LICOGI CORPORATION- JSC

Address: G1 Building, Thanh Liet Ward, Hanoi
Enterprise code: 0100106440
No: 322/2026/LICOGI-CBTT

Ref: Information disclosure of the audited consolidated financial statements for the quarter III/2026).

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

TỔNG CÔNG TY LICOGI - CTCP
Digitally signed by TỔNG CÔNG TY LICOGI - CTCP
DN: OID.0.9.2342.19200300.100.1.1=MST:0100106440, CN=TỔNG CÔNG TY LICOGI - CTCP, S=Hà Nội, C=VN
Reason: I am the author of this document
Location: your signing location here
Date: 2026-10-29 17:30:52
Foxit PhantomPDF Version: 10.0.0

Hanoi, October 29 ,2026

INFORMATION DISCLOSURE ON THE ELECTRONIC INFORMATION PORTAL OF THE STATE SECURITIES COMMISSION

To: **Vietnam Stock Exchange**
Hanoi Stock Exchange

Name of Organization	**LICOGI CORPORATION - JSC**
Address	G1 Building, Thanh Liet Ward, Hanoi
Tel	0243 8542 365
Fax	0243 8542 655

Person in charge of information disclosure: Mr. Phan Thanh Hai
Address: G1 Building, Thanh Liet Ward, Hanoi
Tel : 0243 8542 365
Type of disclosure:

☐ Within 24 hours ☐ 72 hours ☐ Extraordinary ☐ Upon request ☑ Periodic

Disclosure information content:

LICOGI Corporation – JSC hereby announces the audited consolidated fianancial statements for the third quarter of 2026.

(Attached herewith is the Audited Consolidated Financial Statements.)

This information has been published on the Company's website on 29 October, 2026 at: http://www.licogi.vn/.

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

Recipients:
- As stated above;
- BOD, Board of Supervisors;
- Board of Executive
- Filed at the Office of the Board of Directors

LICOGI CORPORATION - JSC
Person in charge of information disclosure

M.S.D.N: 0100106440 - C.T.C.P
TỔNG CÔNG TY
LICOGI - CTCP
P. THANH LIỆT - T.P HÀ NỘI

Phan Thanh Hai

Form 01-A

LICOGI CORPORATION- JSC

Số: 320 /2026/LICOGI

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

Hanoi, October 29 , 2026

INFORMATION DISCLOSURE OF PERIODIC FINANCIAL STATEMENT

To: **Hanoi Stock Exchange**

Implementing the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the disclosure of information on the stock market, LICOGI Corporation - JSC discloses the audited financial statements for the quarter III/2026 to the Hanoi Stock Exchange as follows:

1. Name of Organization: LICOGI CORPORATION - JSC
Securities code: LIC
Address: G1 Building, Thanh Liet Ward, Hanoi
Tel: 0243 8542 365 Fax: 0243 8542 655
Email: Website: http://www.licogi.vn/.

Disclosure information content:
Financial statements for Quater III/2026.

[V] Separate financial statements (The listed parent company does not have any subsidiaries, and the upper accounting entity has affiliated units;

[V] Consolidated Financial Statements (The listed parent company has subsidiaries);

[ ] Consolidated Financial Statements (The listed parent company has affiliated accounting units with their own accounting system).

- Cases requiring explanation of causes:

+ The auditing firm provides an opinion that is not a fully unqualified opinion on the financial statements:

[ ] Yes [V] No

Explanation document in case of Yes:

[ ] Yes [ ] No

+ The after-tax profit in the reporting period shows a difference of 5% or more between the unaudited and audited figures, and changes from a loss to a profit or vice versa (for 2025 audited financial statements):

[ ] Yes [ ] No

Explanation document in case of Yes:

[ ] Yes [ ] No

+ The after-tax profit from corporate income tax in the income statement for the reporting period changes at least 10% or more compared to the same period in the previous year.

☑ Yes ☐ No

Explanation document in case of Yes:

☑ Yes ☐ No

+ The after-tax profit in the reporting period shows a loss, shifting from a profit in the same period of the previous year to a loss in the current period, or vice versa:

☐ Yes ☑ No

Explanation document in case of Yes:

☐ Yes ☐ No

This information was disclosed on the LICOGI's electronic information portal on: .29./10/2026 at the link : http://www.licogi.vn

LICOGI CORPORATION - JSC

Legal Representative/Authorized Disclosure Officer
(Signature, full name, title, and company stamp)

Attachments:

- Audited Parent company's Financial statements, Quarter III/2026
- Audited Consolidated Financial Statements Quarter III/2026
- Explanation document

M.S.D.N: 0100106440 - C.T.C.P
TỔNG CÔNG TY
LICOGI - CTCP
P. THANH LIỆT - T.P HÀ NỘI

Phan Thanh Hai

LICOGI CORPORATION- JSC

No: 324 /2026/CV-TCKT

Explanation of the Difference in Corporate Income Tax Net Profit in Quarter III - 2026 in the Consolidated Financial Statements

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

Hanoi, October 29 , 2026

To: - State Securities Committee;
- HNX Stock Exchange

Implementation of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance on "Guidelines for Information Disclosure in the Securities Market, LICOGI CORPORATION - JSC hereby explains the Business Results in the Consolidated Financial Statements for Quarter III of 2026 as follows:

No	Description	Quarter III 2026 (VND Million)	Quarter III 2025 (VND Million)	Fluctuation (%)
1	Total revenue	778.021	711.718	9.3%
2	Total expenses	712.632	632.015	12.8%
3	Profit from business activities	65.389	79.703	-18%
4	Other profit/loss	(2.542)	(2.461)	3.3%
5	**Total profit before tax**	**62.847**	**77.242**	-18.6%
6	Corporate income tax	2.623	3.679	-28.7%
7	**Profit before tax**	**60.224**	**73.563**	-18.1%

Explanation of Profit Difference Over 10%: The profit after tax in the consolidated financial statements for the third quarter of 2026 amounted to VND 60.224 billion, representing a decrease of VND 13,339 billion compared to the same period in 2025. This decrease was mainly due to the following reasons:

- Parent company profit decreased compared to the same period in 2025.
- Profits from joint ventures and associates declined compared to the same period in 2025: Bac Ha Hydropower Joint Stock Company and Licogi 14 Joint Stock Company.

Regards,

To:
- As above;
- BOD, The Supervisory Board (for report);
- Filed at the Head Office, Accounting Dep.

GENERAL DIRECTOR

M.S.D.N: 0100106440 - C.T.C.P - TỔNG CÔNG TY LICOGI - CTCP - P. THANH LIỆT - T.P HÀ NỘI

Phan Thanh Hải

LICOGI CORPORATION – JOINT STOCK COMPANY

(Established in the Socialist Republic of Vietnam)

AUDITED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 JULY 2026 TO 30 SEPTEMBER 2026

