Other long-term assets	274		-	-
TOTAL ASSETS	280		1,447,019,797,583	1,341,897,533,442

RESOURCES	Code	Notes	Ending balance	Beginning of year
1	2	3	4	5
C. LIABILITIES	300		176,070,955,145	145,547,343,114
I. Current liabilities	310		176,070,955,145	145,547,343,114
1. Short-term trade payables	311		3,280,516,755	12,456,059,998
2. Short-term prepayments from customers	312		2,615,185,065	1,802,303,286
3. Dividends and profits payable	313		112,578,078,000	37,526,026,000
4. Short-term taxes and payables to the State	314		32,982,387,203	44,352,325,075
5. Payables to employees	315		8,566,118,400	37,336,088,283
6. Short-term accrued expenses	316		-	-
7. Short-term internal payables	317		-	-
8. Short-term payables under construction contracts	318		-	-
9. Short-term unearned revenue	319		-	-
10. Other short-term payables	320		8,063,922,709	6,839,990,772
11. Short-term borrowings and finance lease liabilities	321			
12. Short-term provisions	322		130,279,164	117,214,991
13. Bonus and welfare funds	323		7,854,467,849	5,117,334,709

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RESOURCES	Code	Notes	Ending balance	Beginning of year
1	2	3	4	5
14. Price stabilization fund	324		-	-
15. Government bond repurchase transactions	325		-	-
II. Non-current liabilities	330		-	-
1. Long-term trade payables	331		-	-
2. Long-term prepayments from customers	332		-	-
3. Long-term taxes and payables to the State	333		-	-
4. Long-term accrued expenses	334		-	-
5. Internal payables regarding business capital	335		-	-
6. Long-term internal payables	336		-	-
7. Long-term unearned revenue	337		-	-
8. Other long-term payables	338		-	-
9. Long-term borrowings and finance lease liabilities	339		-	-
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred tax liabilities	342		-	-
13. Long-term provisions	343		-	-
14. Science and technology development fund	344		-	-
D. OWNER'S EQUITY	400		1,270,948,842,438	1,196,350,190,328
1. Owner's contributed capital	411		750,520,520,000	750,520,520,000
- Contributed capital	411a		-	-
- Ordinary shares with voting rights	411b		750,520,520,000	750,520,520,000
- Preferred shares	411c		-	-
2. Share premium	412		-	-
3. Bond conversion option	413		-	-
4. Other owner's equity	414		40,263,435,188	31,328,488,188
5. Treasury shares (*)	415		-	-
6. Assets revaluation difference	416		-	-
7. Foreign exchange rate difference	417		-	-

RESOURCES	Code	Notes	Ending balance	Beginning of year
1	2	3	4	5
8. Investment and development fund	418		258,770,341,408	133,008,502,335
9. Other equity funds	419		-	-
10. Undistributed profit after tax	420		221,394,545,842	281,492,679,805
- Undistributed profit after tax accumulated to the end of the previous period	420a		120,068,326,004	49,625,133,659
- Undistributed profit after tax of the current period	420b		101,326,219,838	231,867,546,146
11, Non-controlling interests	429		-	-
TOTAL RESOURCES	440		1,447,019,797,583	1,341,897,533,442

PREPARER



Nguyen Phuoc Le

CHIEF ACCOUNTANT



Phan Cong Tuyen

Da Nang, October 10 , 2026

GENERAL DIRECTOR



Cao Huy Bao

C.T.C.P * Đà

POWER GENERATION CORPORATION 2
A VUONG HYDROPOWER JOINT STOCK COMPANY

Form B02-DN
(Issued under Circular No.
99/2025/TT-BTC
Date 27/10/2025 of the Ministry of
Finance)

INCOME STATEMENT
Quarter 3 of 2026

Unit: VND

	Items	Code	Notes	Reporting Quarter		Year-to-date	
				This year	Last year	This year	Last year
	1	2	3	4	5	6	7
1. Revenue from sales and provision of services		01	VI.01	199,957,623,913	204,902,566,259	463,388,589,355	481,628,735,523
2. Revenue deductions		02	VI.02				
3, Net revenue from sales and provision of services (10 = 01 - 02)		10		199,957,623,913	204,902,566,259	463,388,589,355	481,628,735,523
4. Cost of goods sold		11	VI.03	65,891,536,499	77,585,844,206	205,992,657,567	214,526,391,402
5, Gross profit from sales and provision of services (20 = 10 - 11)		20		134,066,087,414	127,316,722,053	257,395,931,788	267,102,344,121
6. Gain/loss from sale and disposals of investment properties		21	VI.04			-	-
7. Financial income		22	VI.05	142,625,171	208,994,216	13,021,658,881	8,217,293,699
8. Financial expenses		23	VI.06			-	-
- Interest expense		24				-	-
9. Selling expenses		25	VI.09			-	-
10. General and administrative expenses		26	VI.09	9,869,089,223	6,803,378,846	26,979,206,742	24,811,904,847
11. Share of profit (loss) of associates and joint ventures		27					
12, Net operating profit {30 = 20 + 21 + 22 - (23 + 25 + 26)+27}		30		124,339,623,362	120,722,337,423	243,438,383,927	250,507,732,973
13. Other income		31	VI.07	1,976,802,723	112,043,536	2,316,647,170	218,280,007



