

# **SEPARATE FINANCIAL STATEMENTS**

VIETNAM MACHINERY INSTALLATION CORPORATION - JSC  
Quarter III 2026

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**SEPARATE STATEMENT OF FINANCIAL POSITION**

As at 30 September 2026

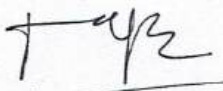
| Code | ASSETS                                                          | Note | 30/09/2026               | 01/01/2026               |
|------|-----------------------------------------------------------------|------|--------------------------|--------------------------|
|      |                                                                 |      | VND                      | VND                      |
| 100  | <b>A. CURRENT ASSETS</b>                                        |      | <b>6.622.629.335.353</b> | <b>6.070.071.610.433</b> |
| 110  | <b>I. Cash and cash equivalents</b>                             | 3    | <b>2.656.838.507.823</b> | <b>2.650.144.709.382</b> |
| 111  | 1. Cash                                                         |      | 1.707.910.273.848        | 1.659.825.709.382        |
| 112  | 2. Cash equivalents                                             |      | 948.928.233.975          | 990.319.000.000          |
| 120  | <b>II. Short-term investments</b>                               | 4    | <b>861.314.520.548</b>   | -                        |
| 123  | 1. Short-term held-to-maturity investments                      |      | 1.255.972.342.695        | 394.657.822.147          |
| 124  | 2. Allowance for short-term impairment of held-to-maturity inve |      | (394.657.822.147)        | (394.657.822.147)        |
| 130  | <b>III. Short-term receivables</b>                              |      | <b>3.031.943.570.011</b> | <b>2.802.989.701.653</b> |
| 131  | 1. Short-term trade receivables                                 | 5    | 2.981.612.920.035        | 2.779.357.914.295        |
| 132  | 2. Short-term prepayments to suppliers                          | 6    | 515.038.404.356          | 431.423.574.051          |
| 135  | 3. Other short-term receivables                                 | 7    | 382.885.119.695          | 363.254.716.192          |
| 136  | 4. Allowance for short-term doubtful debts                      |      | (847.592.874.075)        | (771.046.502.885)        |
| 140  | <b>IV. Inventories</b>                                          | 9    | <b>64.746.826.638</b>    | <b>509.926.490.304</b>   |
| 141  | 1. Inventories                                                  |      | 64.746.826.638           | 509.926.490.304          |
| 160  | <b>V. Other short-term assets</b>                               |      | <b>7.785.910.333</b>     | <b>107.010.709.094</b>   |
| 161  | 1. Short-term deferred expenses                                 | 15   | 1.518.754.270            | 313.601.362              |
| 162  | 2. Deductible VAT                                               |      | 3.363.297.809            | 90.264.352.753           |
| 163  | 3. Taxes and other receivables from the State budget            | 19   | 2.903.858.254            | 16.432.754.979           |
| 200  | <b>B. NON-CURRENT ASSETS</b>                                    |      | <b>661.399.008.184</b>   | <b>650.985.499.014</b>   |
| 210  | <b>I. Long-term receivables</b>                                 |      | <b>171.000.000</b>       | <b>171.000.000</b>       |
| 215  | 1. Other long-term receivables                                  | 7    | 171.000.000              | 171.000.000              |
| 220  | <b>II. Fixed assets</b>                                         |      | <b>86.470.874.413</b>    | <b>68.386.481.205</b>    |
| 221  | 1. Tangible fixed assets                                        | 11   | 70.604.280.951           | 55.654.941.554           |
| 222  | - Historical costs                                              |      | 426.342.167.841          | 433.105.347.246          |
| 223  | - Accumulated depreciation                                      |      | (355.737.886.890)        | (377.450.405.692)        |
| 224  | 2. Finance lease fixed assets                                   | 12   | 1.735.328.662            | 2.065.295.932            |
| 225  | - Historical costs                                              |      | 3.519.650.908            | 3.519.650.908            |
| 226  | - Accumulated depreciation                                      |      | (1.784.322.246)          | (1.454.354.976)          |
| 227  | 3. Intangible fixed assets                                      | 13   | 14.131.264.800           | 10.666.243.719           |
| 228  | - Historical costs                                              |      | 16.190.338.212           | 12.465.728.212           |
| 229  | - Accumulated depreciation                                      |      | (2.059.073.412)          | (1.799.484.493)          |
| 240  | <b>III. Investment properties</b>                               | 14   | <b>9.086.311.656</b>     | <b>10.815.178.770</b>    |
| 241  | - Historical costs                                              |      | 57.127.963.520           | 57.127.963.520           |
| 242  | - Accumulated depreciation                                      |      | (48.041.651.864)         | (46.312.784.750)         |
| 250  | <b>IV. Long-term assets in progress</b>                         | 10   | <b>37.083.038.274</b>    | <b>38.059.007.898</b>    |
| 252  | 1. Construction in progress                                     |      | 37.083.038.274           | 38.059.007.898           |
| 260  | <b>V. Long-term investments</b>                                 | 4    | <b>446.752.982.184</b>   | <b>448.555.662.044</b>   |
| 261  | 1. Investment in subsidiaries                                   |      | 49.498.345.589           | 49.498.345.589           |
| 262  | 2. Investments in joint ventures and associates                 |      | 271.222.251.568          | 271.222.251.568          |
| 263  | 3. Equity investments in other entities                         |      | 248.959.582.264          | 248.959.582.264          |
| 264  | 4. Allowance for long-term impairment of other investments      |      | (122.927.197.237)        | (121.124.517.377)        |
| 270  | <b>VI. Other long-term assets</b>                               |      | <b>81.834.801.657</b>    | <b>84.998.169.097</b>    |
| 271  | 1. Long-term deferred expenses                                  | 15   | 81.834.801.657           | 82.687.929.097           |
| 272  | 2. Deferred income tax assets                                   | 35   | -                        | 2.310.240.000            |
| 280  | <b>TOTAL ASSETS</b>                                             |      | <b>7.284.028.343.537</b> | <b>6.721.057.109.447</b> |