October 2026

FINANCIAL STATEMENT
As at 30 September 2026

Unit: VND

ASSETS	Code	Note	30/9/2026	01/01/2026
A. CURRENT ASSETS	100		**2.636.137.998.586**	**2.408.757.714.900**
I. Cash and cash equivalents	110		**155.061.410.303**	**395.964.182.098**
1. Cash	111		155.061.410.303	203.314.170.851
2. Cash equivalents	112		0	192.650.011.247
II. Short-term financial investments	120		**435.356.862.436**	**233.600.000.000**
1. Held-to-maturity investments	123		435.356.862.436	233.600.000.000
III. Short-term receivables	130		**1.305.674.267.673**	**1.209.449.474.367**
1. Short-term trade receivables	131		1.017.480.937.452	964.821.880.406
2. Short-term advances to suppliers	132		200.843.198.455	212.332.525.822
3. Other short-term receivables	135		473.583.916.701	417.646.078.321
4. Provision for short-term doubtful debts	136		(386.804.734.663)	(385.921.959.910)
5. Shortage of assets awaiting resolution	137		570.949.728	570.949.728
IV. Inventories	140		**684.079.946.980**	**534.981.961.873**
1. Inventories	141		701.506.316.429	553.736.824.530
2. Provision for devaluation of inventories	142		(17.426.369.449)	(18.754.862.657)
V. Other Current assets	160		**55.965.511.194**	**34.762.096.562**
1. Short-term prepayments	161		1.763.613.826	2.685.810.654
2. Value added tax deductibles	162		46.127.826.394	27.827.393.957
3. Taxes and other receivables from the State budget	163		8.074.070.974	4.248.891.951
B. NON-CURRENT ASSETS	200		**3.130.214.325.018**	**2.997.867.644.213**
I. Long-term receivables	210		**351.752.852.490**	**351.668.937.238**
1. Other long -term receivables	215		351.752.852.490	351.668.937.238
II. Fixed assets	220		**386.815.073.396**	**335.960.936.498**
1. Tangible fixed assets	221		279.242.788.949	306.022.912.145
- Cost	222		*1.356.845.950.600*	*1.357.703.864.432*
- Accumulated depreciation	223		*(1.077.603.161.651)*	*(1.051.680.952.287)*
2. Fixed assets of finance leasing	224		3.191.661.370	4.178.444.086
- Cost	225		*7.725.170.910*	*7.725.170.910*
- Accumulated depreciation	226		*(4.533.509.540)*	*(3.546.726.824)*
3. Intangible fixed assets	227		104.380.623.077	25.759.580.267
- Cost	228		*109.398.173.806*	*30.131.669.806*
- Accumulated depreciation	229		*(5.017.550.729)*	*(4.372.089.539)*
IV. Long-term assets in progress	240		**4.020.667.916**	**4.020.667.916**
- Cost	241		4.102.505.616	4.102.505.616
- Accumulated depreciation	252		(81.837.700)	(81.837.700)
IV. Long-term assets in progress	250		**1.505.707.336.879**	**1.434.651.364.460**
1. Long-term work in progress	251		1.459.080.011.184	1.418.349.590.941
2. Long-term construction in progress	252		46.627.325.695	16.301.773.519
V. Long-term financial investments	260		**850.572.752.151**	**838.207.611.080**
1. Investments in subsidiaries	262		776.490.400.367	804.421.585.971
2. Investments in joint-ventures, associates	263		89.309.479.976	49.181.108.701
3. Equity investments in other entities	264		(15.727.128.192)	(15.395.083.592)
			500.000.000	
VI. Other long-term assets	270		**31.345.642.186**	**33.358.127.021**
1. Long-term prepayments	271		29.834.006.026	31.846.490.861
2. Deferred tax assets	272		1.511.636.160	1.511.636.160
TOTAL ASSETS(280=100+200)	280		**5.766.352.323.604**	**5.406.625.359.113**

FINANCIAL STATEMENT (CONTINUED)
As at 30 September 2026

Unit: VND

RESOURCES	Code	Note	30/09/2026	01/01/2026
C. LIABILITIES	300		**5.182.787.937.143**	**4.834.011.284.994**
I. Current liabilities	310		**4.147.194.911.680**	**3.792.816.144.072**
1. Short-term trade payables	311		750.587.981.218	634.552.669.263
2. Short-term advances from customers	312		334.399.271.358	253.600.257.226
3. Payments must be made, profits must be earned	313		3.447.134.164	3.002.527.364
4. Taxes and amounts payable to the State budget	314		244.926.385.970	248.608.025.666
5. Payables to employees	315		114.898.994.393	114.888.366.985
6. Short-term accrued expenses	316		441.064.690.816	398.673.763.165
7. Short-term deferred revenue	319		907.127.823	70.369.881
8. Other current payables	320		191.994.616.332	202.381.874.374
9. Short-term loans and obligations under finance leases	321		2.033.643.745.538	1.907.891.892.033
10. Short-term provisions	322		11.748.633.815	11.811.057.202
11. Bonus and welfare funds	323		19.576.330.253	17.335.340.913
II. Long-term liabilities	330		**1.035.593.025.463**	**1.041.195.140.922**
1. Long-term trade payables	332		133.787.377.644	133.787.377.644
2. Revenue awaiting long-term allocation	337		48.484.845	166.969.512
3. Other long-term payables	338		165.697.074.225	165.682.125.225
4. Long-term loans and obligations under finance leases	339		729.635.732.372	737.046.497.376
5. Deferred tax liabilities	342		2.071.720.248	1.935.547.053
6. Provisions for long - term liabilities	343		4.352.636.129	2.576.624.112
B. Owner's equity	410		**583.564.386.461**	**572.614.074.119**
1. Owner's contributed capital	411		900.000.000.000	900.000.000.000
2. Other owner's capital	414		117.558.651	117.558.651
3. Assets revaluation reserve	416		(89.169.818.319)	(89.169.818.319)
4. Investment and development fund	418		195.357.086.788	166.062.101.862
5. Other funds	420		2.083.295.470	2.083.295.470
6. Retained earnings	421		(520.859.514.347)	(503.674.379.211)
- Retained earnings accumulated to the prior year end	421a		*(552.486.729.106)*	*(584.952.117.967)*
- Retained earnings of the current year	421b		*31.627.214.759*	*81.277.738.756*
7. Non - controlling interest	429		96.035.778.218	97.195.315.666
TOTAL RESOURCES (440=300+400)	440		**5.766.352.323.604**	**5.406.625.359.113**

Preparer	Chief Accountant	General Director
October 30, 2026		
Đang Thu Oanh	Do Thi Thu Ha	TỔNG GIÁM ĐỐC Phan Thanh Hải

M.S.D.N: 0100106440 - C.T.C.P
TỔNG CÔNG TY LICOGI - CTCP
P. THANH LIỆT TP HÀ NỘI

CONSOLIDATED OF INCOME STATEMENT
For the year ended 30 September 2026

Unit: VND

Items	Code	Note	This year		Last year	
			Quarter III/2026	**Accumulated**	**Quarter III/2025**	**Accumulated**
1. Gross revenue from goods sold and services rendered	01	27	**681.386.148.731**	**1.706.688.720.448**	**613.140.681.299**	**1.516.875.344.006**
2. Deductions	02	27	-	31.850.000	-	-
3. Net revenue from goods sold and services rendered	**10**	**27**	**681.386.148.731**	**1.706.656.870.448**	**613.140.681.299**	**1.516.875.344.006**
4. Cost of sales	11	28	616.367.199.108	1.528.520.550.999	560.570.379.478	1.353.233.440.413
5. Gross profit from goods sold and services	**20**		**65.018.949.623**	**178.136.319.449**	**52.570.301.821**	**163.641.903.593**
6. Profit/loss from the sale and liquidation of investment properties	**21**		-	-	-	-
7. Financial income	22	30	107.117.829.883	169.025.346.340	4.492.091.701	46.541.570.732
8. Financial expenses	23	31	51.712.736.711	124.232.914.674	32.992.798.893	88.760.988.731
- In which: Interest expense			51.299.734.942	123.246.385.405	32.542.798.893	88.514.399.761
9. Share of profit/(loss) in asscociates	24		(10.482.421.658)	(27.931.185.604)	94.086.944.245	88.596.559.739
10. Selling expenses	25	32	13.654.398.856	34.055.453.757	11.529.189.802	34.607.263.286
11. General and administration expenses	26	32	30.898.045.935	95.752.055.265	26.924.116.662	90.791.073.792
12. Operating profit	**30**		**65.389.176.346**	**65.190.056.489**	**79.703.232.410**	**84.620.708.255**
{30 = 20 + (21 - 22) - (24 + 25)}						
13. Other income	31		1.557.656.398	2.622.664.421	666.974.039	2.587.043.156
14. Other expenses	32		4.099.617.986	11.863.725.947	3.127.212.743	15.095.521.231
15. Profit from other activities	**40**	**33**	**(2.541.961.588)**	**(9.241.061.526)**	**(2.460.238.704)**	**(12.508.478.075)**
16. Accounting profit before tax	**50**		**62.847.214.758**	**55.948.994.963**	**77.242.993.706**	**72.112.230.180**
(50=30+40)						
17. Current corporate income tax expense	51	34	2.622.832.896	6.575.765.248	3.679.260.062	9.477.631.794
18. Deferred corporate income tax expense	52		-	136.173.195	-	-
19. Net profit after corporate income tax	**60**		**60.224.381.862**	**49.237.056.520**	**73.563.733.644**	**62.634.598.386**
(60=50-51-52)						
19.1 After-tax profit of the Corporation	61		46.817.658.007	31.627.214.759	71.109.471.034	56.266.224.572
19.2 After-tax profit of attributable to non- controlling interest	62		13.406.723.855	17.609.841.761	2.454.262.610	6.368.373.814

Preparer	**Chief Accountant**	**General Director**
October 30, 2026		
Đang Thu Oanh	**Do Thi Thu Ha**	TỔNG GIÁM ĐỐC *Phan Thanh Hải*

