BDC VIETNAM CONSTRUCTION AND INVESTMENT JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM** **Independence – Freedom – Happiness**
No.: 2910/CBTT/2026	*Hanoi, October 29, 2026*

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, BDC Vietnam Investment and Construction Joint Stock Company hereby discloses information on its Financial Statements for the third quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Name: BDC Vietnam Construction dnd Investment Joint Stock Company

- Stock symbol: MCO
- Address: No. 15, Alley 45, O Cho Dua Ward, Hanoi, Vietnam
- Tel: +84 24 3537 3241 Fax: +84 24 3537 3240
- Email: bdcvietnam.mco@gmail.com
- Website: http://mcovietnam.com.vn

2. Contents of information disclosure:

- Financial Statements for the Third Quarter of 2026

☐ Separate Financial Statements (for listed entities without subsidiaries but having dependent units under a superior accounting entity);

☐ Consolidated Financial Statements (for listed entities with subsidiaries);

☑ Combined Financial Statements (for listed entities with dependent accounting units maintaining separate accounting systems);.

- Cases subject to explanation

+ The audit firm issues an opinion other than an unqualified opinion on the Financial Statements (for the audited financial statements of 2025):

☐ Yes ☑ No

Explanatory document (if "Yes" is selected):

☐ Yes ☑ No

+ Profit after tax in the reporting period differs by 5% or more before and after audit, or changes from loss to profit or vice versa (for the audited financial statements of 2025):

☐ Yes ☑ No

Explanatory document (if "Yes" is selected):

☐ Yes ☑ No

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

Signature Not Verified
Ký bởi: Nguyễn Mạnh Linh

☑ Yes ☐ No

Explanatory document (if "Yes" is selected):

☑ Yes ☐ No

+ Profit after tax in the reporting period is negative, or changes from profit to loss or vice versa compared to the same period of the previous year:

☐ Yes ☑ No

Explanatory document (if "Yes" is selected):

☐ Yes ☑ No

This information was disclosed on the Company's website on October 29, 2026 at: http://mcovietnam.com.vn

3. Report on transactions with a value of 35% or more of total assets during the period: **None**

In case the listed entity has such transactions, please report the following details in full:

- Transaction details: None
- Ratio of transaction value to total assets (%) (based on the most recent financial statements);
- Completion date of the transaction:

We hereby certify that the above disclosed information is true and accurate, and we take full responsibility before the law for the contents disclosed.

For and on behalf of the Company
Legal Representative

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG BDC VIỆT NAM

Nguyen Quoc Tu

Attachments:
- Combined Financial Statements for Q3 2026
- Explanation letter No. 01/29.10/2026/BDC



BDC VIETNAM CONSTRUCTION AND INVESTMENT JOINT STOCK COMPANY

COMBINED FINANCIAL STATEMENTS FOR THE THIRD QUARTER

for the financial year ending 31 December 2026

BDC VIETNAM CONSTRUCTION AND INVESTMENT JOINT STOCK COMPANY
Address: No. 15, Alley 45 Hao Nam, O Cho Dua Ward, Hanoi City, Vietnam
CONSOLIDATED FINANCIAL STATEMENTS FOR THE THIRD QUARTER
For the fiscal year ending December 31, 2026

COMBINED STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VNĐ

ASSETS	Code	Eplanation	Closing balance	Opening balance
1	2	3	4	5
A. SHORT-TERM ASSETS	**100**		**66.425.781.129**	**70.234.791.417**
I. Cash and cash equivalents	**110**	**V.1**	**1.721.827.114**	**6.188.387.468**
1. Cash	111		1.721.827.114	6.188.387.468
2. Cash equivalents	112			
II. Short-term financial investments	**120**			
1. Trading securities	121			
2. Provision for diminution in value of trading securities	122			
3. Held-to-maturity investments (short-term)	123			
4. Provision for held-to-maturity investments (short-term)	124			
5. Other short-term investments	125			
6. Provision for impairment of other short-term investments	126			
III. Short-term receivables	**130**		**55.108.812.431**	**52.101.498.987**
1. Short-term trade receivables	131	V.2	23.228.568.807	24.268.522.870
2. Short-term advances to suppliers	132	V.3	21.869.670.229	23.256.266.687
3. Short-term internal receivables	133			
4. Receivables under construction contracts	134			
5. Other short-term receivables	135	V.4a	24.969.732.307	19.535.868.342
6. Allowance for doubtful short-term receivables	136	V.5	(14.959.158.912)	(14.959.158.912)
7. Shortage of assets pending resolution	137			
IV. Inventories	**140**		**7.653.204.068**	**10.792.546.778**
1. Inventories	141	V.6	7.653.204.068	10.792.546.778
2. Provision for inventory obsolescence	142			
V. Short-term biological assets	**150**			
1. Livestock for one-time harvest (short-term)	151			
2. Seasonal crops for one-time harvest (short-term)	152			
3. Provision for impairment of short-term biological assets	153			
VI. Other current assets	**160**		**1.941.937.516**	**1.152.358.184**
1. Short-term prepaid expenses	161	V.7a	233.184.720	38.000.000
2. Deductible VAT	162		102.307.691	-
3. Taxes and other receivables from the State	163	V.15	1.606.445.105	1.114.358.184
4. Government bond repurchase transactions	164			
5. Other current assets	165			

B. LONG-TERM ASSETS	**200**		**26.692.792.731**	**31.822.232.301**
I. Long-term receivables	**210**		**60.000.000**	**704.557.000**
1. Long-term trade receivables	211			
2. Long-term advances to suppliers	212			
3. Investment in dependent units	213			
4. Long-term internal receivables	214			
5. Other receivables	215	V.4b	60.000.000	704.557.000
6. Allowance for doubtful long-term receivables	216			
II. Fixed assets	**220**	**V.8**	**4.853.734.356**	**9.640.611.641**
1. Tangible fixed assets	221		4.773.067.700	9.554.444.983
- Cost	222		51.083.703.071	73.595.880.771
- Accumulated depreciation	223		(46.310.635.371)	(64.041.435.788)
2. Finance lease assets	224			
- Cost	225			
- Accumulated depreciation	226			
3. Intangible fixed assets	227	V.9	80.666.656	86.166.658
- Cost	228		110.000.000	110.000.000
- Accumulated amortization	229		(29.333.344)	(23.833.342)
III. Long-term biological assets	**230**			
1. Livestock for recurring yield	231			
a. Immature livestock	232			
b. Mature livestock	233			
- Cost	234			
- Accumulated depreciation	235			
2. Livestock for one-time harvest (long-term)	236			
3. Perennial crops / long-term plants	237			
4. Provision for impairment of long-term biological assets	238			
IV. Investment property	**240**			
- Cost	241			
- Accumulated depreciation	242			
V. Long-term work in progress	**250**		**17.295.734.549**	**17.295.734.549**
1. Long-term production & business costs in progress	251	V.10	16.373.175.626	16.373.175.626
2. Construction in progress	252	V.11	922.558.923	922.558.923
VI. Long-term financial investments	**260**	**V.12**	**4.180.644.391**	**4.180.644.391**
1. Investment in subsidiaries	261			-
2. Investment in associates and joint ventures	262		4.180.644.391	4.180.644.391
3. Other equity investments	263			
4. Provision for impairment of long-term investments	264			
5. Held-to-maturity investments (long-term)	265			
6. Provision for held-to-maturity investments (long-term)	266			
VII. Other non-current assets	**270**		**302.679.435**	**684.720**
1. Long-term prepaid expenses	271	V.7b	302.679.435	684.720
2. Deferred income tax assets	272			
3. Long-term spare parts, equipment and supplies	273			
4. Other non-current assets	274			
TOTAL ASSETS (280 = 100 + 200)	**280**		**93.118.573.860**	**102.057.023.718**