	Items	Code	Notes	Reporting Quarter		Year-to-date	
				This year	Last year	This year	Last year
	1	2	3	4	5	6	7
14, Other expenses		32	VI,08	-666,398,391		-633,543,570	2,814,300
15, Other profit (40 = 31 - 32)		40		2,643,201,114	112,043,536	2,950,190,740	215,465,707
16, Accounting profit before tax (50 = 30 + 40)		50		126,982,824,476	120,834,380,959	246,388,574,667	250,723,198,680
17, Current corporate income tax expense		51	VI,11	25,656,604,638	24,190,163,392	48,110,275,307	49,012,560,006
18, Deferred corporate income tax expense		52	VI,12			-	-
19, Profit after tax (60 = 50 - 51 - 52)		60		101,326,219,838	96,644,217,567	198,278,299,360	201,710,638,674
20, Profit after tax of the parent company		61		-	-	-	-
21, Profit after tax attributable to non-controlling interests		62		-	-	-	-
22, Basic earnings per share (*)		70		-	-	-	-
23, Diluted earnings per share (**)		71		-	-	-	-

PREPARED BY



Nguyen Phuoc Le

CHIEF ACCOUNTANT



Phan Cong Tuyen

Da Nang, October 10, 2026

GENERAL DIRECTOR



Cao Huy Bao



POWER GENERATION CORPORATION 2
A VUONG HYDROPOWER JOINT STOCK COMPANY

Form No. B03-DN
(Issued in accordance with Circular No.
99/2025/TT-BTC
Date 27/10/2025 of the Ministry of Finance)

STATEMENT OF CASH FLOWS
From 01/2026 to 09/2026

Unit: VND

Items	Code	Notes	Accumulated from the beginning of the year to the end of this quarter (Current year)	Accumulated from the beginning of the year to the end of this quarter (Previous year)
(A)	(B)		1	2
I. Cash flows from operating activities				
1. Profit before tax	01		246,388,574,667	250,723,198,680
2. Adjustments for			-	-
- Depreciation of fixed assets	02		71,778,733,981	70,581,367,849
- Provisions	03		(1,688,993,888)	(2,807,602,276)
- Gains/losses from foreign exchange differences arising from revaluation of monetary items denominated in foreign currencies	04		-	-
- Gains/losses from investing and financing activities	05		(12,998,510,733)	(8,217,293,699)
- Interest expenses	06		-	-
- Other adjustments	07		-	-
3. Operating profit before changes in working capital	08		303,479,804,027	310,279,670,554
- Increase/decrease in receivables	09		(18,584,462,840)	92,565,709,989
- Increase/decrease in inventories	10		2,314,297,199	(2,871,718,504)
- Increase/decrease in payables (excluding accrued interest and corporate income tax payable)	11		(55,564,197,200)	(17,637,115,996)



Items	Code	Notes	Accumulated from the beginning of the year to the end of this quarter (Current year)	Accumulated from the beginning of the year to the end of this quarter (Previous year)
(A)	(B)		1	2
- Increase/decrease in prepaid expenses	12		449,714,509	(2,326,679,271)
- Increase/decrease in trading securities	13		-	-
- Interest expenses paid	14		-	-
- Corporate income tax paid	15		(42,783,656,395)	(50,096,022,071)
- Other cash inflows from operating activities	16		31,658,374,060	75,700,136,899
- Other cash outflows for operating activities	17		(57,262,901,113)	(64,315,223,611)
Net cash flows from operating activities	20		163,706,972,247	341,298,757,989
II. Cash flows from investing activities			-	-
1. Cash paid for purchase and construction of fixed assets and other long-term assets	21		(29,385,259,452)	(2,044,708,990)
2. Cash received from liquidation and disposal of fixed assets and other long-term assets	22		112,600,000	
3. Cash paid for lending and purchasing debt instruments of other entities	23		(238,000,000,000)	(331,000,000,000)
4. Cash received from collection of loans and resale of debt instruments of other entities	24		86,000,000,000	139,000,000,000
5. Cash paid for capital contribution in other entities	25		-	-
6. Cash received from withdrawal of capital contribution in other entities	26		-	-
7. Cash received from interest, dividends, and profit shared	27		11,676,291,756	7,614,156,713
Net cash flows from investing activities	30		(169,596,367,696)	(186,430,552,277)
III. Cash flows from financing activities				
1. Cash received from issuance of shares and capital contribution from owners	31		-	-
2. Cash paid to owners for capital returned or share buybacks	32		-	-
3. Cash received from borrowings	33		-	-
4. Cash paid for principal repayment of borrowings	34		-	-

Items	Code	Notes	Accumulated from the beginning of the year to the end of this quarter (Current year)	Accumulated from the beginning of the year to the end of this quarter (Previous year)
(A)	(B)		1	2
5. Cash paid for principal repayment of finance lease liabilities	35		-	-
6. Dividends and profits paid to owners	36		(37,354,982,950)	(94,093,535,750)
Net cash flows from financing activities	40		(37,354,982,950)	(94,093,535,750)
Net cash flows during the period (50 = 20+30+40)	50		(43,244,378,399)	60,774,669,962
Cash and cash equivalents at the beginning of the period	60		100,192,131,942	42,094,234,813
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		56,947,753,543	102,868,904,775

PREPARED BY



Nguyen Phuoc Le

CHIEF ACCOUNTANT



Phan Cong Tuyen

Da Nang, October , 2026

GENERAL DIRECTOR



Cao Huy Bao



NOTES TO THE FINANCIAL STATEMENTS
Quarter 3 of 2026

I. Characteristics of the enterprise's operations

1. Capital ownership form: Joint stock company
2. Business sector: Electricity generation
3. Business lines: Electricity production, testing
4. Normal production and business cycle.
5. Characteristics of the enterprise's operations during the financial year that affect the Financial Statements
6. Corporate structure
7. Number of employees at the end of the period or average number of employees during the period
8. Statement of comparability of information in the Financial Statements:
9. Disclosure of other information in the Financial Statements in accordance with relevant laws such as enterprise law, securities law, etc.