M.S.D.N: 0100106440 - C.T.C.P
TỔNG CÔNG TY LICOGI - CTCP
P. THANH LIỆT - T.P HÀ NỘI

CONSOLIDATED OF CASH FLOW
(Under indirect method)
For the year ended 30 September 2026

Code	ITEMS	Cumulative from the beginning of the year to Current year	Prior year
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**		
1.	**Profit before tax**	**55.948.994.963**	**72.112.230.180**
2.	**Adjustments for:**		
	Depreciation and amortisation of fixed assets and investment properties	33.485.556.805	29.374.734.664
	Provisions	(445.718.455)	(3.108.210.328)
	Foreign exchange (gain)/ loss arising from translating foreign currency items	(1.181.328.294)	(2.719.961)
	(Gain)/loss from investing activities	(169.025.346.340)	(46.541.570.732)
	Interest expense	123.246.385.405	88.514.399.761
3.	Operating profit before movements in working capital	**42.028.544.084**	**140.348.863.584**
	(Increase), decrease in receivables	(122.937.625.555)	(317.433.734.945)
	(Increase), decrease in inventories	(188.499.912.142)	(168.349.182.475)
	Increase, (decrease) in payables	145.048.292.715	8.016.735.206
	Increase or decrease in deferred expenses	2.934.681.663	2.148.079.914
	Interest paid	(122.065.057.111)	(88.511.679.800)
	Corporate income tax has been paid	(6.711.938.443)	(9.477.631.794)
	Other expenses for business operations	(29.112.484.673)	(18.399.643.355)
	Net cash generated by operating activities	**(279.315.499.462)**	**(451.658.193.665)**
II	**CASH FLOWS FROM INVESTING ACTIVITIES**		
1	Acquisition and construction of fixed assets and other long-term assets	(125.005.931.537)	(144.175.787.681)
2	Proceeds from sale, disposal of fixed assets and other long-term assets	1.972.639.464	1.845.916.274
3	Cash outflow for lending, buying debt instruments of other entities	(392.099.937.018)	(154.450.000.000)
4	Cash recovered from lending, selling debt instruments of other entities	166.102.366.200	43.965.352.000
5	Cash recovered from investments in other	-	4.688.100.000
6	Interest earned, dividends and profits received	222.795.461.379	124.858.603.866
	Net cash generated by investing activities	**(166.363.772.787)**	**(123.267.815.541)**
III	**CASH FLOWS FROM FINANCING ACTIVITIES**		
1	Proceeds from borrowings	1.649.627.636.473	1.767.473.181.899
2	Repayment of borrowings	(1.531.286.547.972)	(1.425.659.461.224)
	Net cash generated by financing activities	**118.341.088.501**	**341.813.720.675**
	Net increase/(decrease) in cash	**(327.338.183.748)**	**(233.112.288.531)**
	Cash and cash equivalents at the beginning of the year	**481.377.341.513**	**481.377.341.513**
	Effects of changes in foreign currency exchange rates	1.022.252.538	2.719.961
	Cash and cash equivalents at the end of the year	**155.061.410.303**	**248.267.772.943**

Preparer	Chief Accountant	General Director
October 30, 2026		
Đang Thu Oanh	**Do Thi Thu Ha**	**Phan Thanh Hải**

M.S.D.N: 0100106440 - C.T.C.P - TỔNG CÔNG TY LICOGI - CTCP - P. THANH LIỆT - T.P HÀ NỘI

1. GENERAL INFORMATION

Structure of ownership

Infrastructure Development and Construction Corporation - One Member Limited Liability Company (hereinafter referred to as "the Corporation"), formerly the Foundation Construction and Infrastructure Engineering Corporation, was established under Decision No. 998/BXD - TCLĐ dated November 20, 1995 of the Minister of Construction, a State-owned enterprise under the Ministry of Construction. The Corporation converted its model into a Joint Stock Company under Decision No. 2243/QD-TTg dated December 11, 2014 of the Prime Minister approving the equitization plan of the parent company - Infrastructure Development and Construction Corporation.

The Corporation has officially operated in the form of a Joint Stock Company with the name LICOGI Corporation - JSC according to the Business Registration Certificate No. 0100106440 registered for the third change on December 31, 2015 issued by the Department of Planning and Investment of Hanoi City with a charter capital of VND 900,000,000,0000.

Head office of the Corporation: Building G1, No. 491 Nguyen Trai Street, Thanh Liet Ward, Hanoi City.

The Corporation's production and business activities include:

- Construction and Installation: underground works, irrigation works (dykes, dams, canals, reservoirs, irrigation systems, pipelines, pumping stations), hydroelectricity, thermal power, post office, water supply and drainage, urban and industrial park infrastructure technical works, drilling and blasting (Enterprises are only allowed to do business when permitted by competent State agencies);

- Investing in and developing projects on housing, urban areas, industrial parks, investing and developing technical infrastructure, investing in the construction of electricity works and trading in commercial electricity; investing and trading in office services, hotels, motels, tourism and entertainment services, managing and exploiting comprehensive services in new urban areas and concentrated residential areas;

- Construction and installation and general contractor for construction and installation of civil, industrial and traffic works (roads, railway bridges, road bridges, airports, ports, stations, tunnels);

- Researching the application and transfer of new technologies in the construction field, organizing training, retraining, fostering management staff, specialized technical workers, education and orientation to send Vietnamese workers and experts to work abroad for a limited period;

- Manufacturing, trading and importing and exporting mechanical products, materials, machinery, equipment, raw materials, types of construction materials, construction technology;

- Construction investment consultancy includes: planning, establishment and appraisal of construction investment projects, topographic survey, engineering geology, hydrogeology, design, preparation of total cost estimates for construction works, project management, technical supervision of construction, bidding consultancy and economic contracts on design, construction, installation, supply of materials and equipment; testing, quality inspection of works (excluding legal consultancy).

The main activities of the Corporation are construction and installation of works.

Normal production and business cycle

The normal production and business cycle of the Corporation is carried out within a period of no more than 12 months, except for some special projects of construction and real estate investment activities with a period of more than 12 months.

Characteristics of the Corporation's operations during the period affecting the Consolidated Financial Statements.

Details are presented in the "Corporate Structure" section below.

Corporate Structure

Subsidiaries of the Corporation:

As of September 30,2026, the Corporation has 13 subsidiaries. General information about the Corporation's subsidiaries is as follows:

Subsidiaries	Place of incorporation and operation	Rate of interest	Percentage of voting rights held	Main business activities
Dong Anh Investment Construction and Building Materials Joint Stock Company	Ha Noi	51,85%	51,85%	Manufacturing and trading of construction materials
Dong Anh Licogi Mechanical Joint Stock Company	Ha Noi	89,06 %	89,06 %	Manufacturing and trading of mechanical products
Licogi Consulting Joint Stock Company	Ha Noi	60,00%	60,00%	Construction investment consulting
Mechanized Construction and Installation Joint Stock Company No9	Dong Nai	51,00%	51,00%	Construction, foundation, infrastructure
Licogi Quang Ngai Joint Stock Company	Quang Ngai	64,77%	64,77%	Construction, foundation, infrastructure
Mechanized Construction and Installation Joint Stock Company No10	Da Nang	57,71%	57,71%	Construction, foundation, infrastructure
Licogi 15 Joint Stock Company	Thanh Hoa	64,65%	64,65%	Construction, foundation, infrastructure
Licogi 17 Joint Stock Company	Hai Duong	56,33%	56,33%	Construction, foundation, infrastructure
Foundation Engineering and Construction 20 Joint Stock Company	Ha Noi	92,58%	92,58%	Construction, foundation, infrastructure
Water Electrical System and Machinery Installation Licogi Joint Stock Company	Ha Noi	89,92%	89,92%	Construction, foundation, infrastructure
Licogi Urban and Housing One Member Company Limited	Ha Noi	100,00%	100,00%	Real Estate Business
Licogi 2 Investment And Construction One Member Company Limited	Quang Ninh	100,00%	100,00%	Real Estate Business
LICOGI General Import-Export One Member Company Limited	Ha Noi	100,00%	100,00%	Labor supply and management

As of September 30, 2026, the Corporation has 07 joint ventures and associates. General information about the Corporation's joint ventures and associates is as follows:

Name	Place	Benefit ratio	Voting power held	Main business activities
Bac Ha Hydropower Joint Stock Company	Lao Cai	41,01%	41,01%	Electricity production and trading
Licogi 14 Joint Stock Company	Phu Tho	18,98%	18,98%	Construction, foundation, infrastructure
Licogi 19 Joint Stock Company	Ha Noi	22,62%	22,62%	Construction, foundation, infrastructure
Binh Long Construction and Investment Joint Stock Company	Binh Phuoc	20,40%	40,00%	Production and trading of construction materials
Dong Anh 8 Contruction Materials and Investment Development Joint Stock Conpany	Hung Yen	25,27%	48,73%	Production and trading of construction materials

Joint venture company

Name	Place	Benefit ratio	Voting power held	Main business activities
Thang Long Industrial Park Company Limited	Ha Noi	37,41%	42,00%	Real Estate Business
Ha Nam Construction Materials Production Joint Venture Company	Ha Nam	48,48%	48,48%	Production and trading of construction materials

2. ACCOUNTING CONVENTION AND FINANCIAL YEAR

The accompanying consolidated financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

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

The opening figures on January 1, 2026 are figures according to the 2025 financial statements audited by iCPA International Auditing Company Limited.

