

**40 INVESTMENT AND CONSTRUCTION
JOINT STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 2810/CBTT-BCTC

Da Nang, 28 October, 2026

**PERIODIC INFORMATION DISCLOSURE – FINANCIAL
STATEMENTS**

To: Hanoi Stock Exchange

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 by the Ministry of Finance guiding the disclosure of information on the stock market, Investment and Construction Joint Stock Company 40 discloses financial statements (FS) for the Third quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Name of the organization: 40 Investment and Construction Joint Stock Company

- Stock code: L40
- Address: No. 201/58 – Nguyen Xi Street – Binh Thanh Ward – Ho Chi Minh City
- Contact Tel: (84.28) 3899 0099 Fax: (84.28) 3511 7533
- Email: info@l40.com.vn Website: <https://l40.com.vn/>

2. Contents of the information disclosed:

- FS for the Third quarter of 2026
 - ☐ Separate FS (for listed organizations without subsidiaries and superior accounting units with dependent units);

☒ Consolidated FS (for listed organizations with subsidiaries);

☐ Aggregated FS (for listed organizations with dependent accounting units in a separately organized accounting structure).

- Cases requiring explanation:

+ The auditing organization gave an opinion other than an unqualified opinion on the FS (for audited FS):

Yes No

Explanation document if checked:

Yes No

+ Net profit after tax in the reporting period shows a difference of 5% or more before and after audit, or a shift from loss to profit or vice versa (for audited FS):

Yes No



Explanation document if checked:

Yes No

+ Net profit after corporate income tax in the income statement of the reporting period changes by 10% or more compared to the same period last year:

Yes No

Explanation document if checked:

Yes No

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

Yes No

Explanation document if checked:

Yes No

This information has been disclosed on the company's website on: 28 October, 2026 at the link: <https://l40.com.vn/>

3. Report on transactions with value equal to or exceeding 35% of total assets in 2026.

In case the listed organization has such transactions, please fully report the following:

- Transaction details:
- Transaction value/Total assets (%) (based on the latest annual FS):
- Transaction completion date:

We hereby commit that the information disclosed above is true and we are fully responsible before the law for the content of the disclosed information.

Attached documents:

- FS for the Third quarter of 2026
- Explanation document regarding net profit after corporate income tax in the income statement of the reporting period changing by 10% or more compared to the same period last year.

Representative of the organization

Legal Representative

(Signature, full name, title, seal)



CHỦ TỊCH HĐQT
Đỗ Tấn Cường

FINANCIAL STATEMENTS

Third Quarter of 2026

**40 INVESTMENT AND CONSTRUCTION JOINT
STOCK COMPANY**



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STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: Vietnam Dong (VND)

ASSETS	Code	Notes	End of the period	Beginning of the year
A. CURRENT ASSETS	100		350,364,721,872	353,121,583,720
I. Cash and cash equivalents	110	V.1	3,793,737,140	47,002,525,851
1. Cash	111		3,793,737,140	46,002,525,851
2. Cash equivalents	112		-	1,000,000,000
II. Short-term financial investments	120	V.2	-	50,000,000,000
5. Other short-term investments	125		-	50,000,000,000
III. Short-term receivables	130		339,724,989,716	243,787,583,910
1. Short-term trade receivables	131	V.3	279,518,583,678	201,263,299,123
2. Short-term advances to suppliers	132	V.4	48,630,142,930	11,742,799,559
5. Other short-term receivables	135	V.5a	13,912,475,880	33,117,698,000
6. Allowance for doubtful short-term receivables	136	V.3	(2,336,212,772)	(2,336,212,772)
IV. Inventories	140	V.6	3,310,513,820	12,331,473,959
1. Inventories	141		3,310,513,820	12,331,473,959
V. Short-term biological assets	150		-	-
VI. Other current assets	160		3,535,481,196	-
1. Short-term prepaid expenses	161		3,535,481,196	-
B. NON-CURRENT ASSETS	200		143,950,523,849	93,180,764,500
I. Long-term receivables	210		13,395,708,238	13,320,708,238
5. Other long-term receivables	215	V.5b	13,395,708,238	13,320,708,238
II. Fixed assets	220		5,819,582,111	5,310,056,262
1. Tangible fixed assets	221	V.7	5,819,582,111	5,310,056,262
- Cost	222		9,805,325,237	8,956,343,756
- Accumulated depreciation	223		(3,985,743,126)	(3,646,287,494)
III. Long-term biological assets	230		-	-
IV. Investment property	240		-	-
V. Long-term work in progress	250		-	-
VI. Long-term financial investments	260	V.2	124,550,000,000	74,550,000,000
1. Investments in subsidiaries	261		74,550,000,000	74,550,000,000
3. Investments in other entities	263		50,000,000,000	-
VII. Other non-current assets	270		185,233,500	-
1. Long-term prepaid expenses	271		185,233,500	-
TOTAL ASSETS (280=100+200)	280		494,315,245,721	446,302,348,220

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: Vietnam Dong (VND)

EQUITY AND LIABILITIES	Code	Notes	End of the period	Beginning of the year
C. LIABILITIES	300		180,865,606,998	201,472,555,669
I. Current liabilities	310		143,292,330,180	195,931,012,812
1. Short-term trade payables	311	V.8	21,385,636,201	28,993,648,022
2. Short-term advances from customers	312	V.9	53,045,044,902	63,232,983,902
4. Taxes and other payables to the State (short-term)	314	V.10	44,531,990,027	40,359,554,056
5. Payables to employees	315		136,000,000	101,000,000
6. Short-term accrued expenses	316		7,363,980,679	762,763,164
10. Other short-term payables	320	V.11a	8,493,926,897	7,544,821,310
11. liabilities	321	V.12a	8,335,751,474	54,563,137,143
12. Short-term provisions	322		-	373,105,215
II. Non-current liabilities	330		37,573,276,818	5,541,542,857
8. Other long-term payables	338	V.11b	5,000,000,000	5,000,000,000
9. liabilities	339	V.12b	32,573,276,818	541,542,857
D. EQUITY	400	V.13	313,449,638,723	244,829,792,551
1. Contributed capital of owners	411		237,599,650,000	108,000,000,000
- Ordinary shares with voting rights	411a		237,599,650,000	108,000,000,000
2. Share premium	412		611,475	611,475
8. Investment and development fund	418		11,221,018	11,221,018
10. Retained earnings	420		75,838,156,230	136,817,960,058
- Accumulated retained earnings up to the end of the previous period	420a		7,214,035,058	199,911
- Retained earnings for the current period	420b		68,624,121,172	136,817,760,147
TOTAL EQUITY AND LIABILITIES				
(440=300+400)	440		494,315,245,721	446,302,348,220