II. Accounting period, currency unit used in accounting

1. The annual accounting period begins on 01 January 2026 and ends on 31 December 2026
2. Currency unit used in accounting: VND

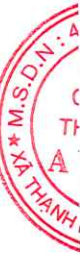
In case of a change in the currency unit used in accounting compared to the previous year, clearly explain the reasons and the impact of the change

III. Applicable Accounting Standards and Accounting System

1. Applicable accounting system:
2. Statement of compliance with Accounting Standards and Accounting System:

IV. Applicable accounting policies, accounting estimates, and relevant legal regulations

1. Principles for converting Financial Statements prepared in foreign currencies to VND (In case the accounting currency is different from VND);
Impact (If any) due to the conversion of Financial Statements from foreign currencies to VND.
2. Types of exchange rates applied in accounting.
3. Principles for determining the actual interest rate (effective interest rate) used to discount cash flows.
4. Principles for recognizing cash and cash equivalents.
5. Accounting principles for financial investments
 - a) Trading securities;
 - b) Held-to-maturity investments;
 - c) Investments in Company's subsidiaries; joint ventures, associates;
 - d) Investments in other entities;
 - dd) Accounting methods for other transactions related to financial investments.
6. Accounting principles for receivables
7. Accounting principles for inventory:



- Principles for inventory recognition;
 - Inventory valuation method;
 - Inventory accounting method;
 - Method for making provision for inventory devaluation;
 - Allocation criteria for raw materials and supplies;
 - Accounting policy related to inventory for contracts with high risks.
8. Principles for recognition and depreciation of tangible fixed assets (including perennial crops for periodic production, working animals), intangible fixed assets, finance lease fixed assets, investment property:
 9. Accounting principles for biological assets.
 10. Accounting principles for business cooperation contracts.
 11. Accounting principles for prepaid expenses.
 12. Accounting principles for accounts payable to suppliers.
 13. Accounting principles for dividends and profits payable.
 14. Principles for recognition of accrued expenses.
 15. Principles for recognition of deferred revenue.
 16. Accounting principles for provisions.
 17. Accounting principles for deferred Corporate Income Tax (CIT).
 18. Principles for recognition of loans and finance lease liabilities.
 19. Principles for recognition and capitalization of borrowing costs.
 20. Accounting principles for convertible bonds.
 21. Principles for recognition of owner's equity:
 - Principles for recognition of owner's contributed capital, share premium, convertible bond options, and other owner's equity.
 - Principles for recognition of asset revaluation differences.
 - Principles for recognition of exchange rate differences.
 - Principles for recognition of undistributed profits.
 22. Principles and methods for recognition of revenue and other income
 - Revenue from sales of goods and provision of services
 - + Revenue from sales of goods.
 - + Revenue from provision of services.
 - + Revenue from construction contracts.
 - + Revenue from real estate sales of tourist apartments, office-tel, or similar products.
 - + Revenue from sales of investment property.
 - Financial income;
 - Other income.
 23. Accounting principles for revenue deductions
 24. Accounting principles for cost of sales.
 25. Accounting principles for financial expenses.
 26. Accounting principles for selling expenses and general and administrative expenses (G&A).
 27. Accounting principles for sale and liquidation of fixed assets and investment property.
 28. Principles and methods for recognition of current Corporate Income Tax (CIT) expenses (including additional CIT expenses under global minimum

tax regulations) and deferred CIT expenses.

29. Other accounting principles and methods.

Additional information for items presented in the Statement of Financial Position

1. Cash and cash equivalents

Cash and cash equivalents held by the enterprise without usage restrictions	Closing balance	Opening balance
- Cash	83,439,830	304,158,610
- Deposits	4,864,313,713	754,014,428
- Cash in transit	0	0
- Cash equivalents	52,000,000,000	99,133,958,904
Total	56,947,753,543	100,192,131,942

2. Short-term investments	Closing balance			Opening balance		
	Historical cost	Recoverable amount	Provision	Historical cost	Recoverable amount	Provision
a. Trading securities						
- Total value of shares						
- Total value of bonds						
- Other investments						
- Reasons for changes for each investment/type of share, bond:						
By quantity						
By value						
b. Held-to-maturity investments	341,271,723,289	341,271,723,289		162,792,397,260	162,792,397,260	
b1) Short-term	341,271,723,289	341,271,723,289		162,792,397,260	162,792,397,260	
- Term deposits	341,271,723,289	341,271,723,289		162,792,397,260	162,792,397,260	
- Bonds						
- Loans						
- Other investments						
b2) Long-term	0	0		0	0	
- Term deposits	0	0		0	0	
- Bonds						
- Loans						
- Other investments						
c) Capital contribution investments in other entities	79,800,000,000	79,800,000,000	0	79,800,000,000	79,800,000,000	0
- Investment in Company's subsidiaries		0			0	
- Investment in joint ventures,	0	0		0	0	

2. Short-term investments	Closing balance			Opening balance		
	Historical cost	Recoverable amount	Provision	Historical cost	Recoverable amount	Provision
associates						
- Investment in other entities	79,800,000,000	79,800,000,000		79,800,000,000	79,800,000,000	
- Summary of the operational status of Company's subsidiaries, joint ventures, associates, and the status of BCC contracts during the period. - Material transactions between the enterprise and Company's subsidiaries, joint ventures, associates, and BCC during the period. - In case the fair value or recoverable amount of the investment cannot be determined, provide a clear explanation for the Reasons. - Basis for determining the value of intangible fixed assets such as intellectual property rights, etc., when making capital contributions to Company's subsidiaries, joint ventures, and associates.						