Fiscal year

The company's financial year begins from 01 January to 31 December.

3. ACCOUNTING STANDARDS AND SYSTEM APPLIED

On October 27, 2025, the Ministry of Finance issued Circular 99/2025/TT-BTC ("Circular 99") guiding the accounting regime for enterprises. Circular 99 takes effect from January 1, 2026 and applies to fiscal years beginning on or after January 1, 2026. This Circular replaces the following documents:
- Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance ("Circular 200") guiding the accounting regime for enterprises;

- Circular No. 75/2015/TT-BTC dated May 18, 2015 of the Ministry of Finance on amending and supplementing Article 128 of Circular 200 and;
- Circular No. 53/2016/TT-BTC dated March 21, 2016 on amending and supplementing a number of Articles of Circular 200

The provisions related to the equitization of state-owned enterprises, as guided by Circular 200, continue to be implemented.

The Board of Directors has applied Circular 99 and Circular 202 in preparing and presenting consolidated financial statements for the operating period from July 1, 2026 to September 30, 2026.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Corporation in the preparation of these consolidated financial statements, are as follows:

Estimates

The preparation of consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires Board of General Directors to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the year. Although these accounting estimates are based on the Board of General Directors's best knowledge, actual results may differ from those estimates.

Basis of consolidation

The consolidated financial statements include the separate financial statements of the Corporation prepared for the period from 01July to 30 September 2026 and the financial statements of the companies controlled by the Corporation (subsidiaries) prepared for the period from 01 July 2026 to 30 September 2026. Control is achieved when the Corporation has the power to govern the financial and operating policies of an investee company so as to obtain benefits from its activities.

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

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

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Investments in associates

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

The results and assets and liabilities of associates are incorporated in these financial statements using the equity method of accounting. Interests in associates are carried in the balance sheet at cost as adjusted by post-acquisition changes in the Corporation's share of the net assets of the associate. Losses of an associate in excess of the Corporation 's interest in that associate (which includes any long-term interests that, in substance, form part of the Corporation 's net investment in the associate) are not recognised.

In the event that a member company of the Corporation conducts a transaction with an affiliated company of the Corporation, unrealized gains/losses corresponding to the Corporation's capital contribution to the associate company are eliminated from the consolidated financial statements.

Joint Venture Investments

Joint venture investments are contractual arrangements whereby the Corporation and the participating parties undertake an economic activity under joint control. Joint control is understood as the making of strategic decisions relating to the operating and financial policies of the joint venture unit requiring the consent of the parties in joint control.

Joint venture agreements that involve the establishment of an independent business entity in which the parties in the joint venture contribute capital are called jointly controlled entities. The Company reports its interests in jointly controlled entities using the equity method.

Financial Instruments

Initial Recognition

Financial Assets: At the date of initial recognition, financial assets are recorded at cost plus transaction costs that are directly attributable to the acquisition of the financial assets. The Group's financial assets include cash, cash equivalents, trade receivables, loan receivables, other receivables and long-term financial investments.

Financial Liabilities: At the date of initial recognition, financial liabilities are recorded at cost plus transaction costs that are directly attributable to the issuance of the financial liabilities. The Group's financial liabilities include trade payables, accrued expenses, other payables, loans and finance leases.

Re-evaluation after initial recognition

Currently, there are no regulations on re-evaluation of financial instruments after initial recognition.

Cash and cash equivalents

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

Financial investments

Loan receivables

Loan receivables are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to loan receivables is made in accordance with prevailing accounting regulations.

Equity investments in other entities

Investments in equity instruments of other entities represent investments in equity instruments but the Corporation does not have control, joint control or significant influence over the investee.

Investments in equity instruments of other entities are presented in the Consolidated Balance Sheet at cost less allowance for impairment (if any). Provisions for investment depreciation are set aside in accordance with Circular No. 228/2009/TT-BTC dated December 7, 2009 of the Ministry of Finance on "Guidelines for the provision and use of provisions for inventory depreciation, losses in financial investments, bad debts and

warranties for products, goods and construction works at enterprises", Circular No. 89/2013/TT-BTC dated June 28, 2013 of the Ministry of Finance on amending and supplementing Circular No. 228/2009/TT-BTC, Circular No. 99/2025/TT-BTC issued by the Ministry of Finance on october 27, 2025 ("Circular 99") guiding the accounting regime for enterprises and current accounting regulations.

Receivables

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

Provision for doubtful debts is made for receivables that are overdue for six months or more, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt. In which, the provision for doubtful debts is based on the original repayment period under the original purchase contract, without regard to the extension of the debt between the parties.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the specific identification method. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

Inventory value is determined according to the weighted average method. Inventories are accounted for using the regular declaration method.

The evaluation of necessary provision for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the balance sheet date.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working conditions and locations for their intended use. The costs of tangible fixed assets formed from construction investment by contractual mode or self-construction or self-generating process are the settled costs of the invested construction projects in accordance with the prevailing State's regulations on investment and construction management, directly-related expenses and registration fee (if any). In the event the construction project has been completed and put into use but the settled costs thereof have not been approved, the cost of tangible fixed assets is recognised at the estimated cost based on the actual cost incurred. The estimated cost will be adjusted according to the settled costs approved by competent authorities.

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

	30/09/2026
Buildings and structures	10 - 25
Machinery,equipment	03 - 15
Motor vehicles	02 - 10
Office equipment	03 - 10
Others	03 - 10

The Corporation's tangible fixed assets were re-evaluated when equitizing. The original cost and accumulated depreciation were adjusted according to the re-evaluation results approved by competent authorities in accordance with regulations.

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the income statement.

Leases

A lease is classified as a finance lease when substantially all the risks and rewards of ownership are transferred to the lessee. All other leases are classified as operating leases.

The Group recognises finance leased assets as assets of the Group at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is recognised in the consolidated balance sheet as a finance lease liability. Lease payments are apportioned between finance charges and principal repayments so as to achieve a constant periodic rate of interest on the remaining balance of the liability. Finance lease expenses are recognised in the income statement, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the Group's accounting policy on borrowing costs.

A lease is classified as an operating lease when the lessor retains a significant portion of the rewards and is subject to the risks of ownership. Operating lease expenses are recognised in the consolidated income statement on a straight-line basis over the lease term. Consideration received or receivable as an incentive to enter into an operating lease is also recognised on a straight-line basis over the lease term.

Assets held under finance leases are depreciated over their estimated useful lives in the same way as those held by the Group or over the lease term, whichever is shorter, as follows:

	30/09/2026
Buildings and structures	06 - 15
Machinery,equipment	10 - 15

Intangible assets and amortisation

Land use rights: intangible fixed assets represent the value of land use rights. Land use rights are allocated using the straight-line method based on the land lot's useful life.

Computer software: intangible fixed assets represent the value of computer software and are stated at cost less accumulated amortization. Computer software is allocated using the straight-line method based on the useful life from 02 years to 05 years.

The Corporation's intangible fixed assets were re-evaluated when equitizing State-owned enterprises. The original cost and accumulated depreciation were adjusted according to the re-evaluation results approved by competent authorities as prescribed.

Investment properties

Investment properties include land use rights and factories, buildings held by the Corporation for the purpose of earning rental income or for capital appreciation. Investment properties for lease are stated at cost less accumulated depreciation. Investment properties for capital appreciation are stated at cost less impairment.