Ho Chi Minh City, 28 October 2026

PREPARED BY AND CHIEF ACCOUNTANT



Bui Thanh Tuan

GENERAL DIRECTOR



Đinh Văn Xuan

INCOME STATEMENT

Third Quarter of 2026

Unit: Vietnam Dong (VND)

ITEMS	Code	Notes	Quarter III		Cumulative from the beginning of the year to the end of this quarter	
			Year 2026	Year 2025	Year 2026	Year 2025
1. Revenue from sales and provision of services	01	VI.1	125,404,799,748	106,833,268,975	264,343,501,257	199,493,247,354
2. Deductions from revenue	02		-	-	-	-
3. Net revenue from sales and provision of services	10		125,404,799,748	106,833,268,975	264,343,501,257	199,493,247,354
4. Cost of goods sold	11	VI.2	81,290,758,348	64,862,661,618	174,032,890,097	150,695,411,870
5. Gross profit from sales and provision of services (20 = 10 - 11)	20		44,114,041,400	41,970,607,357	90,310,611,160	48,797,835,484
7. Financial income	22	VI.3	28,891,566	127,758,349,032	371,860,411	128,274,199,600
8. Financial expenses	23	VI.4	792,787,502	-	1,580,700,152	-
Of which: Interest expense	24		792,787,502	-	1,580,700,152	-
10. General and administrative expenses	26	VI.5	837,567,840	641,279,291	3,266,158,519	3,187,630,764
11. Net profit from operating activities (30 = 20 + (21 - 22) + 24 - (25 + 26))	30		42,512,577,624	169,087,677,098	85,835,612,900	173,884,404,320
12. Other income	31		262,522,011	-	268,338,732	375,002,967
13. Other expenses	32		8,451,077	4,358,605	188,240,133	8,208,598
14. Other profit (40 = 31 - 32)	40		254,070,934	(4,358,605)	80,098,599	366,794,369
15. Total accounting profit before tax (50 = 30 + 40)	50		42,766,648,558	169,083,318,493	85,915,711,499	174,251,198,689
16. Current corporate income tax expense	51	VI.7	8,555,019,927	33,772,894,714	17,291,590,327	34,807,238,874
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		34,211,628,631	135,310,423,779	68,624,121,172	139,443,959,815
Attributable to owners of the parent company	61		34,211,628,631	135,310,423,779	68,624,121,172	139,443,959,815
Non-controlling interests	62		-	-	-	-

PREPARED BY AND CHIEF ACCOUNTANT


Bui Thanh Tuan

Ho Chi Minh City, 28 October 2026

GENERAL DIRECTOR


Đinh Văn Xuan

CASH FLOW STATEMENT

(Indirect method)

Third Quarter of 2026

Unit: Vietnam Dong (VND)

ITEMS	Code	Notes	Cumulative from the beginning of the year to the end of this quarter	
			Year 2026	Year 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	01		85,915,711,499	174,251,198,689
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		339,455,632	383,123,636
- Provision expenses	03		(165,083,000)	(373,105,215)
- Foreign exchange gains/losses arising from the revaluation of monetary items denominated in foreign currencies	04		-	-
- Gains/losses from investment and financial activities	05		(371,860,411)	(128,274,199,600)
- Borrowing costs	06		1,580,700,152	-
- Other adjustments	07		-	-
Profit from operating activities before changes in				
3. working capital	08		87,298,923,872	45,987,017,510
- Increase (-), decrease (+) in receivables	09		(158,212,405,806)	(195,195,281,093)
- Increase (-), decrease (+) in inventories	10		9,020,960,139	3,238,773,233
- Increase (+), decrease (-) in payables (excluding interest payable and income tax payable)	11		(6,166,700,474)	(2,014,485,046)
- Increase (-), decrease (+) in prepaid expenses	12		(3,720,714,696)	-
- Increase (-), decrease (+) in trading securities	13		-	-
- Interest paid	14		(1,580,700,152)	-
- Corporate income tax paid	15		(17,371,103,816)	(10,415,152,261)
- Other cash inflows from operating activities	16		-	-
- Other cash outflows from operating activities	17		-	(459,850,426)
Net cash flows from operating activities	20		(90,731,740,933)	(158,858,978,083)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
Cash outflows for purchase and construction of fixed				
1. assets and other long-term assets	21		(848,981,481)	-
Cash inflows from disposal and sale of fixed assets and				
2. other long-term assets	22		-	-
Cash outflows for loans granted and purchase of debt				
3. instruments of other entities	23		62,200,000,000	(74,550,000,000)
Cash inflows from recovery of loans and sale of debt	24			
4. instruments of other entities			-	-
5. Cash outflows for capital contributions to other entities	25		-	-
Cash inflows from recovery of investments in other				
6. entities	26		-	-
7. Cash inflows from interest, dividends and profit received	27		371,860,411	128,274,199,600
Net cash flows from investing activities	30		61,722,878,930	53,724,199,600

CASH FLOW STATEMENT

(Indirect method)

Third Quarter of 2026

Unit: Vietnam Dong (VND)

ITEMS	Code	Notes	Cumulative from the beginning of the year to the end of this quarter	
			Year 2026	Year 2025
III. CASH FLOWS FROM FINANCING ACTIVITIES				
Cash inflows from issuance of shares and capital				
1. contributions from owners	31		-	-
Cash outflows for return of capital to owners and				
2. repurchase of issued shares	32		-	-
3. Cash inflows from borrowings	33		113,015,548,292	47,765,000,000
4. Repayment of principal of borrowings	34		(127,211,200,000)	-
5. Repayment of finance lease liabilities	35		-	-
6. Dividends and profit paid to owners	36		(4,275,000)	-
Net cash flows from financing activities	40		(14,199,926,708)	47,765,000,000
Net cash flows for the year (50 = 20+ 30 + 40)	50		(43,208,788,711)	(57,369,778,483)
Cash and cash equivalents at the beginning of the year/period	60		47,002,525,851	93,680,046,443
Effect of exchange rate changes on cash and cash equivalents	61		-	-
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	V.1	3,793,737,140	36,310,267,960

PREPARED BY AND CHIEF ACCOUNTANT



Bui Thanh Tuan

Ho Chi Minh City, 28 October 2026

GENERAL DIRECTOR



Dinh Van Xuan

NOTES TO THE FINANCIAL STATEMENTS

Third Quarter of 2026

Unit: Vietnam Dong (VND)

I. BUSINESS CHARACTERISTICS OF THE ENTERPRISE**1. Establishment**

40 Investment and Construction Joint Stock Company (hereinafter referred to as the Company) was initially granted its Business Registration Certificate on 28 May 2001 by the Department of Planning and Investment of Can Tho, and its 8th amendment on 15 May 2007. In 2008, the Company relocated its head office to Ho Chi Minh City under Business Registration Certificate No. 4103009863 dated 02 April 2008, with the 15th amendment dated 23 July 2025 issued by the Department of Finance of Ho Chi Minh City.