3 - Accounts receivable from customers	Closing balance		Opening balance	
	Book value	Provision	Book value	Provision
a) Short-term accounts receivable from customers	186,790,500,777		186,314,769,886	
b) Long-term accounts receivable from customers				
c) Accounts receivable from customers that are related parties				

04 - Other receivables	Closing balance		Opening balance	
	Value	Provision	Value	Provision
a) Short-term	6,774,837,958		2,031,512,593	
- Receivables from equitization				
- Receivables from dividends and profit sharing				
- Receivables from employees				
- Deposits and collateral	59,950,781			
- Loans				
- Payments on behalf of others	724,372,142		2,031,512,593	
- Other receivables	5,990,515,035			
b) Long-term				
- Receivables from equitization				
- Receivables from dividends and profit sharing				
- Receivables from employees				
- Deposits and collateral				
- Loans				
- Payments on behalf of others				
- Other receivables				
Total	6,774,837,958		2,031,512,593	

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05 - Assets awaiting resolution	Closing balance		Opening balance	
	Quantity	Value	Quantity	Value
a) Cash				
b) Inventory				
c) Fixed assets				
d) Other assets				
- Receivables from employees				
- Deposits and collateral				
- Loans of non-monetary assets;				
- Payments on behalf of others				
- Other receivables				
Total				

06 - Bad debts		Closing balance			Opening balance		
Subject		Historical cost	Recoverable amount	Debt subject	Historical cost	Recoverable amount	Debt subject
Total value of receivables and loans that are overdue or not yet overdue but difficult to recover (including details of overdue duration and value of overdue receivables and loans by subject if the receivable from that subject accounts for 10% or more of the total overdue debt)							
Information on penalties, receivables from late payment interest... arising from overdue debts but not recognized as revenue;							
Recoverability of overdue receivables.							
Total							

07 - Inventories		Closing balance		Opening balance	
		Historical cost	Provision	Historical cost	Provision
- Goods in transit		0		0	
- Raw materials and supplies		3,450,813,017		3,201,013,315	
- Tools and instruments		26,440,000		26,440,000	
- Work in progress		6,725,656,200		8,506,426,831	
- Finished goods					
- Merchandise					
- Goods sent for sale					
- Goods in bonded warehouses					
Total		10,202,909,217	0	11,733,880,146	0
- Raw material allocation method					

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07 - Inventories		Closing balance		Opening balance	
		Historical cost	Provision	Historical cost	Provision
- Value of stagnant, inferior, or degraded inventory that cannot be sold at the end of the period; Reasons and handling directions for stagnant, inferior, or degraded inventory					
- Value of inventory used as collateral or mortgage to secure liabilities at the end of the period					
- Reasons for additional provision or reversal of provision for inventory devaluation					

08 - Work-in-progress	Closing balance		Opening balance	
	Historical cost	Recoverable amount	Historical cost	Recoverable amount
a) Long-term work in progress				
Total				
b) Construction in progress				
- Procurement	20,580,000		0	
- Capital construction	3,509,553,159		2,693,794,466	
- Repairs	1,189,438,132		3,389,875,235	
- Upgrade and renovation of fixed assets				
Total	4,719,571,291		6,083,669,701	

09 - Increases and decreases in tangible fixed assets							
Item	Buildings structures	Machinery equipment	Transmission transport vehicles	Equipment management tools	Perennial trees, working animals for products	Other tangible fixed assets	Grand total
Historical cost							
Opening balance	1,962,444,880,334	1,332,692,557,791	37,234,384,344	50,372,330,047		437,455,844	3,383,181,608,360
- Purchases during the period		9,387,697,000		1,562,076,200			10,949,773,200
- Completed capital construction investment							
- Other increases				1,994,300,000			1,994,300,000
- Transfer to investment property							
- Liquidation, disposal			882,666,667				882,666,667
- Other decreases				1,035,530,000			1,035,530,000
Closing balance	1,962,444,880,334	1,342,080,254,791	36,351,717,677	52,893,176,247		437,455,844	3,394,207,484,893
Accumulated depreciation							
Opening balance	1.342.013.017.961	1.304.346.568.162	30.045.751.843	24.606.822.021		437.455.844	2.701.449.615.831



09 - Increases and decreases in tangible fixed assets							
Item	Buildings structures	Machinery equipment	Transmission transport vehicles	Equipment management tools	Perennial trees, working animals for products	Other tangible fixed assets	Grand total
- Depreciation during the year	59,186,651,354	4,193,411,126	770,004,486	6,939,561,395			71,089,628,361
- Other increases	108,987,489						108,987,489
- Transfer to investment property							
- Liquidation, disposal			882,666,667				882,666,667
- Other decreases				1,035,530,000			1,035,530,000
Closing balance	1,401,308,656,804	1,308,539,979,288	29,933,089,662	30,510,853,416		437,455,844	2,770,730,035,014
Net book value of tangible fixed assets							
- At the beginning of the year	620,431,862,373	28,345,989,629	7,188,632,501	25,765,508,026		0	681,731,992,529
- At the end of the period	561,136,223,530	33,540,275,503	6,418,628,015	22,382,322,831		0	623,477,449,879
* Net book value of tangible fixed assets pledged as collateral for loans at the end of the year:							
* Historical cost of fully depreciated tangible fixed assets still in use:							
* Historical cost of tangible fixed assets awaiting liquidation at the end of the year:							
* Commitments regarding the purchase and sale of tangible fixed assets with large values in the future:							
* Other changes in tangible fixed assets:							

