MACHINES AND INDUSTRIAL EQUIPMENT CORPORATION - JSC
Address: No. 7A Mac Thi Buoi, Vinh Tuy Ward, Hanoi
Tax code: 0100101379
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CONSOLIDATED FINANCIAL STATEMENTS
THE THIRD QUARTER OF 2026

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Ha Noi, October 2026

Signature Not Verified
Ký bởi: TỔNG CÔNG TY MÁY VÀ THIẾT BỊ CÔNG NGHIỆP - CTCP
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CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 September 2026

Unit: VND

	ASSETS	Code	Note	30/09/2026 VND	01/01/2026 VND
A.	**SHORT-TERM ASSETS**	**100**		**1,862,121,786,405**	**1,769,424,315,697**
I.	**Cash and cash equivalents**	**110**	**6**	**40,391,124,201**	**66,181,292,776**
1.	Cash	111		24,891,124,201	18,657,576,345
2.	Cash equivalents	112		15,500,000,000	47,523,716,431
II.	**Short-term investments**	**120**	**5**	**167,209,279,355**	**187,757,169,769**
1.	Trading securities	121		1,467,690,500	1,467,690,500
2.	Held to maturity investments	123		165,741,588,855	186,289,479,269
III.	**Short-term receivables**	**130**		**752,548,655,558**	**640,542,317,614**
1.	Short-term trade receivables	131	7	711,884,169,584	610,936,670,813
2.	Short-term advances to suppliers	132		45,724,923,971	38,691,808,119
3.	Short-term intra-company receivables	133		637,500,000	637,500,000
4.	Other short-term receivables	135	8	69,933,325,655	80,392,048,205
5.	Short-term allowances for doubtful debts	136		(75,631,263,652)	(90,115,709,523)
IV.	**Inventories**	**140**	**9**	**855,475,807,936**	**827,368,612,682**
1.	Inventories	141		855,475,807,936	827,368,612,682
V.	**Other current assets**	160		**46,496,919,355**	**47,574,922,856**
1.	Short-term prepaid expenses	161	10	6,775,165,025	5,258,617,751
2.	Deductible VAT	162		37,766,735,749	41,841,116,365
3.	Taxes and other receivables from government budget	163	16	1,955,018,581	475,188,740
B.	**LONG-TERM ASSETS (200=210+220+230+240+250+260)**	**200**		**822,311,544,215**	**838,101,237,582**
I.	**Long-term receivable**	210		**4,719,422,954**	**3,320,741,056**
1.	Other long-term receivables	215	8	4,719,422,954	3,320,741,056
II.	**Fixed assets**	**220**		**590,486,805,408**	**615,878,637,798**
1.	***Tangible fixed assets***	***221***	***11***	***461,320,188,837***	***474,769,357,213***
	- Cost	222		964,262,756,742	956,010,810,054
	- Accumulated depreciation	223		(502,942,567,905)	(481,241,452,841)
2.	***Finance lease fixed assets***	**224**		***99,597,897,929***	***110,586,159,829***
	- Cost	*225*		117,507,851,700	119,746,323,925
	- Accumulated depreciation	*226*		(17,909,953,771)	(9,160,164,096)
3.	***Intangible fixed assets***	***227***	***12***	***29,568,718,642***	***30,523,120,756***
	- Cost	228		41,733,692,956	41,733,692,956
	- Accumulated depreciation	229		(12,164,974,314)	(11,210,572,200)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 September 2026 (continued)

Unit: VND

ASSETS	Code	Note	30/09/2026 VND	01/01/2026 VND
III. Investment properties	**240**	**13**	**24,034,397,842**	**24,711,380,416**
- Cost	241		33,755,261,371	33,755,261,371
- Accumulated depreciation	242		(9,720,863,529)	(9,043,880,955)
IV. Long-term assets in progress	**250**	**14**	**48,145,007,803**	**48,665,457,776**
1. Construction in progress	252		48,145,007,803	48,665,457,776
V. Long- term investments	**260**	**5**	**29,961,507,064**	**31,485,014,559**
1. Investments in joint- ventures, associates	262		1,872,952,058	1,896,459,553
2. Investments in equity of other entities	263		28,088,555,006	28,088,555,006
3. Held-to-Maturity Financial Assets	265		-	1,500,000,000
VI. Other long-term assets	**270**		**124,964,403,144**	**114,040,005,977**
1. Long-term prepaid expenses	271	10	124,964,403,144	114,040,005,977
TOTAL ASSETS	**280**		**2,684,433,330,620**	**2,607,525,553,279**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 September 2026 (continued)

Unit: VND

	RESOURCES	Code	Note	30/09/2026 VND	01/01/2026 VND
A.	**LIABILITIES**	**300**		**1,225,572,626,218**	**1,152,306,109,566**
I.	**Short-term liabilities**	**310**		**1,164,494,887,900**	**1,079,142,151,966**
1.	Short-term trade payables	311	15	290,367,862,203	240,605,863,651
2.	Short-term prepayments from customers	312		89,431,177,287	67,393,513,711
3.	Taxes and other payables to government budget	314	16	66,607,068,596	60,520,653,078
4.	Payables to employees	315		52,990,341,452	52,517,391,274
5.	Short-term accrued expenses	316	17	25,548,717,130	25,991,866,762
7.	Short-term unearned revenues	319		6,371,439,338	4,068,416,189
8.	Other short-term payables	320	18	77,203,079,410	75,750,478,355
9.	Short-term borrowings and finance lease liabilities	321	19	535,219,488,192	530,260,975,009
10.	Short-term provisions	322		1,405,131,797	484,938,213
11.	Bonus and welfare fund	323		19,350,582,495	21,548,055,724
II.	**Long-term liabilities**	**330**		**61,077,738,318**	**73,163,957,600**
1.	Long-term accrued expenses	334	17	1,794,693,736	1,794,693,736
2.	Other long-term payables	338	18	3,215,262,854	3,065,601,507
3.	Long-term borrowings and finance lease liabilities	339	19	56,067,781,728	67,956,696,137
4.	Long-term provisions	343		-	346,966,220

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 September 2026 (continued)