On 21 December 2020, the Company's shares were officially listed on the Hanoi Stock Exchange pursuant to Decision No. 741/QĐ/SGDHN dated 21 December 2020 issued by the Chief Executive Officer of the Hanoi Stock Exchange.

The Company's registered head office is located at 201/58 Nguyen Xi Street, Binh Thanh Ward, Ho Chi Minh City, Vietnam.

As at 30 September 2026, the Company had a total of 17 employees.

2. Business sector

Construction services.

3. Business lines

According to the Enterprise Registration Certificate, the Company's principal business activities include:

Construction of works: irrigation, hydropower plants, pumping stations, civil, industrial and transport works, underground and underwater works, and water supply and drainage pipeline systems;

Construction of other technical works: wastewater treatment works, landslide prevention, groundwater exploitation, projects under research topics and technology transfer;

Construction of structural works: masonry construction, drilling and grouting;

Foundation treatment works.

4. Normal operating cycle

The Company's normal operating cycle is 12 months.

5. Characteristics of the Company's operations during the financial period affecting the financial statements: None.**6. Corporate structure**

As at 30 September 2026, the Company had one (01) directly owned subsidiary as follows:

<i>Name of Company and address</i>	<i>Principal activities</i>	<i>Capital contribution (%)</i>	<i>Ownership (%)</i>	<i>Voting rights (%)</i>
	Real estate investment and business			
Ha My Complex Joint Stock Company – Da Nang		63.9%	63.9%	63.9%

7. Statement on the comparability of information presented in the Financial Statements

The information presented in these Financial Statements has been prepared on a basis consistent with the accounting policies and presentation methods applied in the previous year.

NOTES TO THE FINANCIAL STATEMENTS

Third Quarter of 2026

Unit: Vietnam Dong (VND)

8. Going concern basis of accounting

These Financial Statements have been prepared on the going concern basis, assuming that the Company will continue its operations in the foreseeable future. The Board of Management has assessed the Company's ability to continue as a going concern based on the information available as of the reporting date and concluded that the use of the going concern basis of accounting is appropriate. The Board of Management is not aware of any material uncertainties that may cast significant doubt on the Company's ability to continue as a going concern.

II. BASIS OF PREPARATION OF THE SEPARATE FINANCIAL STATEMENTS**1. Annual accounting period**

The Company's annual accounting period begins on 01 January and ends on 31 December.

2. Currency used in accounting

Vietnam Dong (VND) is used as the currency for accounting records.

III. ACCOUNTING STANDARDS AND REGIME APPLIED**1. Applied Accounting Standards**

The Company applies the Vietnamese Accounting Standards (VAS), the Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated October 27, 2025 issued by the Ministry of Finance, and other relevant regulations in the preparation and presentation of its Financial Statements.

2. Statement of Compliance with Accounting Standards and Accounting Regime

The Company confirms that these Financial Statements have been prepared and presented in accordance with the Vietnamese Accounting Standards, the Corporate Accounting Regime, and other applicable legal regulations. The Financial Statements present fairly and accurately, in all material respects, the Company's financial position, results of operations, and cash flows.

IV. SIGNIFICANT ACCOUNTING POLICIES APPLIED**1. Basis of Preparation of the Separate Financial Statements**

The accompanying separate Financial Statements are presented in Vietnam Dong ("VND"), prepared on the historical cost basis, and in accordance with the Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Regime, and relevant legal regulations governing the preparation and presentation of separate Financial Statements.

The accompanying separate Financial Statements represent the separate Financial Statements of the Company only and, therefore, do not include the Financial Statements of its subsidiary. Users of these separate Financial Statements are encouraged to read them together with the Company's consolidated Financial Statements for the nine-month period ended September 30, 2026 to obtain a comprehensive understanding of the Company's financial position, operating results, and cash flows.

The accompanying separate Financial Statements are not intended to present the Company's financial position, results of operations, and cash flows in accordance with accounting principles and practices generally accepted in jurisdictions other than Vietnam.

2. Accounting Estimates

The preparation of the financial statements requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities as at 30 September 2026, and the amounts of revenue and expenses for the nine-month financial period ended 30 September 2026. Although these accounting estimates have been made to the best of the Board of General Directors' knowledge, actual results may differ from the estimates and assumptions made.

3. Cash and Cash Equivalents

Cash comprises cash on hand and demand deposits.

Cash equivalents are short-term investments with original maturities of not more than three months (including time deposits with original terms of up to three months) from the date of investment, which are readily convertible into known amounts of cash and are subject to an insignificant risk of changes in value at the end of the reporting period.

Cash and cash equivalents are recorded at their actual amounts. Balances denominated in foreign currencies are translated and remeasured at the actual exchange rates in accordance with prevailing regulations.

4. Accounting Policies for Financial Investments**Investments in Subsidiaries**

NOTES TO THE FINANCIAL STATEMENTS

Third Quarter of 2026

Unit: Vietnam Dong (VND)

investments in subsidiaries represent the Company's direct investments in legally established entities that maintain independent accounting records and over which the Company exercises control. Control exists when the Company holds more than 50% of the voting rights or has the power to govern the financial and operating policies of the investee so as to obtain economic benefits from its activities. The assessment of control is based on the substance of the relationship. Accordingly, an investment may be classified as a subsidiary even when the ownership interest is less than 50% if the Company has de facto control over the investee. Conversely, an investment may not be classified as a subsidiary despite an ownership interest exceeding 50% if such control does not exist.

Provision for Impairment of Financial Investments

Provision for impairment is recognized for long-term investments (other than investments in trading securities, subsidiaries, joint ventures, and associates) as follows:

For investments in listed shares or investments whose fair value can be measured reliably, the provision is determined based on the quoted market price, specifically the closing price at the end of the reporting period.

For investments whose fair value cannot be determined reliably at the reporting date, the provision is recognized based on the accumulated losses, impairment of assets, or the recoverability of the invested capital of the investee.

5. Accounting Policies for Receivables

Receivables represent the Company's rights to receive cash or other economic benefits from counterparties arising from completed transactions. Receivables are initially recognized at their original amounts and are monitored by counterparty and maturity. At the end of the reporting period, receivables are presented at their carrying amounts less any allowance for doubtful accounts.

Receivables are classified as current or non-current based on the nature of the receivables and the expected collection period of not more than or more than 12 months from the reporting date.

The Company's receivables include:

Trade receivables represent amounts due from customers arising from the sale of goods, products, and other transactions with customers, where collection depends solely on the passage of time. This item also includes amounts receivable by construction contractors from project owners for completed construction work.

Other receivables comprise amounts arising outside the ordinary course of sales and service activities, internal transactions, and other receivables as prescribed by applicable regulations.