C. LIABILITIES PAYABLE	**300**		**39.786.840.410**	**48.786.858.906**
I. Current liabilities	**310**		**35.367.217.499**	**43.579.985.995**
1. Short-term trade payables	311	V.13	23.615.065.756	24.701.230.240
2. Advances from customers (short-term)	312	V.14	3.196.721.098	3.135.648.691
3. Dividends and profit payable	313			
4. Taxes and other payables to the State (short-term)	314	V.15	804.504.757	768.009.875
5. Payables to employees	315			489.043.609
6. Short-term accrued expenses	316	V.16a		5.780.652.000
7. Short-term internal payables	317			
8. Payables under construction contracts (short-term)	318			
9. Unearned revenue (short-term)	319			
10. Other short-term payables	320	V.17	5.304.210.984	101.341.879
11. Short-term borrowings and finance lease liabilities	321	V.18a	2.387.148.018	8.544.492.815
12. Short-term provisions	322			
13. Bonus and welfare fund	323		59.566.886	59.566.886
14. Price stabilization fund	324			
15. Government bond repurchase transactions	325			
II. Non-current liabilities	**330**		**4.419.622.911**	**5.206.872.911**
1. Long-term trade payables	331			
2. Advances from customers (long-term)	332			
3. Taxes and other payables to the State (long-term)	333			
4. Long-term accrued expenses	334	V.16b	2.075.122.911	2.075.122.911
5. Internal payables for business capital	335			
6. Long-term internal payables	336			
7. Unearned revenue (long-term)	337			
8. Other long-term payables	338	V.18b		3.131.750.000
9. Long-term borrowings and finance lease liabilities	339		2.344.500.000	
10. Convertible bonds	340			
11. Preference shares	341			
12. Deferred income tax liabilities	342			
13. Long-term provisions	343			
14. Science and technology development fund	344			

D. OWNER'S EQUITY	**400**		**53.331.733.450**	**53.270.164.812**
1. Owners' contributed capital	411	V.19	41.039.290.000	53.270.164.812
- Ordinary shares with voting rights	411a		41.039.290.000	41.039.290.000
- Preference shares	411b			41.039.290.000
2. Share premium	412		149.852.000	149.852.000
3. Convertible bond options	413			
4. Other equity	414			
5. Treasury shares	415			
6. Revaluation surplus	416			
7. Foreign exchange differences	417			
8. Investment and development fund	418		3.343.084.386	3.343.084.386
9. Other equity funds	419		-	
10. Retained earnings	420		8.799.507.064	8.737.938.426
- Retained earnings brought forward	420a		8.737.938.426	8.655.921.296
- Profit for the period	420b		61.568.638	82.017.130
TOTAL LIABILITIES AND EQUITY (440 = 300 + 400)	**440**		**93.118.573.860**	**102.057.023.718**

Prepared on October 29, 2026

Prepared by	Chief Accountant	General Director
Trinh The Huy	Ngo Duc Nam	Nguyen Quoc Huong

BDC VIETNAM CONSTRUCTION AND INVESTMENT JOINT STOCK COMPANY
Address: No. 15, Alley 45 Hao Nam, O Cho Dua Ward, Hanoi City, Vietnam
CONSOLIDATED FINANCIAL STATEMENTS FOR THE THIRD QUARTER
For the fiscal year ending December 31, 2026

COMBINED STATEMENT OF PROFIT OR LOSS

For the third quarter of the financial year ending December 31, 2026

Unit: VNĐ

Indicators	Code	Explanation	This third quarter		For nine-month period ended March 31, 2026	
			Current Year	Prior Year	Current Year	Prior Year
1. Revenue from sales and services	01	VI.1	282.851.332	2.271.584.145	12.330.603.935	15.250.443.405
2. Revenue deductions	02					
3. Net revenue from sales and services	10		282.851.332	2.271.584.145	12.330.603.935	15.250.443.405
4. Cost of goods sold	11	VI.2	114.456.254	1.517.949.729	9.026.755.017	12.528.439.487
5. Gross profit from sales and services	20		168.395.078	753.634.416	3.303.848.918	2.722.003.918
6. Gain/(loss) from disposal of investment property	21	VI.3				
7. Financial income	22		427.800	471.608	1.042.638	1.490.792
8. Financial expenses	23	VI.4	49.559.337	92.079.011	154.607.205	205.504.918
- Of which: Interest expense	24		49.559.337	92.079.011	154.607.205	205.504.918
9. Selling expenses	25					
10. General and administrative expenses	26	VI.5	107.204.978	610.326.630	1.194.044.557	2.292.611.348
11. Operating profit	30		12.058.563	51.700.383	1.956.239.794	225.378.444
12. Other income	31	VI.6			1.745.932.691	
13. Other expenses	32	VI.7		91.961	3.625.212.847	421.069
14. Other profit	40			(91.961)	(1.879.280.156)	(421.069)
15. Accounting profit before tax	50		12.058.563	51.608.422	76.959.638	224.957.375
16. Current corporate income tax expense	51	VI.8	2.410.786	25.487.624	15.391.000	90.518.436
17. Deferred corporate income tax expense	52					
18. Profit after corporate income tax	60		9.647.777	26.120.798	61.568.638	134.438.939
19. Basic earnings per share (*)	70		3	6	15	33
20. Diluted earnings per share (*)	71					

Prepared on October 29, 2026

Prepared by	Chief Accountant	General Director
Trinh The Huy	Ngo Duc Nam	Nguyen Quoc Huong

BDC VIETNAM CONSTRUCTION AND INVESTMENT JOINT STOCK COMPANY
Address: No. 15, Alley 45 Hao Nam, O Cho Dua Ward, Hanoi City, Vietnam
CONSOLIDATED FINANCIAL STATEMENTS FOR THE THIRD QUARTER
For the fiscal year ending December 31, 2026

COMBINED STATEMENT OF CASH FLOWS

(By indirect method)

For the third quarter of the fiscal year ending December 31, 2026

Unit: VNĐ

Indicators	Code	Explanation	Current Year	Prior Year
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	01		***76.959.638***	***209.791.436***
2. Adjustments for				
- Depreciation of fixed assets and investment property	02		(10.963.629.486)	1.317.149.895
- Provisions	03		-	240.455.535
- Foreign exchange gains/losses from revaluation of monetary items	04		-	-
- Gains/losses from investing and financing activities	05		1.878.665.318	(1.490.792)
- Interest expenses	06		154.607.205	205.504.918
- Other adjustments	07		-	-
3. Profit from operating profit before changes in working capital	**08**		***(8.853.397.325)***	***1.971.410.992***
- Increase/decrease in receivables	09		(2.957.151.056)	(1.615.884.062)
- Increase/decrease in inventories	10		3.139.342.710	3.650.855.090
- Increase/decrease in payables (excluding interest and corporate income tax payable)	11		(297.913.835)	(1.851.116.909)
- Increase/decrease in prepaid expenses	12		(497.179.435)	73.649.763
- Increase/decrease in trading securities	13		-	-
- Interest paid	14		(154.607.205)	(205.504.918)
- Corporate income tax paid	15		(572.900.864)	(133.929.495)
- Other operating receipts	16		-	-
- Other operating payments	17		-	-
Net cash flows from operating activities	***20***		***(10.193.807.010)***	***1.889.480.461***
II. Cash flows from investing activies				
1. Payments for acquisition and construction of fixed assets and other long-term assets	21		12.125.293.924	(5.000.222.962)
2. Proceeds from disposal of fixed assets and other long-term assets	22		545.932.691	-
3. Loans granted, purchase of debt instruments of other entities	23		0	0
4. Collection of loans, sale of debt instruments of other entities	24		0	0
5. Investment in other entities	25		0	0
6. Proceeds from withdrawal of investments in other entities	26		0	0
7. Interest received, dividends and profit distributions	27		614.838	1.490.792
Net cash flows from investing activities	***30***		***12.671.841.453***	(4.998.732.170)

III. Cash flows from financing activities				
1. Proceeds from issuing shares and capital contributions from owners	31		0	0
2. Repayment of contributed capital, repurchase of issued shares	32		0	0
3. Proceeds from borrowings	33		455.259.012	3.339.366.515
4. Repayment of borrowings (principal)	34		(7.399.853.809)	(985.000.000)
5. Repayment of finance lease liabilities	35		0	0
6. Dividends and profits paid to owners	36		0	0
Net cash flows from financing activities	40		***(6.944.594.797)***	***2.354.366.515***
Net cash flows during the period (50 = 20+30+40)	**50**		**(4.466.560.354)**	**(754.885.194)**
Cash and cash equivalents at beginning of period	**60**	**V.1**	**6.188.387.468**	**3.505.909.094**
Effect of exchange rate changes	61		0	0
Cash and cash equivalents at end of period (70 = 50+60+61)	**70**	**V.1**	**1.721.827.114**	**2.751.023.900**