Unit: VND

	RESOURCES	Code	Note	30/09/2026 VND	01/01/2026 VND
B.	**OWNER'S EQUITY**	**400**		**1,458,860,704,401**	**1,455,219,443,713**
1.	Contributed capital	411		1,419,915,000,000	1,418,634,488,001
2.	Differences upon asset revaluation	416		(1,202,379,963)	(1,202,379,963)
3.	Development and investment funds	418		34,192,745,381	34,192,745,381
4.	Undistributed profit after tax	420		(33,960,769,654)	(34,482,492,321)
	Undistributed profit after tax brought forward	*420a*		*(37,590,969,753)*	*(49,268,617,256)*
	Undistributed profit after tax for the current year	*420b*		*3,630,200,099*	*14,786,124,935*
5.	Capital expenditure funds	429		39,916,108,637	38,077,082,615
TOTAL RESOURCES		**440**		**2,684,433,330,620**	**2,607,525,553,279**

Ha Noi, 26th October 2026

Prepared by	Responsible for accounting	General Director
Nguyen Trung Kien	Nguyen Huu Hien	Vu Trung Thuc

M.S.D.N: 0100101379 - C.T.C.P
TỔNG CÔNG TY MÁY VÀ THIẾT BỊ CÔNG NGHIỆP - CTCP
THÀNH PHỐ HÀ NỘI

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Form B 02-DN/HN
Issued under Circular No. 43/2026/TT-BTC
on 20/4/2026 of MOF

CONSOLIDATED INCOME STATEMENT
For the period from 01/07/2026 to 30/09/2026

Unit: VND

	ITEMS	Code	Note	The Third Quarter of 2026	The Third Quarter of 2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
1.	**Revenue from sale of goods and rendering of services**	**01**		**431,080,243,332**	**464,467,028,496**	**1,183,204,178,945**	**1,148,183,690,013**
2.	Deductible items	02		240,508,710	130,016,000	510,668,710	331,510,544
3.	**Net revenue from sales of goods and rendering of services (10 = 01 - 02)**	**10**	**21**	**430,839,734,622**	**464,337,012,496**	**1,182,693,510,235**	**1,147,852,179,469**
4.	Cost of goods sold	11	22	392,330,963,628	416,207,635,971	1,056,181,435,537	1,015,031,138,725
5.	**Gross profit from sale of goods and rendering of services (20 = 10 - 11)**	**20**		**38,508,770,994**	**48,129,376,525**	**126,512,074,698**	**132,821,040,744**
6.	Revenue from financial activities	22	23	(959,847,024)	481,368,854	5,746,632,472	7,248,294,763
7.	Financial expenses	23	24	13,706,903,697	12,281,732,127	43,162,066,262	33,136,968,778
	In which: Interest payable	*24*		*12,448,359,632*	*11,934,782,078*	*39,563,491,196*	*32,227,945,041*
9.	Selling expenses	25		5,631,031,181	6,973,707,562	13,917,710,993	19,392,811,621
10.	Administrative expenses	26		12,003,908,163	25,767,197,434	59,606,129,714	83,701,657,690
11.	**Net profit from operating activities {30 = 20 + (21 - 22) + 24 - (25 + 26)}**	**30**		**6,207,080,929**	**3,588,108,256**	**15,572,800,201**	**3,837,897,418**
12.	Other income	31		611,567,397	470,553,372	1,802,209,508	73,351,167,866
13.	Other expense	32		1,437,701,813	671,631,783	3,329,612,328	66,616,231,825
14.	**Other profit (40 = 31 - 32)**	**40**	**25**	**(826,134,416)**	**(201,078,411)**	**(1,527,402,820)**	**6,734,936,041**

CONSOLIDATED INCOME STATEMENT
For the period from 01/07/2026 to 30/09/2026 (Continued)

Unit: VND

	ITEMS	Code	Note	The Third Quarter of 2026	The Third Quarter of 2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
15.	**Total profit before tax (50 = 30 + 40)**	**50**		**5,380,946,513**	**3,387,029,845**	**14,045,397,381**	**10,572,833,459**
16.	Current business income tax expenses	51	26	1,131,215,986	576,411,616	5,864,300,362	1,784,713,748
17.	**Profit after tax (60 = 50 - 51 - 52)**	**60**		**4,249,730,527**	**2,810,618,229**	**8,181,097,019**	**8,788,119,711**
18.	Profit after tax attributable to the Holding Company	61		3,605,778,102	2,492,797,229	5,997,416,175	8,149,037,833
19.	Profit after tax attributable to non - controlling shareholders	62		643,952,425	317,821,000	2,184,027,996	639,081,878

Ha Noi, 26 th October 2026

Prepared by	Responsible for accounting	General Director
Nguyen Trung Kien	Nguyen Huu Hien	Vu Trung Thuc

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Form B 03-DN/HN
Issued under Circular No. 43/2026/TT-BTC
on 20/4/2026 of MOF

CONSOLIDATED CASH FLOW STATEMENT

(Under Indirect method)

For the period from 01/01/2026 to 30/09/2026

Unit: VND

	Items	Code	Note	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
I.	**Cash flows from operating activities**				
1.	**Net profit before tax**	**01**		**14,045,397,382**	**10,572,833,460**
2.	**Adjusted for the following**			**54,566,664,329**	**61,670,299,923**
	Depreciation of fixed assets and investment properties	02		33,121,997,998	30,316,045,901
	Provision for bad debt	03		(13,564,252,287)	14,030,121,218
	Gains and losses of unrealized exchange rate difference	04		(272,201,003)	(1,286,218,806)
	Profits or losses from investment activities	05		(4,282,371,575)	(13,889,131,566)
	Interest expenses	06		39,563,491,196	32,499,483,176
3.	**Operating income (loss) before changes in working**	**08**		**68,612,061,711**	**72,243,133,383**
	(Increase) decrease in receivables	09		(91,339,066,456)	68,234,975,882
	(Increase) decrease in inventory	10		(28,107,195,252)	(36,022,725,211)
	Increase (decrease) in payables (excluding interest payable, EIT payables)	11		49,904,882,863	(103,906,523,723)
	(Increase) decrease in prepaid expenses	12		(12,367,089,471)	(3,610,450,532)
	Interest paid	14		(39,477,400,784)	(32,481,808,839)
	Enterprise income tax paid	15		(4,556,178,517)	(1,104,388,323)
	Other cash inflows from operating activities	16		(20,521,578)	212,952,834
	Other cash outflows from operating activities	17		(7,682,219,862)	(1,319,570,425)
	Net cash inflows (outflows) from operating activities	***20***		***(65,032,727,345)***	***(37,754,404,954)***