**SEPARATE STATEMENT OF FINANCIAL POSITION**

As at 30 September 2026

(continue)

| Code       | LIABILITIES AND OWNER'S EQUITY                         | Note      | 30/09/2026               | 01/01/2026               |
|------------|--------------------------------------------------------|-----------|--------------------------|--------------------------|
|            |                                                        |           | VND                      | VND                      |
| <b>300</b> | <b>C. LIABILITIES</b>                                  |           | <b>5.180.485.862.945</b> | <b>5.256.250.090.260</b> |
| <b>310</b> | <b>I. Current liabilities</b>                          |           | <b>4.429.036.251.822</b> | <b>4.647.843.541.504</b> |
| 311        | 1. Short-term trade payables                           | 17        | 1.122.813.790.605        | 1.434.234.469.195        |
| 312        | 2. Short-term prepayments from customers               | 18        | 1.114.980.788.802        | 454.003.737.246          |
| 313        | 3. Dividends and profits payable                       | 21        | 398.266.125              | 403.510.125              |
| 314        | 4. Taxes and other payables to State budget            | 19        | 27.768.213.525           | 69.212.222.709           |
| 315        | 5. Payables to employees                               |           | 89.287.935.197           | 89.831.753.306           |
| 316        | 6. Short-term accrued expenses                         | 20        | 1.522.047.154.028        | 1.364.978.507.993        |
| 319        | 7. Short-term deferred revenue                         | 23        | 938.699.498              | 743.341.460              |
| 320        | 8. Other short-term payables                           | 22        | 176.558.134.091          | 177.594.249.242          |
| 321        | 9. Short-term borrowings and finance lease liabilities | 16        | 289.708.529.861          | 627.387.325.271          |
| 322        | 10. Provisions for short-term payables                 | 24        | 1.682.556.954            | 374.868.178.544          |
| 323        | 11. Bonus and welfare fund                             |           | 82.852.183.136           | 54.586.246.413           |
| <b>330</b> | <b>II. Non-current liabilities</b>                     |           | <b>751.449.611.123</b>   | <b>608.406.548.756</b>   |
| 337        | 1. Long-term deferred revenue                          | 23        | 12.593.030.649           | 13.076.185.471           |
| 338        | 2. Other long-term payables                            | 22        | 1.151.886.839            | 1.151.886.839            |
| 339        | 3. Long-term borrowings and finance lease liabilities  | 16        | -                        | 408.385.378              |
| 343        | 4. Provisions for long-term payables                   | 24        | 737.704.693.635          | 593.770.091.068          |
| <b>400</b> | <b>D. OWNER'S EQUITY</b>                               | <b>25</b> | <b>2.103.542.480.592</b> | <b>1.464.807.019.187</b> |
| 411        | 1. Contributed capital                                 |           | 797.261.040.000          | 797.261.040.000          |
| 411a       | Ordinary shares with voting rights                     |           | 797.261.040.000          | 797.261.040.000          |
| 418        | 2. Development investment fund                         |           | 361.389.180.395          | 119.083.256.395          |
| 420        | 3. Retained earnings                                   |           | 944.892.260.197          | 548.462.722.792          |
| 420a       | Retained earnings accumulated to previous year         |           | 275.262.262.069          | 41.327.570.894           |
| 420b       | Retained earnings for the current period               |           | 669.629.998.128          | 507.135.151.898          |
| <b>440</b> | <b>TOTAL LIABILITIES AND OWNER'S EQUITY</b>            |           | <b>7.284.028.343.537</b> | <b>6.721.057.109.447</b> |