Prepared on October 29, 2026

Prepared by	Chief Accountant	General Director
Trinh The Huy	Ngo Duc Nam	Nguyen Quoc Huong

NOTES TO THE FINANCIAL STATEMENTS
For the third quarter and year ended 31 December 2026

I. GENERAL INFORMATION

1. Structure of ownership : Joint Stock Company

2. Operating activities : Construction of transportation and infrastructure projects

3. Registered Business Activities :

The registered business activities are as follows:

- Construction of domestic and international transportation projects (including bridges, roads, airports, ports, and land leveling);
- Construction of industrial, civil, irrigation works, and power lines up to 35KV;
- Dredging and excavation works;
- Investment in the construction of infrastructure projects for residential clusters, urban areas, industrial zones, and transportation infrastructure;
- Material testing, investment consulting, and construction supervision consulting for projects not implemented by the company;
- Mining, trading stones, manufacturing and trading construction materials, steel components, precast concrete structures, and asphalt concrete;
- Import and export of materials, equipment, goods, tourism services, hotels, and entertainment;
- Repair of construction machinery and equipment, mechanical processing;
- Real estate business;
- Passenger and freight transportation;
- Design of marine construction projects;
- Design of irrigation construction projects;
- Design of port and waterway projects;
- Road design;
- Design of transportation structures (bridges and tunnels);
- Structural design for civil and industrial construction projects;
- Technical worker training: operators of road and waterway construction machinery, steel welding workers, carpenters, tourism service attendants, and restaurant staff (only allowed to operate after obtaining permits from the relevant state authorities);
- Surveying the topography of irrigation, transportation, and civil projects;
- Mining, processing, and trading of minerals (excluding minerals prohibited by the State);
- Trading raw materials and tobacco flavorings./.

4. Normal operating cycle: Within 12 months

5. Characteristics of the enterprise's operations during the financial year that affect the Financial Statements

At the time of preparing the report, the enterprise is still operating under the going concern assumption.

6. Statement on the Comparability of Information in the Financial Statements

The combined financial statements for Quarter III of 2026 are fully consistent and comparable with the combined financial statements for the year 2025 and Quarter III of 2025.

7. Employees

As of the fiscal year-end, the Company had 9 employees working (the same number as at the beginning of the year, 9 employees).

8. Company structure:

Subsidiaries:

Name	Location
Branch of Construction Investment and Building Joint Stock Company 1 - Construction Entity No. 2	No. 15/82/186 Van Phuc, Kim Ma Ward, Ba Dinh District, Hanoi City
Branch of MCO Vietnam Joint Stock Company (Hanoi City)	No. 20/8 Dinh Bo Linh, Ward 24, Binh Thanh District, Ho Chi Minh City

II. ACCOUNTING YEAR AND ACCOUNTING CURRENCY

1. Annual accounting period

The annual accounting period of the Company is from 1 January to 31 December.

2. Accounting and presentation currency

The Company's accounting currency is the Vietnam Dong (VND), as most transactions are conducted in this currency.

III. ACCOUNTING STANDARDS AND REGULATIONS APPLIED

1. Accounting Regulations Applied

The Company applies the Vietnamese Accounting Standards and the Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, and other guidance circulars on accounting standards issued by the Ministry of Finance in the preparation and presentation of financial statements.

2. Statement of Compliance with Accounting Standards and Regulations

The Director ensures compliance with the requirements of the Vietnamese Accounting Standards and the Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, as well as other guidance circulars on accounting issued by the Ministry of Finance in the preparation of the financial statements

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Basis of Preparation of Financial Statements

The financial statements are prepared on an accrual basis (except for information related to cash flows)..

2. Cash and cash equivalents

Cash includes cash on hand, demand deposits at banks, and monetary gold used as a store of value, excluding types of gold classified as inventory intended for use as raw materials for production or goods for sale.

Cash equivalents are short-term investments with a recovery or maturity period not exceeding three months from the purchase date, which are readily convertible into a known amount of cash and carry an insignificant risk of changes in value.

3. Investments

Investments in Subsidiaries, Joint Ventures, and Associates

Subsidiaries

A subsidiary is an entity controlled by the company. Control is achieved when the company has the ability to govern the financial and operating policies of the investee to derive economic benefits from its activities.

Joint Ventures

A joint venture is an entity established based on an agreement whereby the company and other parties jointly control the economic activities of the entity. Joint control refers to strategic decisions related to financial and operational policies of the joint venture, which require unanimous consent from all parties involved.

Associates

An associate is an entity over which the company has significant influence but does not exercise control over its financial and operating policies. Significant influence means having the power to participate in decisions related to the investee's financial and operational policies but without controlling these policies.

Investments in subsidiaries, joint ventures, and associates are initially recorded at cost, including the purchase price or capital contribution plus directly attributable investment costs. For investments made using non-monetary assets, the cost is measured at the fair value of the non-monetary asset at the transaction date.

Dividends and profits from periods prior to the acquisition of the investment are deducted from the investment's carrying amount. Dividends and profits from periods after the acquisition are recognized as revenue. Dividends received in the form of shares are only tracked as an increase in the number of shares, without recognizing the value of the received shares or recorded at par value.

Provision for impairment of investments in subsidiaries, joint ventures, and associates is recognized when these entities incur losses. The provision amount is determined as the difference between the actual capital contribution of all parties to the subsidiary, joint venture, or associate and the actual equity, multiplied by the company's ownership percentage relative to the total actual contributions. If the subsidiary, joint venture, or associate prepares consolidated financial statements, the provision is based on the consolidated financial statements.

Changes in provisions for impairment of investments in subsidiaries, joint ventures, and associates as of the fiscal year-end are recognized in financial expenses.

4. Accounts Receivable

Receivables are presented at their carrying value, net of allowances for doubtful debts.

The classification of receivables into trade receivables and other receivables is based on the following principles:

- Trade receivables reflect amounts due that arise from commercial transactions, specifically purchases and sales between the company and independent third parties, including amounts receivable from consigned export sales to other entities.
- Other receivables reflect amounts due that are non-commercial in nature and unrelated to purchase and sale transactions.

Provisions for doubtful debts are made for each receivable deemed uncollectible, based on the overdue aging of debts or the estimated potential loss, as follows:
For overdue receivables:

- 30% of the value for debts overdue from 6 months to less than 1 year.
- 50% of the value for debts overdue from 1 year to less than 2 years.
- 70% of the value for debts overdue from 2 years to less than 3 years.
- 100% of the value for debts overdue for 3 years or more.

For receivables not yet overdue but considered unlikely to be collected: the provision is determined based on the estimated loss.

5. Inventories

Inventory is recorded at the lower of cost and net realizable value.

Cost of inventory is determined as follows:

- Raw materials and goods: Includes purchase costs and other directly related expenses incurred to bring the inventory to its current location and condition.
- Work in progress: Includes only the cost of main raw materials (or other relevant cost elements).

Net realizable value is the estimated selling price of inventory in the normal course of business, less the estimated costs of completion and the estimated costs necessary to make the sale.

The value of inventory is calculated using the weighted average method and accounted for under the perpetual inventory system..

6. Prepaid Expenses

Prepaid expenses include actual costs incurred that are related to the production and business activities of multiple accounting periods. The Company's prepaid expenses consist of the following:

Tools and equipment

Tools and equipment put into use are allocated to expenses using the straight-line method over a period not exceeding 3 years.

Fixed asset repair costs

One-time significant repair costs of fixed assets are allocated to expenses using the straight-line method over a period of 3 years.