CONSOLIDATED CASH FLOW STATEMENT (CONTINUED)

(Under Indirect method)

For the period from 01/01/2026 to 30/09/2026

Unit: VND

	Items	Code	Note	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
II.	**Cash flows from investing activities**				
1.	Cash paid for purchasing, building fixed assets and other long-term assets	21		(10,780,029,056)	(3,956,366,394)
2.	Proceeds from disposals of fixed assets and other long term assets	22		18,181,818	77,581,701,700
3.	Payments for purchase of debt instruments of other entities	23		(65,800,000,000)	(109,267,016,235)
4.	Proceeds from sales of debt instruments of other entities	24		117,267,016,235	73,267,016,235
5.	Receipts of interest, dividends	27		5,363,094,232	6,774,342,773
	Net cash from investing activities	***30***		***46,068,263,229***	***44,399,678,079***
III.	**Cash flows from financing activities**				
1.	Proceeds from borrowings	33		525,224,631,013	613,776,394,313
2.	Payments to settle debts	34		(520,378,104,830)	(584,885,359,051)
3.	Payments to settle finance lease	35		(11,776,927,409)	(44,584,473,553)
	Net cash flows from financing activities	***40***		***(6,930,401,226)***	***(15,693,438,291)***
	Net cash flows in the period (50 = 20+30+40)	**50**		**(25,894,865,342)**	**(9,048,165,166)**
	Cash at beginning of year	**60**		**66,181,292,776**	**65,798,590,433**
	Effect of exchange rate fluctuations	61		104,696,767	256,965,514
	Cash at end of year (70 = 50+60+61)	**70**		**40,391,124,201**	**57,007,390,781**

Ha Noi, 26th October 2026

Prepared by	Responsible for accounting	General Director
Nguyen Trung Kien	Nguyen Huu Hien	Vu Trung Thuc

M.S.D.N: 0100101379 - C.T.C.P ★ TỔNG CÔNG TY MÁY VÀ THIẾT BỊ CÔNG NGHIỆP - CTCP ★ THÀNH PHỐ HÀ NỘI

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. BUSINESS HIGHLIGHTS

1.1 Structure of ownership

Machines And Industrial Equipment Corporation - JSC (hereinafter referred to as "the Corporation") was formerly a State Corporation with the name of Industrial Machinery and Equipment Corporation. Industrial Machinery and Equipment Corporation was established under Decision No. 155/HDBT dated May 12, 1990 of the Council of Ministers (now the Government) and re-established under Decision No. 1117QD/TCCBDT dated October 27, 1995 of the Minister of Heavy Industry (now the Ministry of Industry and Trade). The Corporation was converted to operate under the model of Parent Company - Subsidiary Company under Decision No. 3168/QD-BCT dated June 15, 2010 of the Ministry of Industry and Trade. On November 16, 2015, the Ministry of Industry and Trade decided to determine the enterprise value of the Corporation to convert it to a Joint Stock Company under Decision No. 12494/QD-BCT.

Following the transfer of the state capital ownership representation rights to the State Capital Investment Corporation (SCIC), MIE registered two changes to its business registration details, including: the 14th change on July 08, 2026 and the 15th change on July 13, 2026 issued by Business Registration Office - Hanoi Department of Finance

The Charter Capital of the Corporation is VND 1,419,915,000,000 *(In words: One thousand four hundred and nineteen billion, nine hundred and fifteen million dong)*

Based on the number of shares held, the shareholder structure ratio at 30 September, 2026 is as follows

Shareholders	Number of Shares	Amount	Ownership ratio
- (SCIC)	141,384,680	1,413,846,800,000	99.5726%
- Staff	537,820	5,378,200,000	0.3788%
- Other	69,000	690,000,000	0.0486%
+ Individual	*20,000*	*200,000,000*	*0.0141%*
+ Organizations	*49,000*	*490,000,000*	*0.0345%*
Total	**141,991,500**	**1,419,915,000,000**	**100.00%**

1.2 Operating industries and principal activities

- Manufacturing and fabricating mechanical products (complete equipment, individual equipment, consumer metals, cluster details, spare parts);
- Investment, construction, manufacturing, installation, operation and transfer of independent thermal and hydroelectric power plants;
- Construction of industrial and civil works, road traffic works, irrigation works, urban infrastructure works;
- Investment consulting and technological and industrial technical services; Commercial business, etc.

1.3 The Corporation's structure

As at 30 September, 2026, the Corporation has the following subsidiaries, associates and affiliated units

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Name	Operating industries	Ownership ratio
I. Head Office	Design, manufacture, supply, and installation of industrial machinery and equipment; Civil and industrial construction; Metallurgical production, repair of machinery and equipment; Manufacture of metal components.	100%
II. Subsidiary		
1. Hanoi Mechanical Company Limited	Manufacturing and fabricating machines, metal cutting, technological equipment, construction of civil and industrial works, import and export and trading of industrial equipment and materials, etc.	100%
2. Quang Trung Mechanical Engineering Company Limited	Design and manufacture of pulp production lines, manufacture of steel structures, industrial spare parts and equipment, X-ray inspection of pressure equipment; Manufacturing paper products, importing equipment and materials, operating office warehouses, importing and exporting electrical and electronic equipment for civil industry.	100%
3. Mechanical Products Export - Import Company Limited	Buying, selling, importing and exporting household appliances, agricultural products, machinery and equipment, manufacturing and trading mechanical products, etc.	100%
4. The Vietnam National Complete Equipment And Technics Import Export Corporation Limited	Export and import business; Entrusting and receiving entrustment for export and import of goods; Market research and public opinion polling; Trade brokerage, etc.	100%
5. Duyen Hai Mechanical Joint Stock Company	Manufacturing and trading of machinery and equipment, industrial spare parts, gearboxes of all kinds of factory frames, rolled steel for construction and shaped steel; Import and export of machinery and equipment.	98.189%
6. Tools Joint Stock Company No.1	Trading in industrial products and mechanical measuring instruments.	51%
III. Joint Ventures and Associates		
1. Saigon - Hanoi Investment and Trading Joint Stock Company	Business operations in supermarkets, restaurants, hotels, and investment projects.	20%
IV. Dependent unit		
1. Branch of Machines and Industrial Equipment Corporation - JSC (*)	Trading, buying and selling of machinery, equipment, industrial materials; Construction of industrial and civil works, urban and industrial park infrastructure works;...	100%
2. Industrial Construction Company	Site preparation; Mechanical processing, metal treatment and coating; Installation of water supply, drainage, heating and air conditioning systems;...	100%
3. Investment Consultant and Technical Industrial Service Company	Investment consulting, industrial services and technology transfer; Carry out tasks authorized by the Corporation.	100%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

2. ACCOUNTING PERIOD, CURRENCY

Annual Accounting period

The Corporation's annual accounting period is according to the calendar year, starting from January 1 and ending on December 31 of each year.