10 - Increases and decreases in intangible fixed assets								
Item	Land use rights	Publishing rights	Copyrights, patents	Trademarks	Computer software	Licenses and franchises	Other intangible fixed assets	Total
Historical cost								
Opening balance	85,349,048,857				20,204,024,732			105,553,073,589
- Purchases during the year								
- Internally generated								
- Increase due to business combination								

10 - Increases and decreases in intangible fixed assets								
Item	Land use rights	Publishing rights	Copyrights, patents	Trademarks	Computer software	Licenses and franchises	Other intangible fixed assets	Total
- Other increases								
- Liquidation, disposal								
- Other decreases								
Closing balance	85,349,048,857				20,204,024,732			105,553,073,589
Accumulated depreciation								
Opening balance	899,426,719				8,701,172,641			9,600,599,360
- Depreciation during the year	37,403,496				1,040,802,822			1,078,206,318
- Other increases								
- Liquidation, disposal								
- Other decreases								
Closing balance	936,830,215				9,741,975,463			10,678,805,678
Net book value of intangible fixed assets								
- At the beginning of the year	84,449,622,138				11,502,852,091			95,952,474,229
- At the end of the period	84,412,218,642				10,462,049,269			94,874,267,911

11 - Increases and decreases in finance lease fixed assets							
Item	Buildings structures	Machinery equipment	Transmission transport vehicles	Equipment management tools	Other tangible fixed assets	Intangible fixed assets	Total
Historical cost							
Opening balance							
- Finance lease during the year							
- Other increases							
- Repurchase of finance lease fixed assets							
- Return of finance lease fixed assets							
- Other decreases							
Closing balance							
Accumulated depreciation							
Opening balance							
- Depreciation during the year							

11 - Increases and decreases in finance lease fixed assets							
Item	Buildings structures	Machinery equipment	Transmission transport vehicles	Equipment management tools	Other tangible fixed assets	Intangible fixed assets	Total
- Other increases							
- Repurchase of finance lease fixed assets							
- Return of finance lease fixed assets							
- Other decreases							
Closing balance							
Net book value of finance lease fixed assets							
- At the beginning of the year							
- At the end of the period							

12. Biological assets

12.1 - Other biological assets, excluding livestock for periodic products not yet mature	End of year		Beginning of year	
	Historical cost	Recoverable amount	Historical cost	Recoverable amount
1. Livestock for one-time products				
a) Short-term livestock for one-time products				
b) Long-term livestock for one-time products				
2. Seasonal crops or crops for one-time products				
a) Short-term seasonal crops or crops for one-time products				
b) Long-term seasonal crops or crops for one-time products				
3. Livestock for periodic products not yet reaching maturity				

12.2 - Livestock for periodic produce at maturity	Group 1	Group 2	(...)	Total
Historical cost				
Opening balance				
- Purchases during the year				
- Liquidation, disposal				
- Other decreases				
Closing balance				
Accumulated depreciation				
Opening balance				
- Depreciation during the year				
- Other increases				
- Liquidation, disposal				

- Other decreases				
Closing balance				
Carrying amount				
- At the beginning of the year				
- At the end of the year				

13 - Increases and decreases in investment property					
	Item	Beginning of the year	Increase during the year	Decrease during the year	Ending of the year
a)	Investment property for lease				
	Historical cost				
	- Land use rights				
	- Buildings				
	- Buildings and land use rights				
	- Infrastructure				
	Accumulated depreciation				
	- Land use rights				
	- Buildings				
	- Buildings and land use rights				
	- Infrastructure				
	Carrying amount				
	- Land use rights				
	- Buildings				
	- Buildings and land use rights				
	- Infrastructure				
b)	Investment property held for capital appreciation				
	Historical cost				
	- Land use rights				
	- Buildings				
	- Buildings and land use rights				
	- Infrastructure				
	Impairment loss				
	- Land use rights				
	- Buildings				
	- Buildings and land use rights				
	- Infrastructure				
	Carrying amount				
	- Land use rights				
	- Buildings				

13 - Increases and decreases in investment property				
- Buildings and land use rights				
- Infrastructure				
- Closing carrying amount of investment property used as collateral for loans				
- Historical cost of fully depreciated investment property still in use for lease or held for capital appreciation				
- Disclosures and other explanations				

14 - Prepaid expenses			
Item	Closing balance	Opening balance	
a) Short-term	276,728,384	726,442,893	
- Prepaid expenses for operating leases of fixed assets	0	0	
- Tools and supplies issued for use	0	584,003,933	
- Prepaid expenses for meters and tools & supplies issued for use			
- Borrowing costs	0	0	
- Others (specify if any significant value)	276,728,384	142,438,960	
b) Long-term	0	0	
- Business establishment expenses			
- Insurance premiums	0	0	
- Others (specify if any significant value)	0	0	
Total	276,728,384	726,442,893	

15 - Other assets			
Item	Closing balance	Opening balance	
a) Short-term			
b) Long-term			
Total			