Lai Viet Tan  
Preparer

To Phi Son  
Chief AccountantNguyen Van Hung  
General Director

## SEPARARE STATEMENT OF INCOME

Quarter III 2026

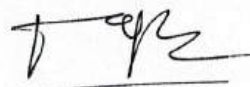
| Code ITEM                                                        | Note | Quarter III 2026 | Quarter III 2025 | For the nine-month<br>period ended<br>September 30, 2026 | For the nine-month<br>period ended<br>September 30, 2025 |
|------------------------------------------------------------------|------|------------------|------------------|----------------------------------------------------------|----------------------------------------------------------|
|                                                                  |      | VND              | VND              | VND                                                      | VND                                                      |
| 01 1. Revenue from sales of goods and rendering of services      | 27   | 319.577.654.628  | 655.947.504.072  | 2.354.691.175.444                                        | 3.688.092.207.575                                        |
| 02 2. Revenue deductions                                         |      | -                | -                | -                                                        | -                                                        |
| 10 3. Net revenue from sales of goods and provision of services  |      | 319.577.654.628  | 655.947.504.072  | 2.354.691.175.444                                        | 3.688.092.207.575                                        |
| 11 4. Cost of goods sold                                         | 28   | 148.271.688.739  | 601.302.909.892  | 1.606.499.130.646                                        | 3.548.385.907.949                                        |
| 20 5. Gross profit from sales of goods and provision of services |      | 171.305.965.889  | 54.644.594.180   | 748.192.044.798                                          | 139.706.299.626                                          |
| 22 7. Financial income                                           | 29   | 21.459.302.644   | 54.880.788.093   | 114.013.810.976                                          | 146.834.640.029                                          |
| 23 8. Financial expenses                                         | 30   | 30.460.073.000   | 17.063.692.312   | 108.331.470.340                                          | 108.058.038.197                                          |
| 24 - In which: Borrowing costs                                   |      | 22.424.458.459   | 10.944.394.714   | 39.005.644.320                                           | 44.623.610.319                                           |
| 25 9. Selling expenses                                           | 31   | -                | -                | (227.135.019.023)                                        | -                                                        |
| 26 10. General and administrative expenses                       | 32   | 29.875.008.933   | (11.376.064.515) | 137.359.165.299                                          | 3.000.237.664                                            |
| 30 11. Net profit from operating activities                      |      | 132.430.186.600  | 103.837.754.476  | 843.650.239.158                                          | 175.482.663.794                                          |
| 31 12. Other income                                              | 33   | 766.965.560      | 35.324.766       | 11.595.903.336                                           | 14.667.157.898                                           |
| 32 13. Other expenses                                            |      | 20.000.100       | -                | 40.009.100                                               | 1.235.498.004                                            |
| 40 14. Other profit                                              |      | 746.965.460      | 35.324.766       | 11.555.894.236                                           | 13.431.659.894                                           |
| 50 15. Total net profit before tax                               |      | 133.177.152.060  | 103.873.079.242  | 855.206.133.394                                          | 188.914.323.688                                          |
| 51 16. Current corporate income tax expenses                     | 34   | 30.035.104.581   | 6.866.132.799    | 183.265.895.266                                          | 6.866.132.799                                            |
| 52 17. Deferred corporate income tax expenses                    |      | -                | -                | 2.310.240.000                                            | -                                                        |
| 60 18. Profit after corporate income tax                         |      | 103.142.047.479  | 97.006.946.443   | 669.629.998.128                                          | 182.048.190.889                                          |