Currency unit used in accounting

The accompanying consolidated financial statements are presented in Vietnamese Dong (VND).

3. APPLICABLE ACCOUNTING SYSTEM

Applicable accounting system

The Corporation applies Business accounting system of Viet Nam issued under Circular No.99/2025/TT-BTC dated 27/10/2025 and No.43/2026/TT-BTC dated 20/4/2026 of the Ministry of Finance on "Guidelines for accounting policies for Enterprises"

Statement of complying with the accounting standard and accounting policies

The Corporation's Executive Board ensures that it has fully complied with the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System issued and effective in preparing and presenting these Consolidated Financial Statements.

4. ACCOUNTING POLICIES

Basis for preparing consolidated financial statements

The consolidated financial statements of the Corporation are prepared in Circular No. 99/2025/TT-BTC dated 27/10/2025 and No.43/2026/TT-BTC dated 20/4/2026 of the Ministry of Finance on Guidance on methods of preparing and presenting consolidated financial statements, specifically:

The accompanying consolidated financial statements are presented in Vietnam Dong (VND), using the historical cost principle and in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and other relevant legal regulations relating to the preparation and presentation of the consolidated financial statements.

The consolidated financial statements incorporate the financial statements of the Holding company and enterprises controlled by the Company (its subsidiaries) prepared for 30/09/2026. Control is achieved where the Corporation has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Corporation.

Intragroup transactions and balances are eliminated in full on consolidation.

The non-controlling interest in the consolidated subsidiary's net assets is identified as a separate item from the parent's equity. Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

The accompanying consolidated 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 and jurisdictions other than Vietnam.

Principles for definition of cash and cash equivalents

Cash includes all cash on hand, cash in bank of the Company at the time of the Financial Statement.

Cash equivalents are short-term investments of which the due dates cannot exceed 3 months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash as of the balance sheet date.

Financial investments

Trading securities

Trading securities include securities held for trading purposes (including securities with a maturity of more than 12 months that are bought and sold for profit), such as: Shares, bonds listed on the stock market; other types of securities and financial instruments

Trading securities are recorded at cost and determined at the fair value of the payments at the time of the transaction. The time of recording trading securities is the time when the Corporation has ownership, specifically as follows:

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

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

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Corporation has the positive intent or ability to hold to maturity, including term deposits at banks held to maturity to earn periodic interest. Held-to-maturity investments are deposits with a maturity period longer than 3 months.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the income statement on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less provision for doubtful debts.

Provision for doubtful debts relating to held-to-maturity investments is made in accordance with prevailing accounting regulations.

Investments in joint ventures, associates and other investments

Investments in joint ventures, associates over which the Corporation has significant influence are accounted for using the equity method.

Distributions from the accumulated profits of the associates received by the Corporation after the date of acquisition are recognized in the Corporation's income statement for the period. Other distributions are considered as a recovery of investments and are deducted from the investment value.

Other investments

These investments are stated at cost, which includes purchase prices and any directly attributable expenditures. After initial recognition, these investments are measured at cost less provision for diminution in value of the investments.

Provision for impairment of investments

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Provision for impairment of capital contributions to joint ventures, investments in associates and investments in equity instruments of other entities is made when there is solid evidence showing a decline in the value of these investments at the end of the accounting period.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is assessed and considered for receivables that are overdue and face difficulties in debt recovery, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Inventories

Inventories are valued at cost, for those which have costs higher than the net realisable value, it must be calculated according to the net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The Corporation's inventory impairment provision is made when there is reliable evidence of a decline in the net realisable value compared to the cost of the inventory.

Tangible fixed assets accounting and depreciation principles

Tangible fixed assets are recognized at historical cost which are stated at cost less accumulated depreciation. Historical cost of a fixed asset includes all costs incurred by the Company to acquire the fixed asset up to the date it is ready for use.

Tangible fixed assets are amortized on a straight-line basis over their estimated useful lives. The specific depreciation period is as follows:

Assets	Years
Buildings and architectures	05 – 50
Machinery and equipment	05 – 20
Transportation means	06 – 30
Management tools	03 - 10

Tangible fixed assets accounting and depreciation principles (Continued)

When a fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off and any gains or losses arising from the liquidation are included in other income or other expenses during the year.

Intangible fixed assets accounting and depreciation principles

Intangible fixed assets of the Corporation is computer software which are stated at cost less accumulated amortization.

The cost of intangible fixed assets is all the costs that the Corporation has to spend to get it up to the time of putting the assets into the state of ready to use.

Computer software is amortized using the straight-line method over its estimated useful life of 5 years

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

4. ACCOUNTING POLICIES (CONTINUED)

Investment real estate assets accounting and depreciation principles

Investment properties are composed of land use rights, buildings and structures held by the Corporation to earn rentals or for capital appreciation. Investment properties held to earn rentals are stated at cost less accumulated depreciation.

The costs of investment properties comprise all the expenditures (cash and cash equivalents) paid by the Corporation or the fair value of other consideration given to acquire the investment property at the time of its acquisition or completion of construction.

The costs related to investment properties incurred after initial recognition must be recognized as operating expenses unless it is certain that these costs will increase the future economic benefits from the investment property beyond its originally assessed value, in which case they are added to the cost of the investment property.

Depreciation: Investment properties for rental are depreciated using the straight-line method to allocate the cost over the estimated useful life. The Corporation does not depreciate investment properties held for appreciation. The depreciation period is as follows:

	Years
Housing	40 - 50

Disposal: Gains and losses from the disposal of investment properties are determined as the difference between the net proceeds from disposal and the carrying amount of the investment properties and are recognised as income or expense in the Income Statement.

Construction in progress

Properties in the course of construction for production, rental and administrative purposes or for other purposes are carried at cost including any costs that are necessary to form the asset including service cost and interest expense related cost in accordance with the Corporation's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

Prepaid expenses

Prepaid expenses are expenses which have already been paid but relate to results of operations of multiple accounting periods. Prepaid expenses of the Corporation include: tools, instruments, repair expenses and other expenses.