The cost of purchased investment properties comprises the purchase price and directly attributable costs such as legal consultancy fees, property transfer tax and other related transaction costs.

Investment properties are apartments at 81/6 Vo Van Ngan, Linh Chieu Ward, Thu Duc District, Ho Chi Minh City, purchased for capital appreciation for sale.

Investment properties for lease are depreciated using the straight-line method over their estimated useful lives of 30 years.

Construction in progress

Properties in the course of construction for production, rental and administrative purposes or for other purposes are carried at cost. The cost includes any costs that are necessary to form the asset including construction cost, equipment cost, other directly attributable costs in accordance with the Corporation's accounting policy. Such costs will be included in the estimated costs of the fixed assets (if settled costs have not been approved) when they are put into use.

According to the State's regulations on investment and construction management, the settled costs of completed construction projects are subject to approval by appropriate level of competent authorities. The final costs of these completed construction projects may vary depending on the final approval by competent authorities.

Prepayments

Prepaid expenses include actual expenses that have been incurred but are related to the business performance of many accounting periods. Prepaid expenses mainly include prepaid land rent, major repair costs, business advantages and other long-term prepaid expenses.

Land rent represents the amount of rent that has been paid in advance. Prepaid rent is allocated to the Consolidated Income Statement on a straight-line basis over the lease term.

Major repair costs are allocated to the Consolidated Income Statement on a straight-line basis over two (02) years.

The value of business advantages reflects the business advantages arising when determining the enterprise value for equitization of the Parent Company, Dong Anh Mechanical Joint Stock Company and Electricity and Water Installation Joint Stock Company.

This business advantage is allocated to production and business expenses within 3 years from the date the above units officially operate as joint stock companies.

Other prepaid expenses include the value of tools, equipment, small components issued for use and other prepaid expenses that are considered to be able to bring future economic benefits to the Corporation. These expenses are capitalized as prepayments and allocated to the consolidated income statement, using the straight-line method in accordance with current accounting regulations.

Payable provisions

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

Provision for construction warranty is provided at the rate specified in the construction contract, based on revenue recorded in the period for completed works, accepted and handed over in accordance with Circular No. 228/2009/TT-BTC dated December 7, 2009 of the Ministry of Finance.

Accrued expenses

Accrued expenses are recorded based on reasonable estimates of the amount payable for goods and services used during the period.

Accrued expenses include interest expenses, expenses payable for construction works and other payable expenses.

Interest expenses are estimated based on the loan amount, term and actual interest rate of each period.

Accrued expenses for construction works are expenses accrued in accordance with construction contract revenue recorded based on the minutes of acceptance of completed volume value between the Corporation and customers.

Revenue recognition

Sales revenue

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

(a) The Corporation has transferred to the buyer the significant risks and rewards of ownership of the goods;
(b) The Corporation retains neither continuing managerial involvement to the degree usually associated with; ownership nor effective control over the goods sold;
(c) The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the products or goods, purchased under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer is not entitled to pay return products and goods (except for cases where customers have the right to return goods in the form of exchange for other goods or services
(d) The Corporation has obtained or will receive economic benefits from the sale transaction; and
(e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Service revenue

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

(a) The amount of revenue can be measured reliably; When the contract stipulates that the buyer is entitled to return the products or goods, purchased under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer is not entitled to pay return products and goods;
(b) It is probable that the economic benefits associated with the transaction will flow to the Corporation;
(c) The percentage of completion of the transaction at the balance sheet date can be measured reliably; and
(d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from the Corporation 's construction contracts is recognised in accordance with the Corporation's accounting policy on construction contracts (see details below).

Financial revenue

Interest income is recognized on an accrual basis, determined on the balance of the deposit account and the interest rate applied.

Interest from investments is recognized when the Corporation has the right to receive the profit.

Construction contract

When the outcome of a construction contract can be estimated reliably and is certified by customers, revenue and costs related to the contract are recognized corresponding to the stage of completion of the work certified by customers during the period.

When the outcome of a construction contract cannot be estimated reliably, revenue is only recognized equivalent to the contract costs incurred and the recovery is relatively certain.

Revenue from the sale of real estate in which the Corporation is the investor is recognized when all five (5) following conditions are simultaneously satisfied (regardless of whether the legal procedures for the land use right certificate have been completed or not):

(a) The real estate has been fully completed and handed over to the buyer, the Corporation has transferred the risks and rewards associated with the ownership of the real estate to the buyer;

(b) The Corporation no longer holds the right to manage the real estate as the owner of the real estate or the right to control the real estate;
(c) The amount of revenue can be measured reliably;

(d) It is probable that the economic benefits associated with the transaction will flow to the Corporation;

(e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Cost of goods sold recognition

The cost of goods sold for construction activities is determined based on the estimated gross profit ratio and revenue of the projects. After the project is completed and the final settlement with the investor is completed, the difference between the recorded cost of goods sold and the total actual investment cost of the project is adjusted to increase/decrease the cost of goods sold at the end of the period.

The cost of goods sold for real estate business activities is the right to use land and accompanying infrastructure transferred to customers, determined based on the estimated profit ratio of the projects and the revenue recorded in the period/or the estimated investment rate and business area. After the project ends its business period, the difference between the recorded cost of goods sold and the total actual investment cost of the project is adjusted to increase/decrease the cost of goods sold at the end of the year.

Foreign currencies

The Corporation applies the treatment of exchange rate differences according to the guidance of Vietnamese Accounting Standard No. 10 (VAS 10) "Effects of changes in exchange rates". Accordingly, transactions arising in foreign currencies are converted at the exchange rate on the date of the transaction. The balance of foreign currency-denominated monetary items at the end of the accounting period is converted at the exchange rate on this date. The arising exchange rate differences are recorded in the Consolidated Statement of Business Performance. The exchange rate difference gains from revaluation of balances at the end of the accounting period are not used to distribute to owners.

Borrowing costs

Borrowing costs are recognised in the income statement in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

Other borrowing costs are recognized in the consolidated income statement when incurred.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in

other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and are accounted for using balance sheet liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilized.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

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

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

5. CASH AND CASH EQUIVALENTS

	30/9/2026	1/1/2026
	VND	VND
Cash on hand	2.616.120.139	3.444.180.171
Bank demand deposits	152.445.290.164	199.869.990.680
Cash equivalents (*)		192.650.011.247
	155.061.410.303	**395.964.182.098**

(*) Term deposit at a bank with a term of no more than 3 months, interest rate according to the regulations in each term deposit contract.

6. SHORT-TERM FINANCIAL INVESTMENTS

	30/09/2026	01/01/2026
	VND	VND
Holding investment until maturity date	435.356.862.436	233.600.000.000
	435.356.862.436	**233.600.000.000**

7. FINANCIAL INVESTMENTS

	30/9/2026			1/1/2026		
	Cost	Equity Method Value	Fair value	Cost	Equity Method Value	Fair value
	VND	VND	VND	VND	VND	VND
Investment in associates						
Licogi 14 Joint Stock Company	38.822.653.946	85.303.523.125	85.303.523.125	38.822.653.946	84.818.411.626	84.818.411.626
Licogi 19 Joint Stock Company	1.999.068.969	2.124.825.808	2.124.825.808	1.999.068.969	2.038.010.092	2.038.010.092
Binh Long Construction Investment Joint Stock Company	16.540.000.000	18.244.569.801	18.244.569.801	16.540.000.000	18.244.569.801	18.244.569.801
Bac Ha Hydropower Joint Stock Company	280.725.828.730	444.222.288.618	444.222.288.618	280.725.828.730	453.581.677.687	453.581.677.687
Dong Anh 8 Investment and Construction Materials Joint Stock Company	9.746.080.000			9.746.080.000	-	-
Investment in joint ventures	-			-		
Thang Long Industrial Park Company Limited	159.253.337.143	226.595.193.015	226.595.193.015	159.253.337.143	245.738.916.765	245.738.916.765
Ha Nam Construction Materials Production Joint Venture Company		-	-	589.014.600	-	-
	507.086.968.788	**776.490.400.367**	**776.490.400.367**	**507.675.983.388**	**804.421.585.971**	**804.421.585.971**