Allowance for doubtful accounts: The Company assesses the recoverability of receivables based on objective evidence, including overdue status, the debtor's financial condition, and other indicators of impairment. An allowance is recognized for receivables that are overdue or not yet due but for which there is evidence that part or all of the outstanding balance may not be recoverable. The allowance is determined based on the aging of receivables or the estimated unrecoverable amount for each receivable in accordance with prevailing regulations. The provision is recognized as an administrative expense during the period. Any reversal of the allowance is recognized when the required provision is lower than the existing balance recorded in the accounting books.

6. Accounting Policies for Inventories

Inventories comprise assets acquired for use in production or for sale in the ordinary course of business, including goods in transit, raw materials, materials, tools and supplies, work in progress, finished goods, merchandise, and goods sent on consignment.

Recognition of inventories: Inventories are initially recognized at cost, which includes purchase cost, conversion cost, non-refundable taxes, and other directly attributable costs incurred in bringing the inventories to their present location and condition, net of trade discounts and purchase rebates. At the end of the reporting period, inventories are stated at the lower of cost and net realizable value.

Raw materials and materials are measured at cost, comprising purchase price and directly attributable costs incurred to bring them to the warehouse. Materials that are not owned by the Company (such as materials held on behalf of others or received for processing) are not recognized as inventories but are monitored off-balance sheet and disclosed in the Financial Statements.

Tools and supplies are recognized at cost, including purchase cost and directly attributable costs incurred to bring them to the location and condition necessary for use. Low-value tools and supplies are expensed immediately upon issuance for use. High-value tools and supplies are allocated systematically to expenses over their estimated useful lives.

Inventory costing method: The cost of inventories is determined using the weighted average cost method, which is applied consistently across accounting periods.

NOTES TO THE FINANCIAL STATEMENTS

Third Quarter of 2026

Unit: Vietnam Dong (VND)

Inventory accounting method: Inventories are accounted for using the periodic inventory system, under which inventory receipts and issues are not recorded continuously in the accounting records. Inventory balances are determined based on physical stock counts conducted at the end of each reporting period.

7. Property, Plant and Equipment**Accounting principles for property, plant and equipment (PPE)**

Property, plant and equipment are tangible assets held by the Company for use in its production and business activities that simultaneously satisfy the recognition criteria prescribed by prevailing regulations, including: it is probable that future economic benefits associated with the asset will flow to the Company; the cost of the asset can be measured reliably; the estimated useful life exceeds one year; and the asset meets the prescribed capitalization threshold.

Property, plant and equipment are stated at cost less accumulated depreciation. Cost comprises all expenditures incurred to acquire the asset and bring it to the location and condition necessary for its intended use. Subsequent expenditures are capitalized only when they are expected to generate additional future economic benefits from the use of the asset. Other expenditures are recognized as expenses in the period in which they are incurred.

Upon disposal or retirement of an item of property, plant and equipment, its cost and accumulated depreciation are derecognized, and any resulting gain or loss is recognized in the statement of profit or loss for the period.

Depending on the source of acquisition, the cost of property, plant and equipment is determined as follows:

The cost of purchased property, plant and equipment comprises the purchase price after deducting trade discounts and rebates, non-refundable taxes, and directly attributable costs incurred to bring the asset to the location and condition necessary for its intended use, including site preparation, transportation, loading and unloading, installation, testing, and other related costs. For real estate assets, land use rights and assets attached to the land are identified and recognized separately in accordance with applicable regulations.

Property, plant and equipment are tangible assets held by the Company for use in production and business activities that satisfy the recognition criteria for property, plant and equipment.

Depreciation method

The cost of property, plant and equipment is depreciated using the straight-line method over the estimated useful lives of the assets.

The estimated useful lives of major classes of property, plant and equipment are as follows:

Buildings and structures	05 - 30 years
Machinery and equipment	03 - 06 years
Transport vehicles	06 - 08 years
Office equipment and tools	03 - 10 years

8. Liabilities

Liabilities are recognized when the Company has a present obligation arising from past transactions or events, and the settlement of such obligation is expected to result in an outflow of the Company's economic resources. Liabilities are recognized when the obligation is probable and can be measured reliably.

At the end of the reporting period, liabilities are classified as current or non-current based on the remaining term of the settlement obligation in accordance with applicable accounting standards and regulations.

Liabilities are monitored in detail by creditor, maturity, currency denomination, and other information required for the Company's management purposes, in accordance with the following principles:

Trade payables represent the Company's obligations to pay suppliers for goods, services, and other related parties in accordance with contractual agreements. These balances are tracked in detail by individual supplier, including advances made to suppliers. Trade discounts and purchase rebates (if any) are accounted for separately in accordance with applicable regulations.

9. Accrued expenses

Accrued expenses represent expenses that have been incurred or are expected to be incurred in connection with the Company's production and business activities during the reporting period but, as of the reporting date, have not yet been fully supported by invoices or documents, settled, or become due for payment. Such expenses are recognized in accordance with the matching principle to ensure that expenses are recorded in the appropriate accounting period. The recognition of accrued expenses is based on reasonable and reliable estimates consistent with the expected actual expenditures.

NOTES TO THE FINANCIAL STATEMENTS

Third Quarter of 2026

Unit: Vietnam Dong (VND)

Accrued expenses include costs relating to the Company's production and business activities and exclude provisions.

10. Provisions

Provisions represent the Company's present obligations arising from past events for which settlement is expected to result in an outflow of economic resources and whose amount can be estimated reliably.

A provision is recognized only when all of the following conditions are met: The Company has a present obligation resulting from a past event; It is probable that an outflow of economic resources will be required to settle the obligation; and The amount of the obligation can be estimated reliably.

Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the reporting date and are reviewed and adjusted at each reporting date to reflect current estimates. Provisions are used only for expenditures for which they were originally recognized. The Company does not recognize provisions for future operating losses, except for onerous contracts as prescribed by applicable regulations.

11. Current and Deferred Corporate Income Tax

Corporate income tax expense comprises current corporate income tax expense and deferred corporate income tax expense arising during the reporting period and serving as the basis for determining the Company's profit after tax for the financial year.

Current corporate income tax represents the amount of corporate income tax payable (or recoverable), determined based on taxable income and the applicable corporate income tax rate for the reporting year. Taxable income is determined from accounting profit after adjusting for differences in accordance with the Corporate Income Tax Law, including non-deductible expenses, tax-exempt or non-taxable income, tax loss carry-forwards, and other tax adjustments.

Deferred corporate income tax represents the amount of corporate income tax payable or recoverable in future periods arising from temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their respective tax bases. Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized only to the extent that it is probable that sufficient future taxable profits will be available against which deductible temporary differences can be utilized.