16 - Borrowings and finance lease liabilities	Closing balance	Increase during the period	Decrease during the period	Opening balance
	Value			
a) Short-term borrowings	0	0	0	0
b) Long-term borrowings (detailed by maturity)	0	0	0	0
c) Loans from related parties				
Total	0	0	0	0



		This year			Previous year		
		Total finance lease payments	Interest payment	Principal payment	Total finance lease payments	Interest payment	Principal payment
d) Finance lease liabilities							
Up to 1 year							
Over 1 year to 5 years							
Over 5 years							

		Closing balance		Opening balance	
		Principal	Interest	Principal	Interest
e) Overdue borrowings and finance lease liabilities not yet paid					
- Borrowings					
- Finance lease liabilities					
Total					
- Reasons for non-payment					

17 - Accounts payable to suppliers	Closing balance	Opening balance
a) Short-term accounts payable to suppliers	3,280,516,755	12,456,059,998
b) Long-term accounts payable to suppliers		
c) Overdue debts not yet paid		
d) Accounts payable to suppliers that are related parties		

18. Dividends and profits payable	Closing balance	Opening balance
Dividends and profits payable	112,578,078,000	37,526,026,000

19 - Taxes and other payables to the State	Opening balance	Amount payable during the period	Amount actually paid during the period	Closing balance
a) Payables	44,352,325,075	163,022,369,014	174,392,306,886	32,982,387,203
a.1) Short-term	44,352,325,075	163,022,369,014	174,392,306,886	32,982,387,203
- Value Added Tax	6,288,848,879	31,210,268,487	33,157,452,931	4,341,664,435
- Special Consumption Tax	0	0	0	0
- Import and Export Tax	0	0	0	0
- Corporate Income Tax	16,431,875,727	48,110,275,307	50,223,506,100	14,318,644,934
- Personal Income Tax	601,253,556	3,860,210,292	4,341,869,235	119,594,613
- Natural resources tax	9,650,918,021	56,461,637,931	58,329,317,301	7,783,238,651
- Land and housing taxes and land rent	0	25,694,130	7,341,180	18,352,950
- Other taxes	0	0	0	0
- Fees, charges and other payables	11,379,428,892	23,354,282,867	28,332,820,139	6,400,891,620

19 - Taxes and other payables to the State	Opening balance	Amount payable during the period	Amount actually paid during the period	Closing balance
a.2) Long-term	0	0	0	0
- Value Added Tax	0	0	0	0
- Special Consumption Tax	0	0	0	0
- Import and Export Tax	0	0	0	0
- Corporate Income Tax	0	0	0	0
- Personal Income Tax	0	0	0	0
- Natural resources tax	0	0	0	0
- Land and housing taxes and land rent	0	0	0	0
- Other taxes	0	0	0	0
- Fees, charges, and other payables	0	0	0	0
b) Receivables	11,011,770	11,011,770	0	0
b.1) Short-term	11,011,770	11,011,770	0	0
- Value Added Tax	0	0	0	0
- Special Consumption Tax	0	0	0	0
- Import and export duties	0	0	0	0
- Corporate Income Tax	0	0	0	0
- Personal Income Tax	0	0	0	0
- Natural resources tax	0	0	0	0
- Land and housing taxes and land rent	11,011,770	11,011,770	0	0
- Other taxes	0	0	0	0
- Fees, charges, and other payables	0	0	0	0
b.1) Long-term	0	0	0	0
- Value Added Tax	0	0	0	0
- Special Consumption Tax	0	0	0	0
- Import and export duties	0	0	0	0
- Corporate Income Tax	0	0	0	0
- Personal Income Tax	0	0	0	0
- Natural resources tax	0	0	0	0
- Land and housing taxes and land rent	0	0	0	0
- Other taxes	0	0	0	0
- Fees, charges, and other payables	0	0	0	0
Total	44,341,313,305	163,033,380,784	174,392,306,886	32,982,387,203

20 - Accrued expenses	Closing balance	Opening balance
a) Short-term	0	0
- Accrued payroll expenses during leave		
- Expenses during business suspension		

- Accrued cost of goods and real estate finished goods sold		
- Other accruals		
b) Long-term		
- Interest expense		
- Others (detailed by item)		
Total	0	0

21 - Other payables	Closing balance	Opening balance
a) Short-term	8,063,922,709	6,839,990,772
- Surplus assets awaiting resolution		
- Trade union fees	44,678,497	
- Social insurance		
- Health insurance		
- Unemployment insurance		
- Payables related to equitization		
- Short-term deposits and collateral received		
- Dividends and profits payable	8,019,244,212	6,839,990,772
- Other payables and obligations	0	0
b) Long-term		
- Long-term deposits and collateral received	0	0
- Other payables and obligations	8,063,922,709	6,839,990,772
Total	8,063,922,709	6,839,990,772

22 - Unearned revenue	Closing balance	Opening balance	Reason
a) Short-term			
- Deferred revenue			
- Revenue from customer loyalty programs			
- Other unearned revenue			
Total			
b) Long-term			
- Deferred revenue			
- Revenue from customer loyalty programs			
- Other unearned revenue			
c) Inability to fulfill contracts with customers (detailed by item, reasons for inability to fulfill)			