8. FINANCIAL INVESTMENTS (CONTINUED)

	30/9/2026			1/1/2026		
	Cost	Provision	Fair value	Cost	Provision	Fair value
	VND	VND	VND	VND	VND	VND
Investment in other entities						
Licogi 12 Joint Stock Company	7.895.068.192	(5.045.228.992)	2.849.839.200	7.895.068.192	(5.454.565.192)	2.440.503.000
Licogi 13 Joint Stock Company	16.239.671.600	(9.381.899.200)	6.857.772.400	16.239.671.600	(8.640.518.400)	7.599.153.200
Investment and Construction Joint Stock Company No. 18	9.212.563.301	-	9.212.563.301	9.212.563.301	-	9.212.563.301
Dak Drink Hydropower Joint Stock Company	13.753.805.608	-	13.753.805.608	13.753.805.608	-	13.753.805.608
Oil and Gas Industrial Park Investment Joint Stock Company - IDICO	780.000.000	-	780.000.000	780.000.000	-	780.000.000
Vinashin - Licogi Construction Investment Joint Stock Company	1.000.000.000	(1.000.000.000)	-	1.000.000.000	(1.000.000.000)	-
Licogi Construction and Project Management Joint Stock Company	300.000.000	(300.000.000)	-	300.000.000	(300.000.000)	-
Thang Long Thanh Hoa Industrial Park Co., Ltd.	40.128.371.275	-	-	-	-	-
	89.309.479.976	**(15.727.128.192)**	**33.453.980.509**	**49.181.108.701**	**(15.395.083.592)**	**33.786.025.109**

9. SHORT-TERM TRADE RECEIVABLES

	30/9/2026 VND	1/1/2026 VND
a. Short-term		
Power Project Management Board 2 - Branch of Vietnam Electri	36.177.513.687	56.309.053.597
Dak Drinh Hydropower Joint Stock Company	3.336.065.995	6.476.065.995
Investment and Construction Joint Stock Company No. 8	21.261.594.839	21.261.594.839
Vinhomes Joint Stock Company	7.309.190.773	3.724.248.889
Northern Food Joint Stock Company	15.662.726.396	15.662.726.396
Pacific Group Joint Stock Company	50.570.156.829	565.469.752
Xuan Cau Investment Joint Stock Company	770.770.577	9.006.594.760
PROESMMA SA DE CV	32.678.884.832	24.831.289.600
Other customers	849.714.033.524	826.984.836.578
	1.017.480.937.452	**964.821.880.406**
In which the related parties	**4.989.069.958**	**13.643.596.369**

10. SHORT-TERM ADVANCES TO SUPPLIERS

	30/9/2026 VND	1/1/2026 VND
Construction and Mechanical Engineering Joint Stock Company	-	
Indochina Industrial Construction Joint Stock Company	6.829.116.000	6.829.116.000
Others	190.318.292.878	201.807.620.245
	197.147.408.878	**208.636.736.245**
Prepayments to Sellers are Related Parties	**3.695.789.577**	**3.695.789.577**
Total	**200.843.198.455**	**212.332.525.822**

11. OTHERS SHORT-TERM RECEIVABLES

	30/9/2026 VND	1/1/2026 VND
Advance receivable	141.201.591.134	136.461.229.663
Thinh Liet New Urban Area Project Management Board	55.779.953.852	55.896.953.852
Other receivables from Cometco transferred to Licogi 2	25.496.220.371	25.496.220.371
Short-term mortage	1.010.029.702	232.029.702
Receivables from employees	4.995.248.262	2.672.948.504
Other	241.928.498.076	193.090.731.652
	470.411.541.397	**413.850.113.744**
Other receivables from related parties	**3.172.375.304**	**3.795.964.577**
Total	**473.583.916.701**	**417.646.078.321**

12. INVENTORIES

	30/9/2026		1/1/2026	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Purchased goods are on the way	-	-	369.657.920	
Raw materials	144.340.704.913	(2.807.702.876)	141.954.491.093	(3.108.551.557)
Tool and supplies	3.809.050.534	(755.727)	6.302.364.302	(755.727)
Work in progress	527.539.720.595	(12.273.040.670)	346.721.899.925	(12.273.040.670)
Finished	23.115.526.262	(2.344.870.176)	51.458.110.923	(3.372.514.703)
Good	-		2.556.329	-
Goods for sale	2.701.314.125	-	6.927.744.038	-
Total	**701.506.316.429**	**(17.426.369.449)**	**553.736.824.530**	**(18.754.862.657)**

As of September 30, 2026, the Corporation has made provisions for inventory price reduction for some stagnant, poor quality, and unsaleable materials, and some projects with reduced settlement value of VND 17.426.369.449 (December 31, 2025: VND 18.754.862.657).

13. PREPAID EXPENSES

	30/9/2026 VND	1/1/2026 VND
a.Current		
Tools and equipment awaiting allocation	452.432.465	2.280.764.091
Fixed asset repair costs	291.542.332	267.220.449
Other	1.019.639.029	137.826.114
	1.763.613.826	**2.685.810.654**
b. Non - current		
Tools and equipment awaiting allocation	5.577.120.314	7.540.289.716
Prepaid land rent	4.029.846.641	3.948.762.537
Fixed asset repair costs	12.002.388.507	14.042.625.217
Other	8.224.650.564	6.314.813.391
	29.834.006.026	**31.846.490.861**

14. INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

As at 01/01/2026	**264.489.152.588**	**949.328.003.304**	**134.112.939.046**	**8.233.233.095**	**1.540.536.399**	**1.357.703.864.432**
Increase in the year	-	**4.961.340.318**	-	**145.870.370**	-	**5.107.210.688**
Purchased during the year		4.961.340.318		145.870.370		5.107.210.688
Basic construction investment completed						-
Purchase of fixed assets under financial lease						-
Other increases						-
Decrease during the year	-	**286.845.000**	**4.647.162.688**	**1.031.116.832**	-	**5.965.124.520**
Other decrease			4.647.162.688		-	4.647.162.688
Disposals		286.845.000		1.031.116.832	-	1.317.961.832
As at 30/09/2026	**264.489.152.588**	**954.002.498.622**	**129.465.776.358**	**7.347.986.633**	**1.540.536.399**	**1.356.845.950.600**
ACCUMULATED DEPRECIATION						
As at 01/01/2026	**192.564.512.267**	**732.982.238.188**	**117.501.374.140**	**7.197.419.540**	**1.435.408.151**	**1.051.680.952.285**
Increase in the year	**6.017.328.771**	**21.819.699.185**	**3.724.043.670**	**326.262.260**	-	**31.887.333.886**
Charge for the year	6.017.328.771	21.819.699.185	3.690.022.683	326.262.260	-	31.853.312.899
Disposals						-
Other increases	-	-	34.020.987	-	-	34.020.987
Decrease during the year	-	**286.845.000**	**4.647.162.688**	**1.031.116.832**	-	**5.965.124.520**
Disposals		286.845.000		1.031.116.832	-	1.317.961.832
Other decrease			4.647.162.688		-	4.647.162.688
As at 30/09/2026	**198.581.841.038**	**754.515.092.374**	**116.578.255.122**	**6.492.564.968**	**1.435.408.151**	**1.077.603.161.651**
NET BOOK VALUE						
As at 30/09/2026	**65.907.311.550**	**199.487.406.249**	**12.887.521.236**	**855.421.665**	**105.128.248**	**279.242.788.949**
As at 01/01/2026	**71.924.640.321**	**216.345.765.116**	**16.611.564.906**	**1.035.813.555**	**105.128.248**	**306.022.912.145**

15. INCREASE, DECREASE FINANCE LEASE ASSETS

	Machinery, Equipment	Motor Vehicles	Total
	VND	VND	VND
HISTORIAL COST			
As at 01/01/2026	**845.454.545**	**6.879.716.365**	**7.725.170.910**
Addition		-	-
Other decrease		-	-
As at 30/09/2026	**845.454.545**	**6.879.716.365**	**7.725.170.910**
ACCUMULATED DEPRECIATION			
As at 01/01/2026	**280.909.089**	**3.265.817.735**	**3.546.726.824**
Increase in the year		-	-
Charge for the year	126.818.181	859.964.535	986.782.716
Decrease during the year		-	
As at 30/09/2026	**407.727.270**	**4.125.782.270**	**4.533.509.540**
NET BOOK VALUE			
As at 30/09/2026	**437.727.275**	**2.753.934.095**	**3.191.661.370**
As at 01/01/2026	**564.545.456**	**3.613.898.630**	**4.178.444.086**