Tools and supplies issued for consumption, repair expenses and other expenses which are amortized on a straight – line method with an allocation period not exceeding 36 months.

Payables

The payables are monitored in detail by maturity terms, subjects, kind of currency and other factors according to management demand of the Corporation.

The payables include payable to suppliers, loans payables and other payables which are determined almost certainly about the recorded value and duration which are not less than the obligation payable, they are classified as follows:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

4. ACCOUNTING POLICIES (CONTINUED)

- Trade payables includes commercial payables arising from the purchase of goods, services and assets between the Corporation and the seller (the independent unit of the Company, including amounts payable between the Holding company and its subsidiaries, joint ventures, associates);
- Other payables include non-commercial payables, non-related transactions of purchasing and selling of goods and services.

Principles of Unearned Revenue Recognition

Unearned revenue includes: Revenue received in advance (advance payments received from customers over multiple accounting periods for activities such as leasing assets, infrastructure).

Unearned revenue is allocated using the straight-line method, based on the number of periods for which payment has been received in advance.

Principles of Loan Recognition

Includes borrowings, excluding loans in the form of bond issuance or preferred shares with clauses obligating the issuer to repurchase at a specific point in the future.

The Corporation tracks loans in detail for each debtor and classifies them into short-term and long-term categories based on the repayment timeline.

Direct costs related to the loans are recognized as financial expenses, except for costs incurred from loans specifically used for investment, construction, or production of unfinished assets, which are capitalized.

Principles of Accrued Expenses Recognition

Accrued expenses refer to actual costs that have not yet been paid but may be allocated to production and business expenses in the current period to ensure compliance with the matching principle between revenue and expenses. When these expenses are actually incurred, any discrepancies (if any) are either additionally recorded or reversed accordingly.

Principles for recording dividends payable

Dividends are recorded as Liabilities when there is a dividend payment notice from the Board of Directors of the Corporation and notice of the closing date for receiving dividends from the Vietnam Securities Depository Center.

Principle for recognition of owners' equity

Owners' equity is recognized as the actual capital contributed to the Company.

Profit after corporate income tax is distributed to shareholders after the allocation of funds in accordance with the Corporation's Charter, legal regulations, and approval by the General Meeting of Shareholders.

Revenue recognition

Revenue from sale of goods

Revenue from the sale of goods is recognised when all five (5) following conditions are satisfied:

- The Corporation has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

4. ACCOUNTING POLICIES (CONTINUED)

- It is probable that the economic benefits associated with the transaction will flow to the Corporation; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from services

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several years, revenue is recognised in each year by reference to the percentage of completion of the transaction at the consolidated balance sheet date of that year. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Corporation;
- The percentage of completion of the transaction at the consolidated balance sheet date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Construction Revenue

When the outcome of a construction contract can be reliably estimated:

- For construction contracts where the contractor is paid based on planned progress, revenue and expenses related to the contract are recognized in proportion to the work completed, as determined by the Company at the end of the accounting period.
- For construction contracts where the contractor is paid based on the value of work performed, revenue and expenses related to the contract are recognized in proportion to the work completed, as confirmed by the customer and reflected on the issued invoice.

Adjustments to construction volume, compensation claims, and other revenues are recognized as revenue only when agreed upon with the customer.

When the Outcome of a Construction Contract Cannot Be Reliably Estimated:

- Revenue is recognized only to the extent of the contract costs incurred for which payment is relatively certain.
- Contract costs are recognized as expenses only when they are incurred.

The difference between the cumulative revenue recognized from the construction contract and the cumulative amounts invoiced based on the planned progress of the contract is recorded as a receivable or payable based on the planned progress of the construction contracts.

Revenue from Operating Lease of Assets

Revenue from the operating lease of assets is recognized on a straight-line basis over the lease term. Lease payments received in advance for multiple periods are allocated to revenue in accordance with the lease term.

Financial Operating Revenue

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

4. ACCOUNTING POLICIES (CONTINUED)

Revenue from interest income is recognized when these two (2) conditions are met:

- It is probable that the economic benefits associated with the transaction will flow to the enterprise;
- The amount of revenue can be measured reliably.

Dividends and Distributed Profits

Dividends and distributed profits are recognized when the Corporation has the right to receive dividends or profits from its capital contributions. Dividends received in shares are only recorded by the number of shares increased, the value of shares received is not recorded.

Accounting Principles for Deductions from Revenue

Deductions from revenue include:

- Sales allowances: Reductions granted to buyers due to inferior quality, defective goods, or non-conformity to specifications as stipulated in the economic contract. This does not include discounts already reflected in VAT invoices or sales invoices.
- Sales returns: Returns of goods due to breaches of commitments, violations of economic contracts, or issues with quality, deterioration, incorrect types, or non-compliance with specifications.

Principle for recognition of the cost of goods sold

Cost of goods sold is the total cost incurred of finished products, goods, services, investment real estate; production price of construction products in the period according to the principle of matching with revenue.

Financial expenses

The following expenses are recognized as financial expenses:

- Costs related to lending and borrowing activities;
- Losses from exchange rate fluctuations in transactions involving foreign currencies;
- Other financial expenses.

Principles and methods of recording current income tax expenses

Corporate income tax expense (or corporate income tax assets) is the total of current income tax expense and deferred income tax expense expected to be paid to (or recovered from) tax authorities when determining profit or loss for a period.

Current Corporate Income Tax Expense: This represents the corporate income tax payable calculated on taxable income during the period using the prevailing corporate income tax rate. The payable income tax is based on taxable income and the applicable tax rate for the reporting period. The difference between taxable income and accounting profit arises from adjustments made to reconcile differences between accounting profit and taxable income under the current tax regulations.

The company has an obligation to pay corporate income tax (CIT) for taxable income at the current tax rate of 20%.

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

Basic Earnings Per Share

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Basic earnings per share (EPS) for common shares is calculated by dividing the profit or loss attributable to holders of common shares by the weighted average number of common shares outstanding during the reporting period.

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. To examine related party relationships, the nature of the relationship is more important than the legal form.

Segment Reporting

A segment is a distinguishable component of the Corporation engaged in providing related products or services (business segment) or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and returns that differ from those of other segments.