Preparer



Lai Viet Tan

Chief Accountant



To Phi Son

Hà Nội, 25 October 2026



Nguyễn Văn Hưng

## SEPARATE STATEMENT OF CASH FLOWS

Quarter III 2026

(Indirect method)

| Code Items                                      | Note                                                                                 | For the nine-month<br>period ended<br>September 30, 2026 | For the nine-month<br>period ended<br>September 30, 2025 |
|-------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|
|                                                 |                                                                                      | VND                                                      | VND                                                      |
| <b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>  |                                                                                      |                                                          |                                                          |
| 01 1.                                           | <i>Profit before tax</i>                                                             | 855.206.133.394                                          | 188.914.323.688                                          |
|                                                 | <i>2. Adjustments for the items</i>                                                  |                                                          |                                                          |
| 02 -                                            | Depreciation and amortization of fixed assets and investm                            | 7.273.695.697                                            | 6.833.590.683                                            |
| 03 -                                            | Allowances and provisions                                                            | (150.901.967.973)                                        | 455.914.901.602                                          |
| 04 -                                            | Exchange gains/losses from retranslation of<br>monetary items denominated in foreign | 67.001.061.681                                           | (37.225.015.430)                                         |
| 05 -                                            | Gains/losses from investment activities                                              | (52.265.490.235)                                         | (59.564.853.821)                                         |
| 06 -                                            | Borrowing costs                                                                      | 39.005.644.320                                           | 44.623.610.319                                           |
| 08 3.                                           | <i>Operating profit before changes in working<br/>capital</i>                        | 765.319.076.884                                          | 599.496.557.041                                          |
| 09 -                                            | Increase/decrease in receivables                                                     | (206.754.149.083)                                        | (1.248.142.582.383)                                      |
| 10 -                                            | Increase/decrease in inventories                                                     | 445.179.663.666                                          | (358.487.841.337)                                        |
| 11 -                                            | Increase/decrease in payables (excluding<br>interest payable/ corporate income tax   | 496.264.386.106                                          | 785.664.808.488                                          |
| 12 -                                            | Increase and decrease in deferred expenses                                           | (352.025.468)                                            | 29.853.426.338                                           |
| 14 -                                            | Borrowing costs paid                                                                 | (22.544.049.940)                                         | (45.137.275.361)                                         |
| 15 -                                            | Corporate income tax paid                                                            | (225.256.718.003)                                        | (366.960.722)                                            |
| 17 -                                            | Other payments on operating activities                                               | (6.103.490.198)                                          | (13.033.525.634)                                         |
| 20                                              | <i>Net cash flows from operating activities</i>                                      | 1.245.752.693.964                                        | (250.153.393.570)                                        |
| <b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b> |                                                                                      |                                                          |                                                          |
| 21 1.                                           | Purchase or construction of fixed assets and<br>other long-term assets               | (23.356.939.915)                                         | (5.726.637.910)                                          |
| 22 2.                                           | Proceeds from disposals of fixed assets and<br>other long-term assets                | 9.697.628.219                                            | 5.535.363.349                                            |
| 23 3.                                           | Loans granted and purchases of debt<br>instruments of other entities                 | (861.314.520.548)                                        | -                                                        |
| 24 3.                                           | Collections from loans granted and resale of<br>debt instruments of other entities   | -                                                        | -                                                        |
| 27 4.                                           | Interest received, dividends and distributed profits receive                         | 39.078.088.055                                           | 53.447.009.487                                           |
| 30                                              | <i>Net cash flows from investing activities</i>                                      | (835.895.744.189)                                        | 53.255.734.926                                           |
| <b>III CASH FLOWS FROM FINANCING ACTIVITIES</b> |                                                                                      |                                                          |                                                          |
| 33 1.                                           | Proceeds from borrowings                                                             | 697.057.001.019                                          | 1.593.035.643.903                                        |
| 34 2.                                           | Repayment of principal                                                               | (1.034.619.114.904)                                      | (1.712.025.739.981)                                      |
| 35 3.                                           | Repayment of finance lease principal                                                 | (525.066.903)                                            | (525.066.903)                                            |
| 36 4.                                           | Dividends or profits paid to owners                                                  | (5.244.000)                                              | (22.866.500)                                             |
| 40                                              | <i>Net cash flows from financing activities</i>                                      | (338.092.424.788)                                        | (119.538.029.481)                                        |

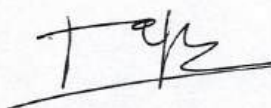
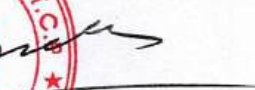
## SEPARATE STATEMENT OF CASH FLOWS