7. Tangible fixed assets

Tangible fixed assets are presented at cost less accumulated depreciation. The cost of tangible fixed assets includes all expenses incurred by the company to acquire the asset and bring it to a condition ready for use. Subsequent expenditures are only added to the cost of the fixed asset if these expenses are certain to increase the future economic benefits derived from the use of the asset. Expenses that do not meet this condition are recognized as production and business costs in the period incurred.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognized, and any gains or losses from disposal are recorded in income or expenses for the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The depreciation periods for different types of tangible fixed assets are as follows:

Types of Tangible Fixed Assets	Period
Buildings and Structures	10
Machinery and Equipment	03 – 05
Transportation Vehicles	06 – 10
Office Equipment	03 – 05
Other Tangible Fixed Assets	03 – 05

8. Construction in progress

Construction in progress reflects the direct costs (including borrowing costs related to loans, in accordance with the Company's accounting policies) incurred for assets under construction, machinery, and equipment being installed for production, rental, and management purposes, as well as costs related to the ongoing repair of fixed assets.

These assets are recorded at cost and are not subject to depreciation.

9. Liabilities and Accrued Expenses

Liabilities and accrued expenses are recognized for future amounts payable related to goods and services already received. Accrued expenses are recorded based on reasonable estimates of amounts payable.

The classification of liabilities into trade payables, accrued expenses, internal payables, and other payables is determined as follows:

Trade Payables

Reflect amounts payable arising from commercial transactions involving the purchase of goods, services, or assets from independent entities. This includes amounts payable for imports through consignees.

Accrued Expenses

Reflect amounts payable for goods and services already received from suppliers or provided to customers but not yet paid due to the absence of invoices or incomplete accounting documentation. This category also includes amounts payable to employees for leave wages and accrued production and business costs.

Other Payables

Reflect amounts payable that are non-commercial in nature and not related to the purchase, sale, or provision of goods or services..

10. Borrowings and Finance Lease Liabilities

The Company must track the repayment terms of borrowings and finance lease liabilities in detail. Borrowings and finance lease liabilities with repayment terms exceeding 12 months from the reporting date are classified as long-term borrowings and finance lease liabilities. Liabilities due within the next 12 months from the reporting date are classified as short-term borrowings and finance lease liabilities for payment planning purposes.

For finance lease liabilities, the total liability recorded in the credit side of account 341 reflects the total amount payable, calculated as the present value of the minimum lease payments or the fair value of the leased asset.

Loans and liabilities denominated in foreign currencies must be converted into the accounting currency using the actual exchange rate at the time of transaction occurrence.

- When repaying loans or borrowings in foreign currencies, the debit side of account 341 shall be converted using the actual book exchange rate specifically assigned to each counterparty.

- At the time of preparing the financial statements, the outstanding balances of foreign currency loans and finance leases must be revalued using the actual exchange rate at the reporting date.

- Exchange rate differences arising from settlement and revaluation of foreign currency loans and finance leases at the end of the period shall be recognized in financial income or financial expenses.

11. Share capital

Owner's Equity Contributions

Owner's equity contributions are recognized based on the actual capital contributed by shareholders.

12. Profit Distribution

After-tax profit is distributed to shareholders after allocating to funds in accordance with the Company's Charter and legal regulations, and upon approval by the General Meeting of Shareholders.

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

13. Revenue and Income Recognition

Revenue from Rendering Services

Revenue from a service transaction is recognized when the outcome of the transaction can be reliably measured. If the service is performed over multiple periods, revenue for each period is recognized based on the proportion of work completed as of the end of the reporting period. The outcome of a service transaction is deemed reliably measurable when all the following conditions are met:

- Revenue is reasonably assured: If the contract allows the buyer to return the service under specific conditions, revenue is only recognized when those conditions no longer exist and the buyer is no longer entitled to return the service provided.
- Economic benefits are likely to flow to the Company from the service transaction.
- The stage of completion of the service as of the fiscal year-end can be determined.
- Costs incurred for the transaction and costs required to complete the service transaction can be reliably estimated.

Revenue from Construction Contracts

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 costs related to the contract are recognized in proportion to the work completed as determined by the Company at the fiscal year-end.
- For construction contracts where the contractor is paid based on the value of work performed, revenue and costs are recognized in proportion to the completed work confirmed by the customer and reflected in issued invoices.

Adjustments to construction volumes, compensation claims, and other receivables are only recognized as revenue once agreed upon with the customer.

When the outcome of a construction contract cannot be reliably estimated:

- Revenue is recognized only to the extent of contract costs incurred that are likely to be recoverable.
- Contract costs are recognized as expenses when incurred.

The difference between the cumulative total revenue recognized for a construction contract and the cumulative amount invoiced as per the contract's planned payment schedule is recorded as either a receivable or payable, depending on the contract's progress billing.

Interest Income

Interest income is recognized on an accrual basis and calculated based on the balance of deposit accounts and the effective interest rate for each period.

14. Cost of sales.

The cost of goods sold during the year is recognized in alignment with the revenue generated in the same period, adhering to the principle of prudence.

For excessive direct material consumption beyond normal levels, labor costs, and unallocated fixed manufacturing overhead costs, these are immediately charged to the cost of goods sold (after deducting any compensation received, if applicable), even if the products or goods have not yet been recognized as sold.

Provisions for inventory devaluation are charged to the cost of goods sold based on the quantity of inventory and the difference between the net realizable value and the cost of inventory. When determining the amount of inventory subject to devaluation provisions, the Company must exclude inventory already under signed sales contracts (with net realizable values not lower than their carrying amounts) but not yet delivered to customers, provided there is concrete evidence that customers will not cancel the contracts.

15. Financial Expenses

The accounting principles for financial expenses reflect the costs incurred in financial activities, including: Costs or losses related to financial investment activities; Borrowing and lending costs. Costs associated with contributions to joint ventures and associates; Losses from the transfer of short-term securities and transaction costs related to the sale of securities; Provisions for

devaluation of trading securities; Provisions for impairment of investments in other entities; Losses incurred from foreign currency sales; Foreign exchange rate differences and related losses.

16. Accounting Principles for Administrative Expenses

Administrative expenses reflect the general management costs of the company, which include: Employee-Related Costs (Salaries, wages, and allowances for administrative staff); Social insurance, health insurance, unemployment insurance, and union fees for administrative employees; Material and Asset Costs; Office supplies and small tools used for administrative purposes: Depreciation of fixed assets used for administrative functions; Land lease fees and license taxes); Provisions; Provisions for doubtful debts; Purchased Services; Utilities such as electricity, water, telephone, and fax; Insurance for assets and fire protection and other cash expenses (Expenses for customer hospitality and client conferences).

17. Taxation

Current Corporate Income Tax Expense

The corporate income tax expense represents the current tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, non-taxable income, and carried forward losses.

The Company is obligated to pay corporate income tax at a tax rate of 20%

18. Financial Instruments

i. Financial Assets

Classification of Financial Assets

The Company classifies financial assets into the following categories: Financial assets measured at fair value through profit or loss (FVTPL); Held-to-maturity investments; Loans and receivables; Available-for-sale financial assets. The classification depends on the nature and purpose of the financial assets and is determined at initial recognition..

Financial assets are classified as measured at fair value through profit or loss if they are:Held for trading, or Designated as FVTPL at the time of initial recognition.
Such classification applies when financial assets are primarily acquired for the purpose of short-term profit generation or are explicitly designated to be measured at fair value through profit or loss during their initial recognition..

A financial asset is classified as held-for-trading if:

- It is purchased or originated primarily for the purpose of resale in the short term.
- The Company intends to hold it for the purpose of generating short-term profit.
- It is a derivative financial instrument, except for derivatives designated as financial guarantee contracts or effective hedging instruments.

Held-to-Maturity Investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturity dates, which the Company intends and is able to hold to maturity.

Loans and Receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted on an active market.

Available-for-Sale Financial Assets
Available-for-sale financial assets are non-derivative financial assets that are designated as available-for-sale or are not classified as financial assets measured at fair value through profit or loss, held-to-maturity investments, or loans and receivables.

Initial Recognition of Financial Assets
Financial assets are recognized on the purchase date and derecognized on the sale date. At initial recognition, financial assets are measured at the purchase price or issuance cost, plus any directly attributable transaction costs related to their purchase or issuance.

ii. Financial Liabilities
The Company classifies financial liabilities into the following categories: Financial liabilities measured at fair value through profit or loss (FVTPL); Financial liabilities measured at amortized cost. The classification depends on the nature and purpose of the financial liability and is determined at the time of initial recognition..