The Board of General Directors considers the Corporation's primary activity to be the supply and installation of industrial equipment, with operations primarily concentrated in the Hanoi area. Therefore, the Corporation does not present segment reports by business field or geographical area in accordance with Vietnamese Accounting Standard No. 28 - Segment Reporting.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

5. FINANCIAL INVESTMENTS

	30/9/2026 (VND)			01/01/2026 (VND)		
	Original cost	**Fair value**	**Provision**	**Original cost**	**Fair value**	**Provision**
a) Trading securities	**1,467,690,500**	**348,417,700**	-	**1,467,690,500**	**257,424,700**	-
- Total value of shares (of Mechanical Products Import-Export Company Limited)	378,200,000	122,000,000	-	378,200,000	57,950,000	-
- An Binh Commercial Joint Stock Bank (Stock code: ABB)	1,089,430,000	226,321,200	-	1,089,430,000	199,378,200	-
- EIB (5CP)	60,500	96,500	-	60,500	96,500	-

b) Investments held to maturity

	30/9/2026 (VND)		01/01/2026 (VND)	
	Original cost	**Accounting value**	**Original cost**	**Accounting value**
	165,741,588,855	**165,741,588,855**	**186,289,479,269**	**186,289,479,269**
- Term deposits over 3 months	165,741,588,855	165,741,588,855	186,289,479,269	186,289,479,269

c) Long-term financial investments

	30/9/2026 (VND)			01/01/2026 (VND)		
	Original cost	**Fair value**	**Provision**	**Original cost**	**Fair value**	**Provision**
	29,961,507,064	**29,961,507,064**	-	**31,485,014,559**	**31,485,014,559**	-
- Investments in joint ventures and associates	1,872,952,058	1,872,952,058	-	1,896,459,553	1,896,459,553	-
- Investments in other entities	28,088,555,006	28,088,555,006	-	28,088,555,006	28,088,555,006	-
- Investment held until maturity	-	-	-	1,500,000,000	1,500,000,000	-

Detailed information on investments at the end of the accounting period The Third Quarter of 2026:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Name of joint ventures and associates	Ownership (%)	Voting ratio (%)	Benefit ratio (%)	Original price (VND)	Provision (VND)	Fair value (VND)
Joint ventures and associates				**1,896,459,553**	-	**1,896,459,553**
Saigon - Hanoi Investment and Trading Joint	20%	20%	20%	1,772,952,058	-	1,772,952,058
IBC Trang Thi Building Joint Venture	50%	50%	50%	23,507,495	-	23,507,495
Paper Union Joint Stock Company				100,000,000	-	100,000,000
Other investments				**28,088,555,006**	-	**28,088,555,006**
Hai Duong Grinding Stone Joint Stock Comp	2%	2%	2%	3,381,542,806	-	3,381,542,806
Hai Phong Mechanical Engineering Joint Stoc	10%	10%	10%	1,432,012,200	-	1,432,012,200
Royal Real Estate City Investment and Development Joint Stock Company	2.149%	2.149%	2.149%	9,520,000,000	-	9,520,000,000
Dong Banh Cement Joint Stock Company	10.36%	10.36%	10.36%	12,905,000,000	-	12,905,000,000
In which:						
+ Capital contribution of the General Corporation of Machinery and Equipment (investment of Mecanimex)				*1,320,000,000*	-	*1,320,000,000*
+ Capital contribution of other shareholders				*11,585,000,000*	-	*11,585,000,000*
Hasa Coffee Joint Stock Company	7%	7%	7%	850,000,000	-	850,000,000
Investment held until maturity				1,500,000,000		1,500,000,000
Total				**31,485,014,559**	-	**31,485,014,559**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

6. Cash

	30/09/2026 VND	01/01/2026 VND
Cash in hand	5,410,751,994	2,604,730,407
Cash at banks	19,480,372,207	16,052,845,938
Cash exchangeable (Term deposit of no more than 3 month)	15,500,000,000	47,523,716,431
Total	**40,391,124,201**	**66,181,292,776**

7. Trade receivables

	30/09/2026 VND	01/01/2026 VND
Hung Phat Industrial Investment and Trade Company Limited	85,165,020,362	62,308,335,266
Nam Vang Joint Stock Company	44,806,854,941	45,706,854,941
289 Company Limited	37,981,769,610	45,381,769,610
Bach Dang Truong Giang Development Investment Joint Stock Company	27,278,921,221	41,879,733,221
Royal Real Estate Group Joint Stock Company	39,836,297,736	39,836,297,736
Hong Tin Trading & Mechanical Engineering Joint Stock Company	40,392,349,909	34,453,394,238
Vietnam Technology, Investment and Trading Company Limited	28,315,360,500	28,315,360,500
Thien Hoang Long Trading and Production Joint Stock Company	17,744,767,423	17,818,906,523
ECC Hydropower Construction and Installation Company Limited	12,595,062,549	14,457,505,345
Song Da 5 Joint Stock Company	10,014,935,388	10,014,935,388
Power Project Management Board 2 - Vietnam Electricity Group	7,283,444,949	10,921,017,611
Other entities	360,469,384,996	259,842,560,434
Total	**711,884,169,584**	**610,936,670,813**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

8. Other receivables

	30/09/2026 VND		01/01/2026 VND	
	Value	Provisions	Value	Provisions
a) Other short-term receivables				
Receivables from equitization	6,158,580,722	-	5,294,615,031	-
Deposits	6,673,092,593	-	16,124,890,593	-
Social insurance	-	-	470,408	-
Advances	10,470,281,866	(136,386,710)	9,723,104,629	*(136,386,710)*
Mr Nguyen Duy Xuyen - Mrs Than Thi Nham (*)	18,184,136,530	-	18,184,136,530	-
Other receivables	28,447,233,944	(243,533,062)	31,064,831,014	(243,533,062)
Hai Phong City Customs Department	*6,115,416,932*	-	*6,115,416,932*	-
Other receivables at TechNo	*2,562,403,932*	*(243,533,062)*	*1,932,561,018*	*(243,533,062)*
Other receivables	*19,769,413,080*	-	*23,016,853,064*	-
Total	**69,933,325,655**	**(379,919,772)**	**80,392,048,205**	**(379,919,772)**

	30/09/2026 VND	01/01/2026 VND
b) Long-term		
Deposits	150,000,000	2,892,702,201
Other	4,569,422,954	428,038,855
Total	**4,719,422,954**	**3,320,741,056**

(*) Note: This is a receivable debt related to a criminal case that occurred at the General Import-Export Business Enterprise, under Quang Trung Mechanical Engineering Company Limited.