Deferred tax assets and liabilities are measured using the tax rates expected to apply in the period when the assets are realized or the liabilities are settled, based on tax rates enacted or substantively enacted as of the reporting date. Deferred tax is recognized in the statement of profit or loss, except to the extent that it relates to items recognized directly in equity, in which case it is also recognized directly in equity.

The Company's tax obligations are declared and determined in accordance with the prevailing tax regulations of Vietnam. As the interpretation and application of tax laws may vary, the Company's tax returns may be subject to examination and reassessment by the tax authorities. Any differences between the tax amounts recorded and those determined by the tax authorities will be recognized in the financial statements in the period in which the official tax assessment or conclusion is issued.

The current corporate income tax expense is calculated based on taxable income and the applicable corporate income tax rate of 20%.

Value-added tax (VAT) on goods and services supplied by the Company is applied at the rate of 10%.

Other taxes

Other taxes are accounted for in accordance with the prevailing tax laws and regulations of Vietnam.

12. Borrowings and finance lease liabilities

The Company's borrowings and finance lease liabilities comprise short-term borrowings, long-term borrowings, bank loans, loans from related parties, and other borrowings used to finance its business operations. Borrowings and finance lease liabilities are initially recognized at the actual proceeds received and the outstanding amounts payable, excluding borrowing costs. These balances are monitored in detail by lender, loan agreement, loan maturity, and borrowing currency.

Borrowings and finance lease liabilities with a remaining maturity of more than 12 months from the reporting date are classified as non-current borrowings and finance lease liabilities. Those with a remaining maturity of 12 months or less are classified as current borrowings and finance lease liabilities.

13. Principles for Recognition of Equity

Owners' equity is recognized based on the actual capital contributions made by the shareholders and is not recognized based on committed capital contributions or amounts receivable from shareholders.

Owners' equity comprises the initial charter capital, additional capital contributions from shareholders, appropriations from retained earnings after tax, and other reserves within equity.

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Share premium represents the excess of the issuance price over the par value of shares.

The development investment fund is appropriated from retained earnings after tax and is used for business expansion, capital investment, or other development purposes of the Company in accordance with applicable regulations or decisions of the owners. The appropriation and utilization of the development investment fund are carried out in accordance with applicable laws and the Company's Charter.

Principles for Recognition of Retained Earnings

Retained earnings represent the Company's accumulated profit after corporate income tax and reflect the appropriation of profits or treatment of accumulated losses in accordance with applicable laws and the Company's Charter.

Profit distribution is determined based on the Company's retained earnings after tax, taking into consideration its financial position, cash flows, and any restrictions imposed by applicable laws, the Company's Charter, and resolutions of the General Meeting of Shareholders.

When distributing profits, the Company considers the impact of non-cash items that may affect its ability to pay dividends or distribute profits, including gains arising from the revaluation of assets contributed as capital, revaluation of foreign currency monetary items, remeasurement of financial instruments, and other non-cash items.

Where the Company prepares consolidated financial statements, profit distribution is determined based on the distributable retained earnings attributable to the owners after considering the financial position, liquidity, and capital requirements of both the Company and its subsidiaries. The amount distributed shall not exceed the lower of the retained earnings after tax presented in the separate financial statements and the consolidated financial statements.

14. Principles and Methods for Revenue and Other Income Recognition

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

1. The Company has transferred substantially all the risks and rewards of ownership of the goods to the buyer;
2. The Company retains neither continuing managerial involvement nor effective control over the goods sold;
3. The amount of revenue can be measured reliably;
4. It is probable that the economic benefits associated with the transaction will flow to the Company; and
5. The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from the rendering of services is recognized when all of the following four (4) conditions are satisfied:

1. The amount of revenue can be measured reliably. Where the contract provides the customer with the right to return the services under specified conditions, revenue is recognized only when such conditions no longer exist and the customer no longer has the right to reject or return the services rendered;
2. It is probable that the economic benefits associated with the transaction will flow to the Company;
3. The stage of completion of the transaction at the reporting date can be measured reliably; and
4. The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The Company's revenue comprises revenue from real estate sales, construction revenue, and revenue from the sale of goods.

Construction contract revenue: Revenue from construction contracts includes the contract revenue specified in the contract, approved variations, claims, incentive payments, compensation, and other payments that are likely to affect contract revenue and can be measured reliably. Where the outcome of a construction contract cannot be estimated reliably, revenue is recognized only to the extent of contract costs incurred that are probable of recovery. Contract costs incurred are recognized as expenses in the period in which they are incurred.

Operating lease income: Revenue from operating leases is recognized over the lease term. For lease payments received in advance covering multiple periods, revenue is allocated on a straight-line basis over the lease term. Where a contract contains multiple components (such as sale, lease, financing arrangements, etc.), each component is accounted for separately based on the substance of the transaction.

Principles and Methods for Recognition of Finance Income

Finance income is recognized when the following two conditions are met: 1. It is probable that the economic benefits associated with the transaction will flow to the Company; and 2. The amount of income can be measured reliably.

Finance income comprises interest income and other finance income.

Interest income is recognized on an accrual basis, determined based on deposit balances and the effective interest rates applied.

Dividends and profit distributions are recognized when the Company's right to receive payment is established. Dividends received in the form of shares are recognized only by recording the additional number of shares received and are not recognized at fair value (or are recorded at par value, where applicable).

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Where an amount previously recognized as revenue subsequently becomes uncollectible or its collectability is no longer probable, the uncollectible amount is recognized as an expense in the period in which the uncertainty arises and is not deducted from revenue.

15. Revenue deductions

Revenue deductions include trade discounts, sales discounts, and sales returns.

Revenue is reduced when such deductions arise. Net revenue is determined as gross revenue less (-) trade discounts, sales discounts, and sales returns.

16. Cost of sales

Cost of sales represents the cost of products, goods, and services sold; the production cost of construction works recognized during the period; and other costs recognized as cost of sales or deducted from cost of sales during the reporting period. Cost of sales is recognized when the related transaction occurs or when it is probable that the related costs will be incurred, regardless of whether payment has been made. Cost of sales and revenue are recognized simultaneously in accordance with the matching principle. Costs exceeding normal levels of consumption are recognized immediately as cost of sales in accordance with the prudence principle.

17. General and administrative expenses

General and administrative expenses represent the Company's general operating and administrative costs. These expenses include salaries and employee benefits of management personnel; office supplies; tools and equipment; depreciation of administrative fixed assets; taxes, fees, and charges (including business license tax and land rental expenses that do not qualify for capitalization); allowance for doubtful receivables; purchased services; and other cash operating expenses incurred by the administrative department.