Financial Liabilities Measured at Fair Value Through Profit or Loss (FVTPL)
A financial liability is classified as FVTPL if it is:

- Issued or incurred primarily for the purpose of repurchasing in the short term.
- Intended to generate short-term profit.
- A derivative financial instrument (excluding derivatives classified as financial guarantee contracts or effective hedging instruments)..

Financial Liabilities Measured at Amortized Cost
Financial liabilities measured at amortized cost are determined by their initial recognition value, less any principal repayments, plus or minus cumulative amortization calculated using the effective interest method. Adjustments are made for the difference between the initial carrying amount and the maturity amount, minus any reductions (either directly or through a provision account) due to impairment or uncollectibility.

The effective interest method calculates the amortized cost of a financial liability and allocates interest expense over the relevant period. The effective interest rate discounts estimated future cash payments or receipts over the expected life of the financial instrument, or a shorter period if applicable, to the net present carrying amount of the financial liability.

Initial Recognition of Financial Liabilities
At initial recognition, financial liabilities are measured at the issue price plus directly attributable transaction costs.

iii. Equity Instruments
An equity instrument is a contract that evidences a residual interest in the Company's assets after deducting all its liabilities

19. Segment reporting

A business segment is a separately identifiable component involved in the production or delivery of products or services and is subject to risks and economic benefits different from those of other business segments.

A geographical segment is a separately identifiable component engaged in the production or delivery of products or services within a specific economic environment and is subject to risks and economic benefits different from those of segments operating in other economic environments..

20. Related parties

Parties are considered related if one party has the ability to control or significantly influence the other party's decision-making regarding financial and operational policies. Parties are also considered related if they are subject to common control or significant common influence.

When assessing relationships between related parties, the substance of the relationship is given more emphasis than its legal form.

Transactions with related parties during the year are disclosed in Note VII.2.

V. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSUED IN THE COMBINED FINANCIAL STATEMENT

1. Cash and Cash Equivalents

	Closing balance	Opening balance
Cash on hand	1.189.772.602	2.395.485.275
Bank demand deposits	532.054.512	3.792.902.193
Total	**1.721.827.114**	**6.188.387.468**

2. Short-term trade receivables

	Closing balance	Opening balance
Other receivables from customers		
Project Management Unit (PMU)	7.063.000.000	7.063.000.000
General Corporation of Technical Trading & Investment – JSC	2.602.831.794	2.602.831.794
An Thinh Investment Group Joint Stock Company	-	543.670.073
Military Region Command	-	-
Urban Traffic Management Zone	354.354.758	1.888.272.120
Other parties	13.208.382.255	12.170.748.883
Total	**23.228.568.807**	**24.268.522.870**

3. Short-term advances to suppliers

	Closing balance	Opening balance
Other short-term advances to suppliers		
Hong Ha Company	16.085.470.000	16.085.470.000
Hoang Nguyen Construction Co., Ltd.	69.656.000	69.656.000
Other entities	5.714.544.229	7.101.140.687
Total	**21.869.670.229**	**23.256.266.687**

4. Other receivables

a) Other short-term receivables

	Closing balance		Opening balance	
	Cost	Carrying amount	Cost	Carrying amount
Receivables from other organizations and individuals	***24.969.732.307***	***(184.219.263)***	***19.535.868.342***	***(184.219.263)***
Advances for Other Entities	22.830.781.879	-	17.917.697.756	-
Deposits and Collateral	731.174.424	-	731.174.424	-
Other Short-term Receivables	1.407.776.004	(184.219.263)	886.996.162	(184.219.263)
Total	**24.969.732.307**	**(184.219.263)**	**19.535.868.342**	**(184.219.263)**

b) Other long-term receivables

It's the long-term deposits and collateral receivables.

5. Provision for Doubtful Short-term Receivables

	Closing balance			Opening balance		
	Overdue period	Original Price	Provision	Overdue period	Original Price	Provision
Accounts Receivable from Customers		***14.774.939.649***	***(14.774.939.649)***		***14.774.939.649***	***(14.774.939.649)***
People's Committee of Son La Town	*Overdue for more than 3 years*	614.384.422	(614.384.422)	*Overdue for more than 3 years*	614.384.422	(614.384.422)
No. 9 Automobile Transport and Construction Joint Stock Company	*Overdue for more than 3 years*	33.831.417	(33.831.417)	*Overdue for more than 3 years*	33.831.417	(33.831.417)
Dai Thien Son Trading Co., Ltd.	*Overdue for more than 3 years*	289.252.500	(289.252.500)	*Overdue for more than 3 years*	289.252.500	(289.252.500)
703 Investment and Construction Joint Stock Company	*Overdue for more than 3 years*	82.924.033	(82.924.033)	*Overdue for more than 3 years*	82.924.033	(82.924.033)
Van Duc Private Enterprise	*Overdue for more than 3 years*	15.000.000	(15.000.000)	*Overdue for more than 3 years*	15.000.000	(15.000.000)
Xoong Con Hydropower Project Management Board	*Unlikely to be recoverable*	15.000.000	(15.000.000)	*Unlikely to be recoverable*	15.000.000	(15.000.000)
Cat Lai Port Joint Stock Company	*Unlikely to be recoverable*	69.626.650	(69.626.650)	*Unlikely to be recoverable*	69.626.650	(69.626.650)
Ha Tinh Road Construction Joint Stock Company No. 1	*Unlikely to be recoverable*	314.359.000	(314.359.000)	*Unlikely to be recoverable*	314.359.000	(314.359.000)
Traffic Construction Joint Stock Company No. 61	*Unlikely to be recoverable*	796.850.000	(796.850.000)	*Unlikely to be recoverable*	796.850.000	(796.850.000)
General Trading, Technical & Investment Corporation - Joint Stock Company	*Unlikely to be recoverable*	2.602.831.794	(2.602.831.794)	*Unlikely to be recoverable*	2.602.831.794	(2.602.831.794)
Project Management Board No. 1	*Unlikely to be recoverable*	850.406.382	(850.406.382)	*Unlikely to be recoverable*	850.406.382	(850.406.382)
Hoa Binh Infrastructure Development and Construction Joint Stock Company	*Unlikely to be recoverable*	546.411.058	(546.411.058)	*Unlikely to be recoverable*	546.411.058	(546.411.058)
Waterway Construction Corporation	*Unlikely to be recoverable*	1.240.606.858	(1.240.606.858)	*Unlikely to be recoverable*	1.240.606.858	(1.240.606.858)

	Closing balance			Opening balance		
	Overdue period	Original Price	Provision	Overdue period	Original Price	Provision
Ho Chi Minh Road Project Management Board	*Unlikely to be recoverable*	7.063.000.000	(4.161.314.530)	*Unlikely to be recoverable*	7.063.000.000	(4.161.314.530)
Project Management Board No. 3	*Unlikely to be recoverable*	*190.466.579*	*(190.466.579)*	*Unlikely to be recoverable*	*190.466.579*	*(190.466.579)*
Other parties	*Unlikely to be recoverable*	*448.974.606*	*(448.974.606)*	*Unlikely to be recoverable*	*448.974.606*	*(448.974.606)*
Other Receivables		***184.219.263***	***(184.219.263)***		***184.219.263***	***(184.219.263)***
Industrial Gas and Welding Electrode One Member Co., Ltd.	*Overdue for more than 3 years*	5.000.000	(5.000.000)	*Overdue for more than 3 years*	5.000.000	(5.000.000)
Petec Petroleum Tank Foundation Fund	*Overdue for more than 3 years*	25.175.000	(25.175.000)	*Overdue for more than 3 years*	25.175.000	(25.175.000)
Mr. Cao Hong	*Overdue for more than 3 years*	70.136.200	(70.136.200)	*Overdue for more than 3 years*	70.136.200	(70.136.200)
Mrs. Le Thi Huyen	*Overdue for more than 3 years*	5.325.000	(5.325.000)	*Overdue for more than 3 years*	5.325.000	(5.325.000)
Mr. Nguyen Van Thua	*Overdue for more than 3 years*	1.500.000	(1.500.000)	*Overdue for more than 3 years*	1.500.000	(1.500.000)
Mr. Le Minh Duc	*Overdue for more than 3 years*	22.921.300	(22.921.300)	*Overdue for more than 3 years*	22.921.300	(22.921.300)
Mr. Nguyen Sy Phuc	*Overdue for more than 3 years*	5.000.000	(5.000.000)	*Overdue for more than 3 years*	5.000.000	(5.000.000)
Mr. Nguyen Tuan Anh	*Overdue for more than 3 years*	22.650.000	(22.650.000)	*Overdue for more than 3 years*	22.650.000	(22.650.000)
Phuc Loc Van Co., Ltd.	*Unlikely to be recoverable*	3.000.000	(3.000.000)	*Unlikely to be recoverable*	3.000.000	(3.000.000)
Phu Thanh Construction, Trading, and Services Co., Ltd.	*Unlikely to be recoverable*	18.000.000	(18.000.000)	*Unlikely to be recoverable*	18.000.000	(18.000.000)
Mr. Phan Van Nhat	*Unlikely to be recoverable*	5.511.763	(5.511.763)	*Unlikely to be recoverable*	5.511.763	(5.511.763)
Total		**14.959.158.912**	**(14.959.158.912)**		**14.959.158.912**	**(14.959.158.912)**