9. Inventories

	30/09/2026 VND		01/01/2026 VND	
	Value	Provision	Value	Provision
Raw materials	67,507,262,794	-	123,121,319,114	-
Tools and supplies	5,975,603,139	-	21,396,368,264	-
Work in progress	689,330,260,359	-	583,748,166,203	-
Finished goods	59,878,529,911	-	91,858,426,434	-
Goods	32,705,851,988	-	7,181,420,760	-
Consignments	78,299,744	-	62,911,907	-
Total	**855,475,807,936**	-	**827,368,612,682**	-

10. Prepaid expenses

a) Short-term

	30/09/2026 VND	01/01/2026 VND
Dispatched tools and supplies	6,775,165,025	5,258,617,751
Total	**6,775,165,025**	**5,258,617,751**

b) Long-term

	30/09/2026 VND	01/01/2026 VND
Compensation for site clearance, Prepaid land rent, infrastructure	64,757,769,980	64,115,410,200
Tools, equipment and other long-term prepaid expenses	60,206,633,164	49,924,595,777
Total	**124,964,403,144**	**114,040,005,977**

11. Increase, decrease in tangible fixed assets

Unit: VND

Item	Buildings and architectures	Machinery and equipments	Transportation means	Management tools	Other fixed assets	Total
I. COST						
As at 01/01/2026	**608,043,826,393**	**295,645,413,295**	**46,452,467,523**	**2,175,711,479**	**3,693,391,364**	**956,010,810,054**
Finished building	4,872,504,984	25,252,338	634,746,352	-	-	5,532,503,674
Purchase	-	3,565,471,211	-	-	-	3,565,471,211
Liquidation or transfer	-	215,341,500	630,686,697	-	-	846,028,197
Other reduction	-	-	-	-	-	-
As at 30/09/2026	**612,916,331,377**	**299,020,795,344**	**46,456,527,178**	**2,175,711,479**	**3,693,391,364**	**964,262,756,742**
II. ACCUMULATED DEPRECIATION						
As at 01/01/2026	**213,123,565,826**	**228,532,406,100**	**36,798,311,485**	**2,005,585,051**	**781,584,379**	**481,241,452,841**
Depreciation charges	12,582,770,644	8,207,537,345	1,809,852,490	45,553,101	95,110,056	22,740,823,636
Liquidation or transfer	-	290,419,875	630,686,697	-	-	921,106,572
Other reduction	-	118,602,000	-	-	-	118,602,000
As at 30/09/2026	**225,706,336,470**	**236,330,921,570**	**37,977,477,278**	**2,051,138,152**	**876,694,435**	**502,942,567,905**
III. RESIDUAL VALUE						
As at 01/01/2026	**394,920,260,567**	**67,113,007,195**	**9,654,156,038**	**170,126,428**	**2,911,806,985**	**474,769,357,213**
As at 30/09/2026	**387,209,994,907**	**62,689,873,774**	**8,479,049,900**	**124,573,327**	**2,816,696,929**	**461,320,188,837**

12. Increase, decrease in intangible fixed assets

Unit: VND

Items	Land use right	Computer software	Other	Total
I. COST				
As at 01/01/2026	**37,105,161,480**	**4,628,531,476**	-	**41,733,692,956**
Purchase	-	-	-	-
Other increases	-	-	-	-
Other decreases	-	-	-	-
As at 30/09/2026	**37,105,161,480**	**4,628,531,476**	-	**41,733,692,956**
II. ACCUMULATED DEPRECIATION				
As at 01/01/2026	**8,948,735,117**	**2,261,837,083**	-	**11,210,572,200**
Amortisation charges	619,550,522	334,851,592	-	954,402,114
Other decreases	-	-	-	-
As at 30/09/2026	**9,568,285,639**	**2,596,688,675**	-	**12,164,974,314**
III. RESIDUAL VALUE				
As at 01/01/2026	**28,156,426,363**	**2,366,694,393**	-	**30,523,120,756**
As at 30/09/2026	**27,536,875,841**	**2,031,842,801**	-	**29,568,718,642**

13. Increase, decrease in investment properties

Unit: VND

Item	Housing	Total
I. COST		
As at 01/01/2026	**33,755,261,371**	**33,755,261,371**
Purchase	-	-
Other increases	-	-
Other decreases	-	-
As at 30/09/2026	**33,755,261,371**	**33,755,261,371**
II. ACCUMULATED DEPRECIATION		
As at 01/01/2026	**9,043,880,955**	**9,043,880,955**
Amortisation charges	676,982,574	676,982,574
Other decreases	-	-
As at 30/09/2026	**9,720,863,529**	**9,720,863,529**
III. RESIDUAL VALUE		
As at 01/01/2026	**24,711,380,416**	**24,711,380,416**
As at 30/09/2026	**24,034,397,842**	**24,034,397,842**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

14. Long-term assets in progress	30/09/2026 VND	01/01/2026 VND
a) Work in progress		
Project to relocate production facilities of Hanoi Mechanical Engineering Company Limited	44,663,148,097	44,663,148,097
Other	3,481,859,706	4,002,309,679
Total	**48,145,007,803**	**48,665,457,776**

15. Trade payables	30/09/2026 VND	01/01/2026 VND
Saigon Steel Pipe Joint Stock Company	45,000,000,000	45,000,000,000
Hanoi Steel Production and Trading Investment Company Limited	35,356,181,494	21,678,225,397
Green Energy Investment and Development Company Limited	11,636,458,996	16,876,458,924
Viet Nhat International Metal Joint Stock Company	-	8,136,083,384
Tuyet Nga Company Limited	-	6,037,654,545
IMEC Global Joint Stock Company	22,198,868,472	10,987,852,779
Other	176,176,353,241	131,889,588,622
Total	**290,367,862,203**	**240,605,863,651**

16. Taxes and other receivables from, payables to the state budget	30/09/2026 VND	01/01/2026 VND
a. Receivables		
Value added tax	1,620,269,470	300,827,980
Import / export duties	-	439,925
Personal income tax	146,205,407	32,514,614
Land taxes and land rental	-	47,990,100
Other Payables	188,543,704	93,416,121
Total	**1,955,018,581**	**475,188,740**
b. Payables		
Value added tax	12,414,023,765	14,237,304,483
Import VAT	1,221,729,401	-
Special sales tax	2,684,381,427	2,684,381,427
Import / export duties	2,209,306,104	2,209,306,104
Corporate income tax	4,915,700,409	3,196,720,056
Personal income tax	261,739,679	278,287,030
Land taxes and land rental	22,219,142,629	21,715,220,452
Other Payables	20,681,045,182	16,199,433,526
Total	**66,607,068,596**	**60,520,653,078**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