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Unit: Vietnam Dong (VND)

18. Related parties

In accordance with Vietnamese Accounting Standard No. 26 – Related Party Disclosures, related parties of the Company include:

- (i) Entities that directly or indirectly control, are controlled by, or are under common control with the Company through one or more intermediaries, including the parent company, subsidiaries, and fellow subsidiaries;
- (ii) Key management personnel who have the authority and responsibility for planning, directing, and controlling the activities of the Company, including directors, management personnel, and their close family members;
- (iii) Entities in which the individuals referred to in item (ii) directly or indirectly hold significant voting power or otherwise exercise significant influence. This also includes entities owned by directors or major shareholders of the Company and entities sharing key management personnel with the Company.

In assessing each related-party relationship, attention is given to the substance of the relationship rather than merely its legal form.

19. Accounting estimates

The preparation of the separate financial statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Accounting System, and relevant legal regulations requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities, contingent assets and liabilities as of the reporting date, as well as the reported amounts of revenue and expenses during the reporting period. These estimates and assumptions are continually reviewed based on historical experience and other relevant factors, including expectations of future events that are believed to be reasonable under the circumstances and that may have a material impact on the Company's separate financial statements.

V. SUPPLEMENTARY INFORMATION TO ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION**1. Cash and cash equivalents**

	End of the period	Beginning of the year
Cash	3,793,737,140	46,002,525,851
Cash on hand	45,858,931	47,320,000
Demand deposits	3,747,878,209	45,955,205,851
Cash equivalents	-	1,000,000,000
Term deposits (3 months or less)	-	1,000,000,000
Total	3,793,737,140	47,002,525,851

2 Financial investments (see page 22, 23)

NOTES TO THE FINANCIAL STATEMENTS

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3. Trade receivables

	End of the period		Beginning of the year	
	Value	Translation	Value	Translation
Short-term	279,518,583,678	(2,336,212,772)	201,263,299,123	(2,336,212,772)
Minh Son Quang Nam Construction Investment Co., Ltd.	188,344,500,847	-	79,298,500,847	-
Viet Thinh Construction Investment Co., Ltd.	65,706,321,850	-	16,504,560,000	-
Phuoc Nguyen General Services One Member Co., Ltd.	11,320,804,080	-	11,320,804,080	-
Tay Ninh Agriculture and Rural Development Construction Investment Project Management Board	6,778,165,000	-	8,345,332,000	-
An Giang Transport and Agriculture Construction Investment Project Management Board	2,431,462,050	-	3,694,253,050	-
Tien Giang Civil and Industrial Construction Investment Project Management Board	-	-	12,731,397,000	-
Other customers	4,937,329,851	(2,336,212,772)	69,368,452,146	(2,336,212,772)
Total	279,518,583,678	(2,336,212,772)	201,263,299,123	(2,336,212,772)

4. Advances to suppliers

	End of the period		Beginning of the year	
	Value	Translation	Value	Translation
Short term	48,630,142,930	-	11,742,799,559	-
Lam Dong Irrigation Construction Investment JSC	16,733,839,204	-	-	-
Truong Thanh Trading Construction Investment JSC	9,998,553,000	-	9,998,553,000	-
INTERCONS Construction Investment Company Limited	8,028,000,000	-	-	-
10 Irrigation Construction Investment JSC	9,583,442,803	-	-	-
Other suppliers	4,286,307,923	-	1,744,246,559	-
Total	48,630,142,930	-	11,742,799,559	-

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5. Other receivables

	End of the period		Beginning of the year	
	Value	Translation	Value	Translation
a. Short-term	13,912,475,880	-	33,117,698,000	-
Advances	489,075,000	-	60,000,000	-
Deposits	-	-	31,500,000,000	-
Other receivables	13,423,400,880	-	1,557,698,000	-
b. Long-term	13,395,708,238	-	13,320,708,238	-
Deposits	13,395,708,238	-	13,320,708,238	-
Total	27,308,184,118	-	46,438,406,238	-

6. Inventories

	End of the period		Beginning of the year	
	Cost	Allowance	Cost	Allowance
Raw materials and supplies	49,335,381	-	11,422,619,182	-
Work in progress	3,261,178,439	-	908,854,777	-
Total	3,310,513,820	-	12,331,473,959	-

7. Tangible fixed assets

Item	Buildings and structures	Machinery and equipment	Vehicles	Total
Cost				
Opening balance	8,150,889,211	-	805,454,545	8,956,343,756
Additions during the period	-	117,500,000	731,481,481	848,981,481
Closing balance	8,150,889,211	117,500,000	1,536,936,026	9,805,325,237
Accumulated depreciation				
Opening balance	3,623,398,232	-	22,889,262	3,646,287,494
Depreciation for the period	189,357,498	8,684,789	141,413,345	339,455,632
Closing balance	3,812,755,730	8,684,789	164,302,607	3,985,743,126
Net book value				
Opening balance	4,527,490,979	-	782,565,283	5,310,056,262
Closing balance	4,338,133,481	108,815,211	1,372,633,419	5,819,582,111

* As at the end of the period, the cost of fully depreciated tangible fixed assets that were still in use amounted to VND 0.

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Unit: Vietnam Dong (VND)

8. Trade payables

	End of the period		Beginning of the year	
	Value	Repayable amount	Value	Repayable amount
Short-term	21,385,636,201	21,385,636,201	28,993,648,022	28,993,648,022
Hoai Bao Transport Architecture Co., Ltd.	4,970,484,000	4,970,484,000	4,970,484,000	4,970,484,000
Tan Tri Tai Quang Nam Co., Ltd.	2,457,639,000	2,457,639,000	-	-
Trong Tin Co., Ltd.	888,888,000	888,888,000	3,252,567,000	3,252,567,000
40.10 Investment and Construction JSC	1,054,230,497	1,054,230,497	6,791,185,590	6,791,185,590
Payables to other suppliers	12,014,394,704	12,014,394,704	13,979,411,432	13,979,411,432
Total	21,385,636,201	21,385,636,201	28,993,648,022	28,993,648,022

9. Advances from customers

	End of the period	Beginning of the year
Short-term	53,045,044,902	63,232,983,902
Lam Dong Irrigation Investment and Construction Joint Stock Company	9,998,553,000	9,998,553,000
Lam Ha District Project Management Board for Investment and Construction and Public Works	3,849,744,519	3,849,744,519
10 Irrigation Investment and Construction Project Management Board	15,302,970,000	21,913,877,000
Project Management Board for Investment and Construction No. 1	17,300,031,384	17,300,031,384
Other customers	6,593,745,999	10,170,777,999
Total	53,045,044,902	63,232,983,902