The changes in the provision for doubtful receivables are as follows:

	Short-term Receivables	Long-term Receivables	Total
Opening balance	14.959.158.912	-	14.959.158.912
Closing balance	**14.959.158.912**	-	**14.959.158.912**

6. Inventories

	Closing balance		Opening balance	
	Original Price	Provision	Original Price	Provision
Raw Materials and Supplies	1.837.135.045	-	1.723.246.156	-
Work in Progress (WIP)	5.696.624.578	-	8.949.856.177	-
Merchandise	119.444.445	-	119.444.445	-
Total	**7.653.204.068**	-	**10.792.546.778**	-

7. Prepayments

a. Short-term prepayments

	Closing balance	Opening balance
Prepaid Expenses Pending Allocation	233.184.720	38.000.000
Total	**233.184.720**	**38.000.000**

b. Long -term prepayments

	Closing balance	Opening balance
Fixed Asset Repair Costs	-	-
Prepaid Expenses Pending Allocation	302.679.435	684.720
Total	**302.679.435**	**684.720**

8. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Motor vehicles	Administrative equipment	Total
Cost					
Opening balance	1.243.460.275	47.276.311.839	25.046.108.657	30.000.000	73.595.880.771
Purchases within the year		(5.757.303.776)	(16.754.873.924)		(22.512.177.700)
Disposal and Transfer of Assets	**1.243.460.275**	**41.519.008.063**	**8.291.234.733**	**30.000.000**	**51.083.703.071**
Closing balance	1.243.460.275	46.343.935.340	16.447.373.509	6.666.664	64.041.435.788
Accumulated depreciation	-	(5.757.303.776)	(11.974.894.128)	1.397.487	(17.730.800.417)
Opening balance	**1.243.460.275**	**40.586.631.564**	**16.224.906.546**	**7.598.322**	**46.310.635.371**
Depreciation for the year					
Closing balance	-	932.376.499	8.598.735.148	23.333.336	9.554.444.983
Net book value	-	**932.376.499**	**3.818.755.352**	**21.935.849**	**4.773.067.700**
Opening balance	1.243.460.275	47.276.311.839	25.046.108.657	30.000.000	73.595.880.771

Some tangible fixed assets with an original cost and residual value of VND 6,018,408,889 and VND 5,931,791,869, respectively, are being used as collateral for a long-term loan from the Vietnam Bank for Agriculture and Rural Development - Hanoi Branch.

9. Intangible fixed assets

It is the auction value of automobile license.

10. Long-term Work in progress

This represents the unfinished value of projects that have been completed but are yet to be settled.

11. Construction in progress

This includes the costs for the modification of the MCO9 barge. Details of the costs incurred during the year are as follows:

	Closing balance	Opening balance
Construction in progress	922.558.923	922.558.923
Repair of MCO 09 Barge	*922.558.923*	*922.558.923*
Total	**922.558.923**	**922.558.923**

12. Financial Investments

	Closing balance			Opening balance		
	Original Cost	Provision	Fair Value	Original Cost	Provision	Fair Value
Investment in Joint Ventures and Associates	*4.180.644.391*		*- 4.180.644.391*	*4.180.644.391*		*- 4.180.644.391*
MCK Investment and Construction Joint Stock Company (a)	4.180.644.391		- 4.180.644.391	4.180.644.391		- 4.180.644.391
Total	**4.180.644.391**		**- 4.180.644.391**	**4.180.644.391**		**- 4.180.644.391**

(a) This is the investment in MCK Investment and Construction Joint Stock Company, as per Business Registration Certificate No. 2901092786 dated June 16, 2009, amended for the first time on November 23, 2010. The total charter capital of MCK Investment and Construction Joint Stock Company is VND 83,200,000,000, with the ownership structure as follows:

- BDC Vietnam Investment and Construction Joint Stock Company: 41%
- CK Vietnam Investment Joint Stock Company: 39%
- T&T Group Joint Stock Company: 20%

As of December 31, 2023, BDC Vietnam Investment and Construction Joint Stock Company has temporarily contributed capital in cash and expenses amounting to VND 4,180,644,391.

13. Short-term payables to suppliers

Supplier Name	Closing balance	Opening balance
Other payables to suppliers		
Duc Manh Transport and Construction Co., Ltd	2.661.125.687	2.661.125.687
Quang Uyen Building Materials Exploitation Co., Ltd	262.575.000	262.575.000
Concrete Construction Investment & Development JSC	2.383.743.640	2.383.743.640
Other entities	18.307.621.429	18.678.444.913
Total	**23.615.065.756**	**24.701.230.240**

14. Short-term advances from customers

	Closing balance	Opening balance
Advances from other customers		
Bien Hoa - Vung Tau Expressway Development Joint Stock Company	-	1.200.000.000
EVN HPC HQBC	1.209.072.407	-
Other entities	1.987.648.691	412.964.691
Total	**3.196.721.098**	**3.135.648.691**

15. Taxes and Amounts Payable to the State Treasury

	Opening balance		Closing balance	
	Payable	Receivable	Payable	Receivable
VAT on domestic sales	54.835.222	217.774.358	273.400.104	-
Corporate Income Tax	531.104.653	896.583.826	531.104.653	1.606.445.105
Personal Income Tax	182.070.000	-	-	-
Resource Tax	-	-	-	-
Total	**768.009.875**	**1.114.358.184**	**804.504.757**	**1.606.445.105**

The company's tax settlements are subject to examination by tax authorities. As the application of tax laws and regulations to various types of transactions may be interpreted differently, the taxes presented in the Financial Statements may be adjusted according to the decisions of the tax authorities.

Value-Added Tax (VAT)
The company applies the credit method for VAT with a tax rate of 10%.

Corporate Income Tax (CIT)
The company is required to pay CIT on taxable income at a tax rate of 20%.