17. Accrued expenses

a) Short-term	30/09/2026 VND	01/01/2026 VND
Interests	6,534,231,396	6,448,140,984
Construction costs of projects	1,435,272,621	1,435,272,621
Other accrued expenses	17,579,213,113	18,108,453,157
Total	**25,548,717,130**	**25,991,866,762**

b) Long-term	30/09/2026 VND	01/01/2026 VND
Other accrued expenses	1,794,693,736	1,794,693,736
Total	**1,794,693,736**	**1,794,693,736**

18. Other payables and obligasions

a) Short-term	30/09/2026 VND	01/01/2026 VND
Trade union fund	702,266,997	637,153,471
Social insurance, Health insurance, Unemployment insurance	3,568,955,028	1,604,291,245
Payables on equitization	4,257,988,040	4,257,988,040
Short-term deposits received	1,376,293,758	1,397,284,958
Other payables and obligations	67,297,575,587	67,853,760,641
Receipts from employees contributing capital to Dong Banh Cement Joint Stock Company	*11,585,000,000*	*11,585,000,000*
Other	*55,712,575,587*	*56,268,760,641*
Total	**77,203,079,410**	**75,750,478,355**

b) Long-term	30/09/2026 VND	01/01/2026 VND
Long-term deposits received	3,215,262,854	3,065,601,507
Total	**3,215,262,854**	**3,065,601,507**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

19. Borrowings and Finance Leases

a) Short-term borrowings	30/09/2026 VND	01/01/2026 VND
Bank loans	527,881,443,986	524,622,930,803
Institutional loans	5,369,084,095	5,369,084,095
Personal loans	1,968,960,111	268,960,111
Total	**535,219,488,192**	**530,260,975,009**

b) Long-term borrowings	30/09/2026 VND	01/01/2026 VND
Bank loans	539,325,000	642,600,000
Financial leasing debt	55,528,456,728	53,314,096,137
Other	-	14,000,000,000
Total	**56,067,781,728**	**67,956,696,137**

20. Owner's Equity

a. Reconciliation table of changes in Owner's Equity:

Unit: VND

	Owner's Equity	Differences upon asset	Investment and development fund	Retained earnings	Non-controlling interests	Total
As at 01/01/2026	**1,418,634,488,001**	**(1,202,379,963)**	**34,192,745,381**	**38,077,082,615**	**(34,482,492,321)**	**1,455,219,443,713**
Profit/(loss) in the period	-	-	-	2,184,027,996	5,997,416,175	8,181,444,171
Profit distribution	-	-	-	(345,001,974)	(5,475,693,508)	(5,820,695,482)
Increase due to equity adjustment	**1,280,511,999**					1,280,511,999
As at 30/09/2026	**1,419,915,000,000**	**(1,202,379,963)**	**34,192,745,381**	**39,916,108,637**	**(33,960,769,654)**	**1,458,860,704,401**

b. Owner's equity details

	30/09/2026			01/01/2026		
	Common Share Capital	Preferred share capital	Total	Common Share Capital	Preferred share capital	Total
- Capital of SCIC and Other Shareholders	1,419,915,000,000	-	1,419,915,000,000	1,418,634,488,001	-	1,418,634,488,001
Total	**1,419,915,000,000**	**-**	**1,419,915,000,000**	**1,418,634,488,001**	**-**	**1,418,634,488,001**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

21. Revenue from sale of goods and rendering of services	The Third Quarter of 2026 (VND)	The Third Quarter of 2025 (VND)
Sales and service revenue	**431,080,243,332**	**464,467,028,496**
Revenue from sale of merchandises and services rendered	49,221,039,192	117,978,927,768
Revenue from sales of finished goods	301,850,108,970	302,935,387,484
revenue from Construction	79,560,509,469	43,238,503,217
Other revenue	448,585,701	314,210,027
Deductible items	**240,508,710**	**130,016,000**
Net revenue from sales and service	**430,839,734,622**	**464,337,012,496**

22. Cost of goods and services rendered	The Third Quarter of 2026 (VND)	The Third Quarter of 2025 (VND)
Costs of goods sold	27,082,395,756	109,937,284,225
Costs of finished goods sold	295,424,296,949	279,289,495,595
Construction activities	69,824,270,923	26,980,856,151
Total	**392,330,963,628**	**416,207,635,971**

23. Financial income	The Third Quarter of 2026 (VND)	The Third Quarter of 2025 (VND)
Interest income	(1,341,505,573)	125,842,900
Dividends, profits earned	254,034,553	0
Exchange rate difference	62,466,087	355,525,954
Other	65,157,909	-
Total	**(959,847,024)**	**481,368,854**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

24. Financial costs

	The Third Quarter of 2026 (VND)	The Third Quarter of 2025 (VND)
Loan interests	12,404,834,113	11,934,477,737
Foreign exchange losses	111,467,194	347,254,390
Other financial expenses	1,190,602,390	-
Total	**13,706,903,697**	**12,281,732,127**

25. Other profits

	The Third Quarter of 2026 (VND)	The Third Quarter of 2025
Other income		
Others	611,567,397	470,553,372
Other expenses		
Others	1,437,701,813	671,631,783
Other profit	**(826,134,416)**	**(201,078,411)**

26. Current corporate income tax expense

	The Third Quarter of 2026 (VND)	The Third Quarter of 2025
Current corporate income tax expense	1,131,215,986	576,411,616
Total	**1,131,215,986**	**576,411,616**

27. Information on stakeholders

Company Name	Information	Ownership
Saigon - Hanoi Investment and Trading Joint Stock Company	Affiliated companies	20%

28. Comparison information

Comparison information on the Balance Sheet is data taken from the audited Consolidated Financial Statements for the accounting period ended December 31, 2025 and the Consolidated Financial Statements for the Third Quarter of 2025.

Ha Noi, 26th October 2026

Prepared by	Responsible for accounting	General Director
Nguyen Trung Kien	Nguyen Huu Hien	Vu Trung Thuc

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