23 - Bonds issued						
23.1. Ordinary bonds		Year-end		Opening balance		
	Value	Interest rate	Term	Value	Interest rate	Term
a) Bonds issued						
- Issued at par value						
- Issued at a discount						
- Issued at a premium						
Total						
b) Detailed disclosure of bonds held by related parties (by bond type)						
23.2. Convertible bonds						
24. Preferred stock classified as liabilities						
- Par value;						
- Issuance recipients (management, officers, employees, others);						
- Redemption terms (Timing, redemption price, other basic terms in the issuance contract);						
- Value redeemed during the period;						
- Other disclosures.						
25. Provisions				Closing balance	Opening balance	
a. Short-term				130,279,164	117,214,991	
- Provision for product warranty						
- Provision for construction warranty				130,279,164	117,214,991	
- Restructuring provision						
- Other provisions (Periodic fixed asset repair costs, environmental restoration costs, etc.)				0	0	
Total				130,279,164	117,214,991	
b. Long-term				0	0	
- Provision for product warranty						
- Provision for construction warranty				0	0	
- Restructuring provision						
- Other provisions (Periodic fixed asset repair costs, environmental restoration costs, etc.)						
Total				0	0	
26. Deferred tax assets and deferred tax liabilities				Closing balance	Opening balance	
a. Deferred tax assets						
- Corporate Income Tax rate used to determine the value of deferred tax assets						
- Deferred tax assets related to deductible temporary differences						
- Deferred tax assets related to unused tax losses						
- Deferred tax assets related to unused tax incentives						
- Amount offset against deferred tax liabilities						

c) Transactions regarding capital with owners and distribution of dividends, profit sharing	This year	Previous year
+ Capital contribution at the end of the year	750,520,520,000	750,520,520,000
- Dividends, profits distributed	37,526,026,000	206,688,923,130

d) Shares	Closing balance	Opening balance
- Number of shares registered for issuance	75,052,052	75,052,052
- Number of shares sold to the public	75,052,052	75,052,052
+ Common stock	75,052,052	75,052,052
+ Preferred shares (classified as equity)		
- Number of shares repurchased (treasury shares)		
+ Common stock		
+ Preferred shares (classified as equity)		
- Number of outstanding shares	75,052,052	75,052,052
+ Common stock	75,052,052	75,052,052
+ Preferred shares (classified as equity)		
* Par value of outstanding shares:		
	10,000	10,000

e) Dividends		Value	
- Dividends declared after the end of the annual accounting period:			
+ Dividends declared on common stock			
+ Dividends declared on preferred shares			
- Dividends of cumulative preferred shares not yet recognized			
f) Enterprise's funds		Closing balance	Opening balance
- Investment and development fund			
- Enterprise reorganization support fund			
- Other funds under equity			

26. Asset revaluation difference	This year	Previous year
Reasons for changes between the beginning and end of the year (in what cases was revaluation performed, which assets were revalued, according to which Decision?...)		

27. Exchange rate difference	This year	Previous year
- Exchange rate difference due to conversion of financial statements prepared in foreign currency to VND		
- Exchange rate difference arising from other reasons (specify reasons)		
28. Funding sources	This year	Previous year
- Funding sources granted during the year		
- Professional expenses		
- Remaining funding sources at the end of the year		

29. Items outside the Balance Sheet				
a) Leased assets: Total minimum future lease payments of non-cancellable operating lease contracts by term			End of year	Beginning of year
- 1 year or less				
- Over 1 year to 5 years				
- Over 5 years				
b) Assets held in custody: The enterprise must provide detailed disclosure of quantity, type, specifications, and quality at the end of the period:				
- Materials and goods held in custody, processing, or entrusted:				
Item code	Item name	Type, specifications, quality	Unit	Quantity
- Goods held for sale, consignment, pledge, or mortgage:				
Item code	Item name	Type, specifications, quality	Unit	Quantity

VII. Additional information for items presented in the Statement of Profit or Loss

Unit: VND

1. Total revenue from sales and provision of services	This year	Previous year
a) Revenue		
- Sales revenue	463,089,736,851	481,441,341,201
- Revenue from provision of services	298,852,504	187,394,322
- Construction contract revenue		
+ Revenue from construction contracts recognized during the period		
+ Total cumulative revenue of construction contracts recognized up to the date of preparing the financial statements		
- Other revenue		
Total	463,388,589,355	481,628,735,523

2. Revenue deductions	This year	Previous year
In which:		
- Trade discounts		
- Sales allowances		
- Sales returns		

3. Cost of sales	This year	Previous year
- Cost of goods sold, finished goods sold	205,790,549,485	214,373,507,744
- Cost of services provided	202,108,082	152,883,658
- Carrying amount, costs of disposal, and liquidation of investment property		
- Value of inventory lost during the period		
- Value of each type of inventory shortage exceeding the norm during the period		
- Provision for devaluation of inventory		
- Reductions in cost of sales	5,880,053	114,325,758
Total	205,992,657,567	214,526,391,402

4. Gain (loss) from disposal/liquidation of investment properties	Current year	Previous year
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5. Financial income	Current year	Previous year
- Interest from deposits and loans	5,041,658,881	1,434,293,699
- Gains from sale of investments		
- Dividends and profits shared	7,980,000,000	6,783,000,000
- Foreign exchange gains	0	0
- Interest from deferred sales and payment discounts		
- Other financial income	0	0
Total	13,021,658,881	8,217,293,699

6. Financial expenses	Current year	Previous year
- Loan interest	0	0
- Payment discounts, interest from deferred sales		
- Losses from liquidation of financial investments		
- Foreign exchange losses	0	0
- Provision for devaluation of trading securities and investment losses	0	0
- Other financial expenses		
- Reductions in financial expenses		
Total	0	0