10. Taxes and other payables to the State

	Beginning of the year	Payable during the period	Amount paid during the period	End of the period
Payables				
Value-added tax (VAT)	4,043,715,870	14,158,417,924	9,130,170,023	9,071,963,771
Corporate income tax (CIT)	35,491,466,971	17,291,590,327	17,371,103,816	35,411,953,482
Personal income tax (PIT)	-	7,132,500	2,377,500	4,755,000
land rental	43,317,774	-	-	43,317,774
Other taxes, fees and charges	781,053,441	261,877,692	1,042,931,133	-
Total	40,359,554,056	31,719,018,443	27,546,582,472	44,531,990,027

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11. Other payables

	End of the period	Beginning of the year
a. Short-term	8,493,926,897	7,544,821,310
Deposits received (1)	6,000,000,000	6,000,000,000
Other payables	2,493,926,897	1,544,821,310
Total	8,493,926,897	7,544,821,310
b. Long-term		
Tri Hong Phat Trading Services Construction Co., Ltd. (2)	5,000,000,000	5,000,000,000
Total	5,000,000,000	5,000,000,000

(1) This is a deposit for the purchase of an office building located at 201/58 Nguyen Xi Street, Binh Thanh Ward, Ho Chi Minh City from 40.10 Investment and Construction Joint Stock Company under Contract No. 001/2025/HĐMB dated March 14, 2025.

(2) This payable arises from the business cooperation contract No. 2025/07/L40-THP dated July 20, 2025 regarding cooperation in sand yard operations from the dredging, flood drainage and salinity prevention project on Co Co River, Hoi An City – Storage yard B1–B3. The contract term is 2 years from July 20, 2025. According to Contract Appendix No. 2025/07/PLHĐ/L40-THP dated December 30, 2025, both parties agreed to change the cooperation scope from storage yards B1 and B3 to storage yard No. 4 under the same project.

Borrowings and finance

12. lease liabilities

	End of the period		Beginning of the year	
	Value	Repayable amount	Value	Repayable amount
a. Short-term borrowings and finance lease liabilities	8,335,751,474	8,335,751,474	54,563,137,143	54,563,137,143
Vietnam Prosperity Joint Stock Commercial Bank (VPBank)	-	-	39,765,000,000	39,765,000,000
Vietnam International Commercial Joint Stock Bank (VIB)	93,600,000	93,600,000	92,857,143	92,857,143
Loan from Mr. Dinh Van Xuan	5,006,151,474	5,006,151,474	10,469,280,000	10,469,280,000
Loan from Mr. Tran Viet Thang	3,000,000,000	3,000,000,000	3,000,000,000	3,000,000,000
Loan from Mr. Hau Van Tuan	-	-	1,000,000,000	1,000,000,000
Loan from Mr. Nguyen Minh Sang	236,000,000	236,000,000	236,000,000	236,000,000
b. Long-term borrowings and finance lease liabilities	32,573,276,818	32,573,276,818	541,542,857	541,542,857
Vietnam International Commercial Joint Stock Bank (VIB)	470,600,000	470,600,000	541,542,857	541,542,857
Vietnam Prosperity Joint Stock Commercial Bank (VPBank)	32,102,676,818	32,102,676,818	-	-
Total	40,909,028,292	40,909,028,292	55,104,680,000	55,104,680,000

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13. Equity

a. Statement of changes in equity: see page 24

b. Shares

	End of the period	Beginning of the year
Number of shares authorized for issuance	23,759,965	10,800,000
Number of shares issued to the public	23,759,965	10,800,000
Ordinary shares	23,759,965	10,800,000
Number of shares outstanding	23,759,965	10,800,000
Ordinary shares	23,759,965	10,800,000
Par value per share: VND/share	10,000	10,000

c. Funds

	End of the period	Beginning of the year
Investment and development fund	11,221,018	11,221,018
Total	11,221,018	11,221,018

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF PROFIT OR LOSS

Cumulative from the beginning of the year
to the end of this quarter

1. Revenue from sales and services

Revenue

	Year 2026	Year 2025
Revenue from construction contracts	111,093,592,163	91,171,924,858
Rental income	9,000,000	26,839,106,759
Revenue from sale of goods	153,240,909,094	81,482,215,737
Total	264,343,501,257	199,493,247,354

2. Cost of goods sold

Cost of construction works

Cost of goods sold

Total

	Year 2026	Year 2025
Cost of construction works	103,468,524,231	116,716,734,538
Cost of goods sold	70,564,365,866	33,978,677,332
Total	174,032,890,097	150,695,411,870

3. Financial income

Interest income from bank deposits and loans

Total

	Year 2026	Year 2025
Interest income from bank deposits and loans	371,860,411	128,274,199,600
Total	371,860,411	128,274,199,600

Cumulative from the beginning of the year
to the end of this quarter

4. Financial expenses

Interest expenses on borrowings

Total

	Year 2026	Year 2025
Interest expenses on borrowings	1,580,700,152	-
Total	1,580,700,152	-

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5. Selling expenses and general and administrative expenses	Year 2026	Year 2025
Administrative staff costs	2,032,705,058	603,257,920
Administrative materials expenses	-	44,745,607
Office supplies expenses	1,197,600	10,000,305
Depreciation of fixed assets	336,706,325	383,123,636
Taxes, fees and charges	186,325,720	18,820,480
Outsourced service expenses	243,616,112	634,965
Other expenses in cash	465,607,704	2,127,047,851
Total	3,266,158,519	3,187,630,764
6. Operating expenses by nature	Year 2026	Year 2025
Raw materials and supplies expenses	77,011,853,350	28,927,230,457
Labor costs	1,506,025,058	2,899,687,295
Depreciation of fixed assets	339,455,632	916,640,273
Outsourced service expenses	28,780,222,169	60,960,086,182
Other expenses in cash	784,543,081	2,865,681,736
Total	108,422,099,290	96,569,325,943
7. Current corporate income tax expense	Year 2026	Year 2025
1. Total accounting profit before tax	85,915,711,499	174,251,198,689
2. Adjustments to increase/decrease accounting profit to determine taxable income:	542,240,133	8,208,598
Increases	542,240,133	8,208,598
+ Non-deductible expenses	188,240,133	8,208,598
+ Remuneration of non-executive members of the Board of Directors	354,000,000	-
3. Taxable income for the current year (1+2)	86,457,951,632	174,259,407,287
4. Corporate income tax expense calculated on current taxable income	17,291,590,327	34,807,238,874
5. Adjustments to corporate income tax expense of prior years recognized in the current year	-	-
6. Total current corporate income tax expense	17,291,590,327	34,807,238,874
8. Basic earnings per share (EPS)	Year 2026	Year 2025
Profit after corporate income tax	68,624,121,172	139,443,959,815
Profit or loss attributable to ordinary shareholders	68,624,121,172	139,443,959,815
Weighted average number of ordinary shares outstanding during the period	17,279,983	10,800,000
Basic earnings per share	3,971	12,911

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9. Diluted earnings per share (EPS)	Year 2026	Year 2025
Profit or loss attributable to ordinary shareholders	68,624,121,172	139,443,959,815
Profit or loss attributable to ordinary shareholders after dilution adjustments	68,624,121,172	139,443,959,815
Weighted average number of ordinary shares outstanding during the period	17,279,983	10,800,000
Weighted average number of ordinary shares outstanding during the period after dilution adjustments	17,279,983	10,800,000
Diluted earnings per share	3,971	12,911

VIII. OTHER INFORMATION**1. Events after the reporting period**

There have been no significant events occurring after the reporting period that require adjustments or disclosures in the financial statements.