16. INCREASE, DECREASE IN INTANGIBLE FIXED ASSETS

	Land use right	Computer software	Others asset	Total
	VND	VND	VND	VND
HISTORIAL COST				
As at 01/01/2026	**28.583.669.806**	**1.048.000.000**	**500.000.000**	**30.131.669.806**
Decrease during the year	-	-	-	-
Increase in the year	79.266.504.000	-	-	79.266.504.000
As at 30/09/2026	**107.850.173.806**	**1.048.000.000**	**500.000.000**	**109.398.173.806**
ACCUMULATED DEPRECIATION				
As at 01/01/2026	**3.105.052.690**	**767.036.849**	**500.000.000**	**4.372.089.539**
Increase in the year	-	-	-	-
Charge for the year	529.436.187	116.025.003	-	645.461.190
Increase other	-	-	-	-
Decrease during the year	-		-	-
As at 30/09/2026	**3.634.488.877**	**883.061.852**	**500.000.000**	**5.017.550.729**
NET BOOK VALUE				
As at 30/09/2026	**104.215.684.929**	**164.938.148**	-	**104.380.623.077**
As at 01/01/2026	**25.478.617.116**	**280.963.151**	-	**25.759.580.267**

17. LONG-TERM WORK IN PROGRESS

a) Long-term unfinished business costs

	30/9/2026 VND	1/1/2026 VND
Thinh Liet Urban Area Project	1.285.447.952.841	1.244.717.532.598
Dong Hung Urban Area Project	24.612.242.114	24.612.242.114
Other	149.019.816.229	149.019.816.229
	1.459.080.011.184	**1.418.349.590.941**

b) Long-term unfinished basic construction costs

	30/9/2026 VND	1/1/2026 VND
Compensation, support and consulting costs for agricultural land of Dong Anh Construction Materials JSC	6.348.211.112	6.348.211.112
Other	40.279.114.583	9.953.562.407
	46.627.325.695	**16.301.773.519**

18. SHORT-TERM TRADE PAYABLES

	30/9/2026 VND	1/1/2026 VND
a. Short-term		
Licogi 13 Joint Stock Company	30.159.102.248	30.000.019.114
Investment and Construction Joint Stock Company No. 18 - Licogi 18	24.266.010.896	24.266.010.896
Investment and Construction Joint Stock Company No. 18.1	15.930.964.213	15.930.964.213
Licogi 16 Joint Stock Company	11.424.415.535	11.424.415.535
Tan Viet Bac Infrastructure Construction and Mining Investment Joint Stock Company		12.928.014.655
Others	668.807.488.326	540.003.244.850
	750.587.981.218	**634.552.669.263**
b. Short-term trade payables from related parties		**1.022.280.000**

19. SHORT-TERM ADVANCE FROM CUSTOMERS

	30/9/2026 VND	1/1/2026 VND
Favorite Song Real Estate Development and Services Co., Ltd.	32.295.760.000	32.295.760.000
Dai Quang Minh Real Estate Investment Joint Stock Company	7.731.631.744	7.731.631.744
Green i-Park Joint Stock Company	17.789.739.995	17.789.739.995
Other	276.582.139.619	195.783.125.487
	334.399.271.358	**253.600.257.226**

20. TAXES AND RECEIVABLES/PAYABLES TO THE STATE

	1/1/2026	Arising during the period		30/9/2026
		Amount payable	Amount paid	
	VND	VND	VND	VND
Value Added Tax	56.096.931.829	62.657.933.450	62.979.719.238	55.775.146.041
Special consumption tax	-			-
Import tax	-	97.316.772	97.316.772	-
Corporate income tax	16.667.424.962	6.470.046.306	10.347.255.522	12.790.215.746
Resource tax	848.393.888	1.922.321.447	1.895.435.789	875.279.546
Real estate tax, land rent	61.334.852.315	2.396.733.857	1.571.079.306	62.160.506.866
Personal income tax	1.751.078.176	3.189.050.133	2.782.284.867	2.157.843.442
Other taxes	23.121.364.181	464.528.397	464.528.397	23.121.364.181
Taxes and other fees and charges	88.787.980.315	2.683.645.441	3.425.595.608	88.046.030.148
Total	**248.608.025.666**	**79.881.575.803**	**83.563.215.499**	**244.926.385.970**

21. ACCRUED EXPENSES

	30/9/2026	1/1/2026
	VND	VND
Interest expense	294.702.250.462	218.773.987.586
Construction cost advance	116.734.166.694	145.948.552.919
Other items	29.628.273.661	33.951.222.660
	441.064.690.817	**398.673.763.165**

22. OTHER SHORT-TERM AND LONG-TERM PAYABLES

	30/9/2026	1/1/2026
	VND	VND
a) Short - term		
Social insurance, health insurance, unemployment insurance	40.450.972.441	39.316.736.113
Union funds	6.912.227.069	7.524.902.127
Other	148.078.550.986	158.542.763.498
	195.441.750.496	**205.384.401.738**

b) Long-term

	30/9/2026	1/1/2026
	VND	VND
Khu Dong Real Estate Investment and Trading Company Limitec	156.998.028.150	156.998.028.150
Other	8.699.046.075	8.684.097.075
	165.697.074.225	**165.682.125.225**

23. SHORT-TERM AND LONG-TERM FINANCIAL LEASE LOANS AND DEBT

Short term loan	**As at 01/01/2026**	**Arising during the period**		**As at 30/09/2026**
		Increase	**Decrease**	
Short-term Bank Loan	1.193.210.713.170	1.509.533.203.838	1.422.287.621.113	1.280.456.295.895
Third party short term loans	635.046.136.463	116.429.172.913	93.709.902.133	657.765.407.243
Long term loan due	79.635.042.400	15.927.000.000	140.000.000	95.422.042.400
	1.907.891.892.033	**1.641.889.376.751**	**1.516.137.523.246**	**2.033.643.745.538**
Long term loan				
Short-term Bank Loan	158.806.024.726	23.665.259.722	15.289.024.726	167.182.259.722
Third party short term loans	664.170.500.850		5.750.000.000	658.420.500.850
	822.976.525.576	**23.665.259.722**	**21.039.024.726**	**825.602.760.572**
Debt due in 12 months	85.930.028.200	15.927.000.000	5.890.000.000	95.967.028.200
Debt due after 12 months	**737.046.497.376**	**7.738.259.722**	**15.149.024.726**	**729.635.732.372**

24. SHORT-TERM AND LONG-TERM FINANCIAL LEASE LOANS AND DEBT (CONTINUED)

a) Short-term loans and financial leases	**30/9/2026** VND	**1/1/2026** VND
Parent company	813.042.682.829	804.800.984.026
Licogi 2	10.601.667.000	10.601.667.000
Licogi 9	233.761.649.460	220.779.044.458
Licogi 10	45.942.145.260	45.966.411.024
Licogi 15	20.481.998.451	20.561.966.768
Licogi 17	14.312.156.627	37.997.990.333
Licogi 20	39.327.309.923	39.327.309.923
Water Electrical System and Machinery Installation Licogi Joint	19.686.956.421	19.686.956.421
Dong Anh Licogi Mechanical Joint Stock Company	647.037.794.696	532.767.079.901
Dong Anh Investment and Construction Materials Joint Stock Co	70.612.837.863	58.229.144.171
Licogi Housing and Urban Development Company Limited	97.910.147.000	93.844.147.000
Licogi Quang Ngai Joint Stock Company	20.726.400.008	23.329.191.008
Total	**2.033.443.745.538**	**1.907.891.892.033**

b) Long-term loans and financial leases	**30/9/2026** VND	**1/1/2026** VND
Parent company	626.161.500.000	626.161.500.000
Licogi 2	25.359.726.000	25.359.726.000
Licogi 9	1.278.246.650	1.278.246.650
Dong Anh Investment and Construction Materials Joint Stock Co	65.429.259.722	72.840.024.726
Licogi 20	11.407.000.000	11.407.000.000
Total	**729.635.732.372**	**737.046.497.376**