16. Accrued expenses

a. Short-term accrued expenses

	Closing balance	Opening balance
Project Wages	-	5.780.652.000
Total	**-**	**5.780.652.000**

b. Long-term accrued expenses

	Closing balance	Opening balance
Accrued Loan Interest Expenses - Vietnam Joint Stock Commercial Bank for Industry and Trade	2.075.122.911	2.075.122.911
Total	**2.075.122.911**	**2.075.122.911**

17. Other Payables

	Closing balance	Opening balance
Payables to Other Entities and Individuals	5.304.210.984	101.341.879
Total	***5.304.210.984***	**101.341.879**

18. Loans and finance lease liabilities

a) Short-term loans and finance lease liabilities

	Closing balance		Opening balance	
	Amount	Amountable to be paid off	Amount	Amountable to be paid off
Short-term bank loans	***1.293.523.018***	***1.293.523.018***	***6.809.492.815***	***6.809.492.815***
Vietnam Bank for Agriculture and Rural Development - Hanoi Branch (1)	1.293.523.018	1.293.523.018	6.809.492.815	6.809.492.815
Short-term loans from other organizations and individuals	***700.000.000***	***700.000.000***	***750.000.000***	***750.000.000***
Current portion of long-term loans (disclosed in Note 18.b)	***393.625.000***	***393.625.000***	***985.000.000***	***985.000.000***
Vietnam Bank for Agriculture and Rural Development - Hanoi Branch (1)	393.625.000	393.625.000	985.000.000	985.000.000
Total	**2.387.148.018**	**2.387.148.018**	**8.544.492.815**	**8.544.492.815**

(1) Vietnam Bank for Agriculture and Rural Development - Hanoi Branch short-term loans, the loans are obtained under credit agreements as follows:

Credit Agreement No. 1500LAV2023.00501, dated March 10, 2023, with a maximum loan amount of VND 8,500,000,000. Disbursement is made in installments based on promissory notes. The loan is intended to cover the costs of implementing construction projects. Each promissory note has a maximum repayment period of 5 months, with the interest rate specified in each promissory note.

Collateral for the credit agreements includes:

+ Full ownership of residential houses and land use rights certified under a third-party Land Use Rights and Housing Ownership Certificate. These are secured under a real estate mortgage agreement for third-party obligations, notarized as Contract No. 1309.2020 on April 9, 2020. The collateral value is VND 23.152.000.000.

+ Full ownership of residential houses and land use rights certified under a third-party Land Use Rights and Housing Ownership Certificate. These are secured under a real estate mortgage agreement No. 1606/2021-HĐTC-BDC. The collateral value is VND 23.315.000.000.

Details of short-term borrowings and finance lease liabilities are as follows:

	Opening balance	Incurred during the year	Paid during the year	Closing balance
Short-term Bank Loans	6.809.492.815	635.259.012	(7.136.228.809)	258.523.018
Short-term Loans from Other Organizations and Individuals	750.000.000	-	(50.000.000)	700.000.000
Current portion of long-term loans	985.000.000	393.625.000	-	1.378.625.000
Total	**8.544.492.815**	**1.028.884.012**	**(7.186.228.809)**	**2.387.148.018**

b) Long-term loans and finance lease liabilities

	Closing balance		Opening balance	
	Amount	Amountable to be paid off	Amount	Amountable to be paid off
Long-term Bank Loans	***2.344.500.000***	***2.344.500.000***	***3.131.750.000***	***3.131.750.000***
Vietnam Bank for Agriculture and Rural Development (2)	199.500.000	199.500.000	986.750.000	986.750.000
Long-term Loans from Other Individuals	2.145.000.000	2.145.000.000	2.145.000.000	2.145.000.000
Total	**2.344.500.000**	**2.344.500.000**	**3.131.750.000**	**3.131.750.000**

(2) Vietnam Bank for Agriculture and Rural Development - Hanoi Branch long-term loans, the loans are obtained under credit agreements as follows:

- Credit Agreement No. 1500-LAV-202303145, dated November 23, 2023:
  - Purpose: To finance the purchase of an automobile under Sales Contract No. 0527/TPV/2023/HĐMB dated September 20, 2023.
  - Loan Amount: VND 2,900,000,000
  - Loan Term: 48 months
  - Interest Rate: Fixed at 7.7% per year for the first 6 months, then floating as per Agribank's regulations.
  - Overdue Interest Rate: 150% of the in-term rate.
  - Late Payment Penalty: Maximum 10% per year.
  - Collateral: The automobile purchased, secured under Future Movable Asset Mortgage Contract No. 01/2023/HĐTC dated November 21, 2023.
- Credit Agreement No. 1500-LAV-202303681, dated December 28, 2023:
  - Purpose: To finance the purchase of a DOOSAN DX 140W-5 wheel excavator (Chassis No. DHKCEWANEG5001479).
  - Loan Amount: VND 1,040,000,000
  - Loan Term: 48 months
  - Interest Rate: Fixed at 7.7% per year for the first 6 months, then floating as per Agribank's regulations.
  - Overdue Interest Rate: 150% of the in-term rate.
  - Late Payment Penalty: Maximum 10% per year.
  - Collateral: The DOOSAN DX 140W-5 wheel excavator (Chassis No. DHKCEWANEG5001479) with a collateral value of VND 1,388,888,889.

Details of long-term borrowings and finance lease liabilities incurred are as follows:

	Opening balance	Incurred during the year	Paid during the year	Closing balance
Long-term Bank Loans	986.750.000	-	(787.250.000)	199.500.000
Long-term Loans from Individuals	2.145.000.000	-	-	2.145.000.000
Total	**3.131.750.000**	**-**	**(787.250.000)**	**2.344.500.000**

19. Owners' Equity

a) Reconciliation of Changes in Equity Table

	Owners' contributed capital	Share Capital Surplus	Development Investment Fund	Retained earnings	Total
Beginning Balance of Previous Year	41.039.290.000	149.852.000	3.343.084.386	8.655.921.296	53.188.147.682
Profit for Previous Year	-	-	-	82.017.130	82.017.130
End of Previous Year	**41.039.290.000**	**149.852.000**	**3.343.084.386**	**8.737.938.426**	**53.270.164.812**
Beginning of Current Year	41.039.290.000	149.852.000	3.343.084.386	8.737.938.426	53.270.164.812
Profit for Current Year	-	-	-	61.568.638	61.568.638
End of Current Year	**41.039.290.000**	**149.852.000**	**3.343.084.386**	**8.799.507.064**	**53.331.733.450**

b) Details of Capital Contributions by Owners

	Closing balance	Tỷ lệ	Opening balance	Tỷ lệ
VIETNAM WATERWAY CONSTRUCTION JOINT STOCK CORPORATION	1.648.200.000	4,02%	1.648.200.000	4,02%
Mr. Nguyen Quoc Tu	2.223.700.000	5,42%	2.223.700.000	5,42%
Mr. Nguyen Dinh Hung	3.530.580.000	8,60%	3.530.580.000	8,60%
Ms. Tran Thi Hong Thai	6.100.140.000	14,86%	6.100.140.000	14,86%
Other shareholders	27.536.670.000	67,10%	27.536.670.000	67,10%
Total	**41.039.290.000**	**100,00%**	**41.039.290.000**	**100,00%**

c) Shares

	Closing balance	Opening balance
Registered Shares for Issuance	4.103.929	4.103.929
Shares Issued to the Public	4.103.929	4.103.929
- Common Shares	*4.103.929*	*4.103.929*
- Preferred Shares	-	-
Shares Repurchased	-	-
- Common Shares	-	-
- Preferred Shares	-	-
Outstanding Shares	4.103.929	4.103.929
- Common Shares	*4.103.929*	*4.103.929*
- Preferred Shares	-	-

The par value of outstanding shares is 10,000 VND per share.

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

1. Revenue

Revenue from sales of goods and provision of services

	Cumulative to End of Q3 this year (VND)	Cumulative to End of Q3 last year (VND)
	-	-
Revenue from services	12.330.603.935	15.250.443.405
Revenue from Construction Contracts	**12.330.603.935**	**15.250.443.405**
Total		

2. Cost of good sold (COGS)

	Cumulative to End of Q3 this year (VND)	Cumulative to End of Q3 last year (VND)
COGS from Construction Contracts	9.026.755.017	12.528.439.487
Total	**9.026.755.017**	**12.528.439.487**

3. Financial Revenue

	Cumulative to End of Q3 this year (VND)	Cumulative to End of Q3 last year (VND)
Interest Income	1.042.638	1.490.792
Total	**1.042.638**	**1.490.792**

4. Financial Expense

	Cumulative to End of Q3 this year (VND)	Cumulative to End of Q3 last year (VND)
Financial Expense	154.607.205	205.504.918
Total	**154.607.205**	**205.504.918**

5. Administrative Expenses

	Cumulative to End of Q3 this year (VND)	Cumulative to End of Q3 last year (VND)
Employee Expenses	405.654.212	635.372.272
Depreciation of Fixed Assets	150.356.466	429.306.489
Provision for Doubtful Receivables	37.654.865	3.000.000
Other Expenses	600.379.014	1.224.932.587
Total	**1.194.044.557**	**2.292.611.348**