7. Other income	Current year	Previous year
- Liquidation and sale of fixed assets	106,000,000	0
- Gains from asset revaluation		
- Penalties received	310,573,466	0
- Tax reductions		
- Subsidies, grants, donations, and gifts recognized as other income		
- Other items	1,955,037,870	218,280,007
Total	2,371,611,336	218,280,007

8. Other expenses	Current year	Previous year
- Net book value of fixed assets and expenses for liquidation and sale of fixed assets	54,964,166	0
- Losses from asset revaluation		
- Penalties paid	0	0
- Other items	-633,543,570	2,814,300
Total	-578,579,404	2,814,300

9. Selling expenses and General and administrative expenses (G&A)	Current year	Previous year
a) General and administrative expenses (G&A) incurred during the period	26,979,206,742	24,811,904,847
- Details of items accounting for 10% or more of total G&A expenses;	26,979,206,742	24,811,904,847
- Other G&A expenses.	0	0
b) Selling expenses incurred during the period		
- Details of items accounting for 10% or more of total selling expenses;		
- Other selling expenses.		
c) Reductions in selling expenses and G&A expenses		
- Reversal of provision for product and goods warranties		
- Reversal of restructuring provision and other provisions		
- Other reductions		

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10. Production and business costs by element	Current year	Previous year
- Raw material and supply costs	9,247,393,298	6,264,557,960
- Labor costs	28,146,805,681	30,560,021,411
- Depreciation of fixed assets	71,778,733,981	70,581,367,849
- Outsourced service costs	15,629,838,783	7,544,876,190
- Other cash expenses	106,388,321,935	130,438,356,325
Total	231,191,093,678	245,389,179,735

Note: The item "Production and business expenses by nature" represents expenses incurred during the period reflected in the Balance Sheet and Statement of Profit or Loss

- For manufacturing enterprises, the disclosure of expenses by nature is based on the incurred amounts in the following accounts

+ Account 621 – Direct material costs

+ Account 622 – Direct labor costs

+ Account 623 – Construction machinery costs

+ Account 627 – Manufacturing overhead costs

+ Account 641 – Selling expenses

+ Account 642 – General and administrative expenses (G&A)

- For trading enterprises, the disclosure of expenses by nature is based on the incurred amounts in the following accounts (excluding cost of goods purchased)

+ Account 156 – Merchandise

+ Account 632 – Cost of sales

+ Account 641 – Selling expenses

+ Account 642 – General and administrative expenses (G&A)

- The enterprise has the right to choose other bases but must ensure full disclosure of expenses by nature

11. Current income tax expense	Current year	Previous year
- Accounting profit before tax		
- Tax calculated at the current corporate income tax rate		
Adjustments		
- Non-taxable income		
- Non-taxable income		
- Others		
Current income tax expense	48,110,275,307	49,012,560,006
Deferred income tax expense		
Total income tax expense	48,110,275,307	49,012,560,006



12. Deferred income tax expense	Current year	Previous year
- Deferred income tax expense arising from taxable temporary differences		
- Deferred income tax expense arising from the reversal of deferred tax assets		
- Deferred income tax income arising from deductible temporary differences		
- Deferred income tax income arising from unused tax losses and tax credits		
- Deferred income tax income arising from the reversal of deferred tax liabilities		
- Total deferred income tax expense		

VIII. Additional information for items presented in the Statement of Cash Flows

1. Non-cash transactions affecting future cash flow statements

- Purchase of assets by assuming directly related liabilities or through finance leases
- Acquisition of a business through issuance of shares
- Conversion of debt into equity
- Other non-cash transactions

2. Cash held by the enterprise but not used:

Present the value and reasons for large cash and cash equivalents held by the enterprise but not available for use due to legal restrictions or other constraints that the enterprise must comply with

3. Actual proceeds from borrowings during the period

- Proceeds from borrowings under ordinary loan agreements
- Proceeds from issuance of ordinary bonds
- Proceeds from issuance of convertible bonds
- Proceeds from issuance of preferred shares classified as liabilities
- Proceeds from Government bond repurchase transactions and securities REPOs
- Proceeds from borrowings in other forms

4. Actual principal repayments during the period:

- Proceeds from borrowings under ordinary loan agreements
- Repayment of principal for ordinary bonds
- Repayment of principal for convertible bonds
- Repayment of principal for preferred shares classified as liabilities
- Payments for Government bond repurchase transactions and securities REPOs
- Repayment of borrowings in other forms

5. Acquisition and disposal of subsidiaries during the reporting period:

- Total purchase or disposal consideration of subsidiaries during the period;

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- Portion of the purchase or disposal consideration paid/received in cash and cash equivalents;
- Amount of cash and cash equivalents held in the subsidiaries or other business units acquired or disposed of;
- Breakdown of assets (summarized by major category) other than cash and cash equivalents, and liabilities of the subsidiaries acquired or disposed of during the period.

VIII. Other disclosures:

- Contingent liabilities, commitments, and other financial information;
- Events after the reporting period (subsequent events);
- Related party disclosures (in addition to information already disclosed in the preceding sections);
- Segment reporting (by business line or geographical area) in accordance with Accounting Standard No. 28 "Segment Reporting";
- Comparative information (changes to information presented in the financial statements of prior accounting periods);
- Going concern;
- Significant accounting judgments, estimates, and assumptions;
- Other information.

PREPARED BY



Nguyen Phuoc Le

CHIEF ACCOUNTANT



Phan Cong Tuyen

Da Nang, October 10, 2026

GENERAL DIRECTOR



Cao Huy Bao