25. EQUITY

	Owner's equity	Other owners' equity	Asset revaluation difference	Development investment fund	Other equity funds	Undistributed profit after tax	Non-controlling interest	Total
	VND	VND	VND	VND	VND	VND	VND	VND
As at 01/01/2025	**900.000.000.000**	**117.558.651**	**(89.169.818.319)**	**143.948.227.766**	**2.083.295.470**	**(550.940.633.893)**	**83.893.413.739**	**489.932.043.414**
Profit for the period			-		-	81.277.738.756	25.364.590.058	106.642.328.814
Development investment fund	-	-	-	22.113.874.096	-	(22.113.874.096)		-
Dividends reward fund	-	-	-	-	-	(10.000.079.963)	(1.964.352.439)	(11.964.432.402)
Executive bonus refund						(1.897.067.214)	(9.865.939.063)	(9.865.939.063)
Other increase/other decrease						(462.801)	(232.948.093)	(2.130.015.307)
							551.464	88.663
As at 31/12/2025	**900.000.000.000**	**117.558.651**	**(89.169.818.319)**	**166.062.101.862**	**2.083.295.470**	**(503.674.379.211)**	**97.195.315.666**	**572.614.074.119**
Profit for the period			-			31.627.214.759	17.609.841.761	49.237.056.520
Profit distribution	-			29.294.984.926		(48.812.349.895)	(18.769.379.209)	(38.286.744.178)
Other increase/other decrease		-	-					-
As at 30/09/2026	**900.000.000.000**	**117.558.651**	**(89.169.818.319)**	**195.357.086.788**	**2.083.295.470**	**(520.859.514.347)**	**96.035.778.218**	**583.564.386.461**

b. Owner's equity details

	Closing balance	Ratio	Opening balance	Ratio
State Capital Investment Corporation (SCIC)	366.406.910.000	40,71%	366.406.910.000	40,71%
Khu Dong Real Estate Investment and Trading Company Limitec	315.000.000.000	35,00%	315.000.000.000	35,00%
Other shareholders	218.593.090.000	24,29%	218.593.090.000	24,29%
	900.000.000.000	**100,00%**	**900.000.000.000**	**100,00%**

26. REVENUE

	QIII/2026	QIII/2025
	VND	VND
Revenue from sales of goods and provision of services	**681.386.148.731**	**613.140.681.299**
Revenue from trading goods and real estate	619.610.822.139	580.253.052.103
Service revenue	11.932.645.598	5.838.234.681
Construction contract revenue	49.842.680.994	27.049.394.515
Revenue deductions	-	-
Trade discount		
Sales Discount		
Returned goods		
Net revenue from sales and services	**681.386.148.731**	**613.140.681.299**

27. COST OF SALES

	QIII/2026	QIII/2025
	VND	VND
Cost of goods and real estate business	565.677.657.749	534.278.340.879
Cost of service	8.849.590.100	2.901.267.856
Construction contract cost	41.839.951.259	23.390.770.743
	616.367.199.108	**560.570.379.478**

28. FINANCIAL INCOME

	QIII/2026	QIII/2025
	VND	VND
Interest on deposits and loans	6.300.499.591	3.474.640.301
Exchange rate differential profit	47.499.890	
Dividends, profits distributed (i)	100.548.059.691	539.218.750
Other financial revenue	221.770.711	478.232.650
	107.117.829.883	**4.492.091.701**

29. FINANCIAL EXPENSES

	QIII/2026	QIII/2025
	VND	VND
Interest expense	51.299.734.942	32.542.798.893
Exchange rate difference loss	413.001.769	
Provision for depreciation of short-term and long-term investments		
Other		450.000.000
	51.712.736.711	**32.992.798.893**

30. SALES COSTS AND BUSINESS MANAGEMENT COSTS

	QIII/2026	QIII/2025
	VND	VND
Selling expenses incurred during the period		
Sales staff costs	3.686.817.923	3.855.414.122
Cost of raw materials	384.656.272	420.408.738
Fixed asset depreciation costs	195.767.359	283.068.324
Outsourcing service costs		2.869.255.667
Other cash expenses	9.387.157.302	4.101.042.951
	13.654.398.856	**11.529.189.802**
Business management costs incurred during the period		
Sales staff costs	16.888.524.102	16.323.053.961
Office supplies costs	926.171.602	784.194.970
Fixed asset depreciation costs	1.973.948.360	2.103.447.987
Provision (Provision/Reversal) Expense		268.660.000
Other cash expenses	11.109.401.871	7.444.759.744
	30.898.045.935	**26.924.116.662**

31. OTHER LOSS

	QIII/2026	QIII/2025
	VND	VND
Other income		
Proceeds from liquidation of fixed assets	1.062.500.000	
Other income	495.156.398	666.974.039
	1.557.656.398	**666.974.039**
Other costs		
Penalties	808.084.605	1.299.340.629
Depreciation cost of temporarily unused fixed assets	2.373.620.385	1.694.364.365
Other costs	917.912.996	133.507.749
	4.099.617.986	**3.127.212.743**

32. CURRENT CORPORATE INCOME TAX EXPENSES

Profit before tax	**62.847.214.758**	**77.242.993.706**
Current corporate income tax expense	2.622.832.896	3.679.260.062
Including:		
Parent company	-	
Licogi 2 Investment And Construction One Member Company Limited		
Licogi Housing and Urban Development Company Limited	167.676	
Mechanized Construction and Installation Joint Stock Company No9		
Dong Anh Licogi Mechanical Joint Stock Company	2.083.560.109	2.083.648.553
Licogi General Import Export Company Limited		
Dong Anh Investment and Construction Materials Joint Stock Company	483.763.044	1.595.531.276
Licogi Consulting Joint Stock Company	55.342.067	

The Corporation and its subsidiaries are obliged to pay corporate income tax at the rate of 20% or 22% as prescribed from time to time, calculated on taxable income.

33. RELATED PARTY TRANSACTIONS AND BALANCES

During the year, the Corporation had the following major transactions with related parties:	**QIII/2026**	**QIII/2025**
	VND	**VND**
Purchase	-	-
Dong Anh 8 Investment and Construction Materials Joint Stock Company		-
Dividends on profits	-	-
Licogi 12 Joint Stock Company	-	
Thang Long Industrial Park Company Limited	-	-
Binh Long Construction Investment Joint Stock Company		
Interest payable	**12.381.495.109**	**11.902.921.894**
Khu Dong Real Estate Investment and Trading Company Limited	12.381.495.109	11.902.921.894
Financial revenue	-	**288.860.000**
Dong Anh 8 Investment and Construction Materials Joint Stock Company		288.860.000
Income of Board of Directors, General Director and Supervisory Board	**512.500.000**	**661.500.000**

Major balances with related parties as of 30/09/2026	**30/9/2026**	**1/1/2026**
	VND	**VND**
Short-term trade receivables	**4.989.069.958**	**4.982.758.978**
Bac Ha Hydropower Joint Stock Company	4.804.043.818	4.804.043.818
Thang Long Industrial Park Company Limited	185.026.140	178.715.160
MIK Group Vietnam Corporation		
Short-term advances to suppliers	**3.695.789.577**	**3.695.789.577**
Licogi 19 Joint Stock Company, Associate Company	3.695.789.577	3.695.789.577
Loan receivable	-	**4.291.160.010**
Bac Ha Hydropower Joint Stock Company	-	
Dong Anh 8 Investment and Construction Materials Joint Stock Company		4.291.160.010
Other short-term receivables	**3.172.375.304**	**4.432.940.455**
Dong Anh 8 Investment and Construction Materials Joint Stock Company		95.228.000
Licogi 19 Joint Stock Company	3.172.375.304	4.337.712.455
Short-term trade payables	-	-
Dong Anh 8 Investment and Construction Materials Joint Stock Company	-	
Accrued expenses	**195.133.234.436**	**158.665.702.448**
Khu Dong Real Estate Investment and Trading Company Limited	195.133.234.436	158.665.702.448
Other short-term payables	**156.998.028.150**	**156.998.028.150**
Khu Dong Real Estate Investment and Trading Company Limited	156.998.028.150	156.998.028.150
Loans	**602.444.297.156**	**583.463.697.156**
Khu Dong Real Estate Investment and Trading Company Limited	602.444.297.156	583.463.697.156

COMPARATIVE DATA

Comparative data on the Consolidated Balance Sheet, Income Statement, Cash Flow Statement as of January 1, 2026 and corresponding notes are data according to the financial statements audited by iCPA - International Auditing Company Limited

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS **FORM 09/DN-HN**

These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statement

Preparer	Chief Accountant	General Director
October 30, 2026		
Đang Thu Oanh	Do Thi Thu Ha	

M.S.D.N: 0100106440 - C.T.C.P
TỔNG CÔNG TY LICOGI - CTCP
P. THANH LIỆT - P. HÀ NỘI
TỔNG GIÁM ĐỐC
Phan Thanh Hải