2. Related party transactions

List of related parties	Relationship
1. Board of Directors, Board of Management, Supervisory Board and other related parties	Key management personnel
2. An Duong Construction, Trading and Services Co., Ltd.	Entity whose management is related to key management personnel
3. Phuoc Nguyen General Services One Member Co., Ltd.	

Remuneration of the Board of Directors, Supervisory Board, Internal Audit and Board of Management

Related parties	First 9 months of 2026	First 9 months of 2026
Board of Directors, Board of Management, Supervisory Board and other managers	1,062,000,000	290,000,000
Total	1,062,000,000	290,000,000

Significant transactions and balances with related parties during the period are as follows:

Related party	Relationship	Nature of transaction	Transactions during the period	Ending balance receivable (payable)
An Duong Construction, Trading and Services Co., Ltd.	Other related party	BCC fund transfer	-	50,000,000,000
Mr. Dinh Van Xuan	General Director	Borrowings	22,736,871,474	(5,006,151,474)
Mr. Do Tan Cuong	Chairman	Borrowings	10,000,000,000	-
Mr. Do Tan Vu	Brother of Chairman	Borrowings	20,000,000,000	-
Mr. Do Tan Vu	Brother of Chairman	Deposit for share acquisition	(6,500,000,000)	10,000,000,000
Phuoc Nguyen General Services One Member Co., Ltd.	Other related party	Sales of goods and services	-	11,320,804,080

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3. Comparative information

The comparative information presented in the interim separate statement of financial position and the related notes comprises figures from the separate financial statements for the financial year ended 31 December 2025, which were audited by CPA VIETNAM Auditing Company Limited – a member of the INPACT International network of independent accounting firms.

The Company has applied the guidance under Circular No. 99/2025/TT-BTC since 1 January 2026. To ensure comparability of the information presented in the interim separate financial statements, the Company has restated or reclassified certain items as at 1 January 2026 in the interim separate statement of financial position as follows:

Item	Code	As at 1 January 2026 (Restated)	As at 31 December 2025 (As presented)	Difference (VND)
		(VND)	(VND)	
Short-term financial investments	120	50,000,000,000	-	50,000,000,000
Other short-term investments	125	50,000,000,000	-	50,000,000,000
Short-term receivables	130	243,787,583,910	293,787,583,910	(50,000,000,000)
Other short-term receivables	135	33,117,698,000	83,117,698,000	(50,000,000,000)
TOTAL ASSETS (280 = 100 + 200)	280	446,302,348,220	446,302,348,220	

4. Events after the reporting period

There have been no significant events occurring after the end of Q3/2026 up to the date of issuance of the financial statements.

5. Approval of the issuance of the financial statements

The financial statements for the third quarter of 2026, for the period ended 30 September 2026, were approved for issuance by the Company's General Director on 28 October 2026.

PREPARED BY AND CHIEF ACCOUNTANT

Bui Thanh Tuan

Ho Chi Minh City, 28 October 2026

GENERAL DIRECTOR

Dinh Van Xuan

NOTES TO THE FINANCIAL STATEMENTS

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b. Investments in other entities	Percentage		End of the period		Beginning of the year		
	Ownership percentage	Voting rights	Cost	Recoverable amount	Provision	Cost	Recoverable amount
Investment in subsidiaries							
Ha My Complex Joint Stock Company (*)	63.9%	63.9%	74,500,000,000	74,500,000,000	-	74,500,000,000	74,500,000,000
Investments in other entities							
An Duong Construction, Trading and Services Company Limited (**)			50,000,000,000	50,000,000,000	-	-	-
Total	63.9%	63.9%	124,500,000,000	124,500,000,000	-	74,500,000,000	74,500,000,000

(*) Pursuant to Resolution No. 1510/2025.1/NQ-ĐHĐCĐ/L40 dated 15 October 2025, the Company approved a reduction in its ownership interest in Ha My Complex Joint Stock Company, with a planned divestment of 39%, reducing its ownership from 90% to 51%. However, as at the date of preparation of the consolidated financial statements as at 30 June 2026, the Company had completed the transfer of only 26.1% of its ownership interest in Ha My Complex Joint Stock Company. Accordingly, the Company's ownership interest as at 30 September 2026 was 63.9%.

As at 30 September 2026, the Company had not determined the fair value of this investment for disclosure in the separate financial statements because no quoted market price was available and the Vietnamese Accounting Standards and Vietnamese Accounting Regime for Enterprises did not yet provide specific guidance on the use of valuation techniques to determine the fair value of long-term financial investments.

(**) Investment cooperation under Business Cooperation Contract No. 1509/2025/HTKD/AD-L40 dated 15 September 2025 for the implementation of the Dai Duong Xanh Urban Area Project in Dien Nam – Dien Ngoc New Urban Area, Da Nang City. The cooperation term expires on 31 December 2028.

NOTES TO THE FINANCIAL STATEMENTS

Third Quarter of 2026

Unit: Vietnam Dong (VND)

V.13. Equity

a. Statement of Changes in Equity

Items	Contributed capital	Share premium	Development investment fund	Retained earnings	Total
First nine months of 2025					
Beginning of the year	36,000,000,000	11,616,611,475	8,737,221,018	51,658,199,911	108,012,032,404
Profit	-	-	-	139,443,959,815	139,443,959,815
End of the period	36,000,000,000	11,616,611,475	8,737,221,018	191,102,159,726	247,455,992,219
First nine months of 2026					
Beginning of the year	108,000,000,000	611,475	11,221,018	136,817,960,058	244,829,792,551
Profit	-	-	-	68,624,121,172	68,624,121,172
Dividend distribution (*)	129,599,650,000	-	-	(129,603,925,000)	(4,275,000)
End of the period	237,599,650,000	611,475	11,221,018	75,838,156,230	313,449,638,723

(*) Pursuant to the Report on the Issuance of Shares for Dividend Payment No. 1006/BC-PHTCTC dated 10 June 2026 and Document No. 4146/BBCK-QLCB of the State Securities Commission dated 18 May 2026, the Company issued 12,959,965 shares to pay dividends to 558 shareholders at a ratio of 10:12. The issuance was funded from accumulated undistributed after-tax profits as at 31 December 2025, in accordance with the Company's audited 2025 financial statements.