6. Other Income

	Cumulative to End of Q3 this year (VND)	Cumulative to End of Q3 last year (VND)
Other Income	1.745.932.691	-
Total	**1.745.932.691**	**-**

7. Other Expenses

	Cumulative to End of Q3 this year (VND)	Cumulative to End of Q3 last year (VND)
Other Expenses	3.625.212.847	421.069
Total	**3.625.212.847**	**421.069**

8. Current Corporate Income Tax Expenses

The corporate income tax (CIT) payable for the year is estimated as follows:

	Cumulative to End of Q3 this year (VND)	Cumulative to End of Q3 last year (VND)
Total Accounting Profit Before Tax	76.959.638	224.957.375
Adjustments to Determine Taxable Income		227.635.069
- Adjustments Increasing Profit	-	**227.635.069**
Vehicle depreciation cost over 1.6 billion	-	227.214.000
Other non-deductible costs	-	421.069
- Adjustments Decreasing Profit	-	-
Taxable Income	**76.959.638**	**452.592.176**
Corporate Income Tax Rate 20%	20%	20%
Total Corporate Income Tax Payable	***15.391.000***	***90.518.436***

VII. OTHER INFORMATION

1. Related Party Information

Related parties of the Company include key management personnel, individuals related to key management personnel, and other related parties.

A, Transactions and Balances with Key Management Personnel and Related Individuals

Key management personnel include members of the Board of Directors/Board of Members, Executive Committee, General Director, Chief Financial Officer, and Chief Accountant. Related individuals include immediate family members of key management personnel.

Transactions with Key Management Personnel and Related Individuals:

- Receivables from key management personnel and their related individuals are unsecured and will be settled in cash.
- No provisions for doubtful debts have been made for receivables from key management personnel and their related individuals.

Income of Key Management Personnel:

At the end of the financial year, balances with other related parties are disclosed in Note V.4 ./.

2. Segment Information

Segment information is presented based on business sectors and geographic areas. The primary reporting format is by business sector, based on the Company's internal organization, management structure, and internal financial reporting system, as the Company's business activities are managed and organized by the nature of the products and services it provides. Each segment represents a business unit offering distinct products and serving different markets, as the Company's risk and profitability are significantly influenced by differences in the products and services it offers.

A, Business Sector Information

During the year, the Company operated exclusively in the construction sector.

B, Geographic Information

All of the Company's operations are conducted within the territory of Vietnam.

3. Financial Risk Management

The Company's activities expose it to various financial risks, including credit risk, liquidity risk, and market risk. The Executive Board is responsible for establishing policies and controls to mitigate these risks and for monitoring their implementation.

A, Credit Risk

Credit risk arises when a counterparty fails to meet its contractual obligations, leading to financial loss for the Company. Sources of Credit Risk:

Receivables from Customers:

The Company mitigates credit risk by transacting only with financially sound entities and requiring letters of credit or collateral for first-time transactions or entities with unknown financial positions. Additionally, accounts receivable staff regularly monitor receivables to ensure timely collections. The Company's receivables are spread across multiple entities and individuals, resulting in low credit concentration risk.

Bank Deposits:

The Company's term and non-term bank deposits are held at well-known banks in Vietnam, resulting in low credit risk

B, Liquidity Risk

Liquidity risk arises when the Company faces difficulties in meeting its financial obligations due to insufficient cash.

Sources of Liquidity Risk: The Company's liquidity risk mainly arises from mismatches in maturities of financial assets and financial liabilities.

Liquidity Risk Management Measures: Regularly monitoring current and projected payment requirements to maintain adequate cash and borrowing levels; Comparing actual cash flows with projections to minimize the impact of cash flow fluctuations.

The Executive Board believes that the risk of default is low. The Company has the ability to meet its debt obligations through cash flows generated from operating activities and proceeds from maturing financial assets. Additionally, the Company has sufficient access to funding, and loans maturing within the next 12 months can be renewed with existing lenders.

C, Market Risk

Market risk refers to the risk of losses arising from changes in market prices, including interest rates, foreign exchange rates, and other market factors, which could adversely affect the Company's financial performance or position.

Interest Rate Risk:

The Company is exposed to interest rate risk primarily due to its borrowings with floating interest rates. Changes in interest rates may impact borrowing costs and overall profitability. The Company monitors interest rate movements and assesses opportunities to negotiate fixed-rate loans or use financial instruments, if necessary.

Commodity/Material Price Risk

The Company faces risks associated with fluctuations in the prices of goods and raw materials.

Risk Management Measures: The Company closely monitors market information and trends to make informed decisions regarding the timing of purchases, production planning, and inventory levels.

Inventory management and production schedules are aligned with market conditions to mitigate the impact of price volatility. The Company does not use derivative instruments to hedge commodity or raw material price risks at present. The Company is committed to minimizing market risks by continuously improving its risk management strategies and maintaining a flexible approach to adapt to market changes.

4. Fair Value of Financial Assets and Liabilities

The fair value of financial assets and liabilities is reflected as the value that could be exchanged in a current transaction between knowledgeable, willing parties.

Methods and Assumptions for Fair Value Estimation:

- The fair value of cash and cash equivalents, accounts receivable, loans, other receivables, borrowings, payables to suppliers, and other short-term payables is approximately equal to their carrying value (net of provisions for estimated uncollectible amounts) due to their short-term maturities.

- Available-for-sale Financial Assets: For listed financial assets, the fair value is based on the published market price as of the financial year-end. For unlisted financial assets, fair value is estimated using appropriate valuation methods
- The fair value of long-term loans, accounts receivable, other receivables, borrowings, payables to suppliers, and other long-term payables is estimated by discounting future cash flows using the interest rates applicable to liabilities with similar characteristics and remaining maturities.

5. Comparative Information

The comparative figures presented are based on the **combine financial statements** for the financial year ending December 31, 2025 and the comnbine **financial statements for Q3 of 2026.**

Prepared on October 29, 2026

Accountant	Chief Accountant	General Director
Trinh The Huy	Ngo Duc Nam	Nguyen Quoc Huong

BDC VIETNAM CONSTRUCTION AND INVESTMENT JOINT STOCK COMPANY

No.: 01/29.10/2026/BDC
Re: Explanation of a 10% or Greater Year-on-Year Change in Profit After Corporate Income Tax for the Third Quarter of 2026

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Hapiness

Hanoi, October 29, 2026

To: **The State Securities Commission**
The Ha Noi Stock Exchange

1. Organization : BDC Vietnam Construction and Investment Joint Stock Company
2. Stock Code : MCO
3. Head Office: Số 15, ngõ 45 Hào Nam, phường Ô Chợ Dừa,TP. Hà Nội
4. Explanation:

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance on information disclosure in the securities market, BDC Vietnam Construction and Investment Joint Stock Company (Stock Code: MCO) hereby provides the following explanation regarding the change of 10% or more in profit after corporate income tax as reported in the Financial Statements for the Third Quarter of 2026 compared with the same period of the previous year, resulting in a change from a loss to a profit.

Profit after corporate income tax of MCO was as follows:

- Third Quarter of 2025: VND 26.120.798
- Third Quarter of 2026: VND 9.647.777

The main reasons for the increase in profit after corporate income tax in the Third quarter of 2026 compared with the same period of the previous year are as follows:

- Revenue from the sale of goods and the provision of services (net of revenue deductions) increased by VND 2.38 billion.
- General and administrative expenses decreased by VND 503 million compared with Q3 2025.
- Profit before tax decreased by VND 39 million compared with Q3 2025.

The above is the explanation provided by BDC Vietnam Construction and Investment Joint Stock Company regarding the change of 10% or more in profit after corporate income tax as reported in the Financial Statements for the Third Quarter of 2026 compared with the same period of the previous year, resulting in a change from a loss to a profit, submitted to the State Securities Commission of Vietnam and the Hanoi Stock Exchange.

Thank you for your attention.

BDC Vietnam Construction and Investment Joint Stock Company
Legal Representative

Nguyen Quoc Tu