Quarter III 2026

(Indirect method)

| Code Items                                              | Note | For the nine-month<br>period ended<br>September 30, 2026 | For the nine-month<br>period ended<br>September 30, 2025 |
|---------------------------------------------------------|------|----------------------------------------------------------|----------------------------------------------------------|
|                                                         |      | VND                                                      | VND                                                      |
| 50 Net cash flows in the period                         |      | 71.764.524.987                                           | (316.435.688.125)                                        |
| 60 Cash and cash equivalents at beginning of the period |      | 2.650.144.709.382                                        | 2.908.659.781.221                                        |
| 61 Effect of exchange rate fluctuations                 |      | (65.070.726.546)                                         | 55.905.081.242                                           |
| 70 Cash and cash equivalents at end of the period       | 3    | <u>2.656.838.507.823</u>                                 | <u>2.648.129.174.338</u>                                 |

Ha Noi, 27 October 2026


Lai Viet Tan  
Preparer

To Phi Son  
Chief Accountant
  
 Nguyen Van Hung  
General Director

## NOTES TO THE SEPARATE FINANCIAL STATEMENTS

### Quarter III 2026

#### 1 . GENERAL INFORMATION

##### 1.1 . Form of ownership

Vietnam Machinery Installation Corporation - JSC was established on the basis of the equitization of Vietnam Machinery Installation Corporation - One Member Limited Liability Company under Decision No. 1036/QĐ-TTg dated 10/07/2015 of the Prime Minister on approval of the equitization plan of Vietnam Machinery Installation Corporation.

Vietnam Machinery Installation Corporation - One Member Limited Liability Company was a State-owned enterprise under the Ministry of Construction, established under Decision No. 999/BXD - TCLD dated 01/12/1995 of the Minister of Construction and operating under the corporation model in accordance with Enterprise Registration Certificate No. 0100106313 issued by the Department of Planning and Investment (now the Department of Finance) of Hanoi City for the first time on 01/09/2010, fifth amendment registered on 10/08/2025.

Pursuant to the Enterprise Registration Certificate, second amendment dated 06/04/2016 issued by the Department of Planning and Investment of Hanoi City (now the Department of Finance of Hanoi City), Vietnam Machinery Installation Corporation - One Member Limited Liability Company was officially converted into Vietnam Machinery Installation Corporation - JSC.

The Corporation's head office is located at: No. 124 Minh Khai Street, Tuong Mai Ward, Hanoi, Vietnam.

The Corporation's registered charter capital is VND 797.261.040.000; the paid-up charter capital as at 30 September 2026 is VND 797.261.040.000; equivalent to 79.726.104 shares with a par value of VND 10.000 per share.

##### 1.2 . Business activities

Main business activities of the Corporation include:

- Production, business and construction in accordance with the State's construction development master plans and plans, including the fields of construction and installation of machinery and equipment;
- EPC general contracting for the construction of civil, industrial, transport, irrigation and postal works, urban and industrial park technical infrastructure works, power line and transformer station works;
- Investment in the construction of works including: industrial works (hydropower, thermal power, cement, petrochemical, paper and steel), civil, transport, irrigation, water supply and drainage and urban technical
- Real estate, tourism, travel, hotel, restaurant and entertainment business; transportation of goods and super-long, super-heavy equipment, leasing of construction and transportation equipment;
- Construction consultancy, general contracting for the whole or part of investment projects of industrial, civil and technical infrastructure works such as: project formulation, design (operating only within the scope of the registered business lines) and preparation of total cost estimates, supervision consultancy, project management,
- Design, manufacture of equipment and fabrication of steel structures for industrial and civil works;
- New building and repair of ships and boats for river and sea transportation;
- Inspection, testing and calibration of electrical equipment, automatic control systems and systems for technological lines; supervision and quality inspection of welds and of the mechanical and physical properties
- Training of technical workers in various trades to serve the production needs of the Corporation and of society, advanced training and issuance of certificates for welders, training and implementation of sending Vietnamese workers (inside and outside the Corporation) to work abroad for a definite term;
- Trading and production of supplies, machinery, equipment, spare parts, means of production, means of consumption, raw materials and auxiliary materials for production and consumption, technological - automation lines, consumer goods and means of transport; acting as a distribution agent for domestic and foreign manufacturers of goods serving production and consumption in accordance with the provisions of law.

**1.3 . Normal business and production cycle**

The normal production and business cycle of the Corporation is carried out within a period of not more than 12 months, except for certain items of works specific to construction and installation and real estate investment activities which have a duration of more than 12 months.

**1.4 . The Corporation's operations during the period affecting the Separate Financial Statements**

In the first 9 months of 2026, the Corporation's profit increased significantly compared with the corresponding period of the previous year, mainly because the Corporation finalised a number of projects at their final stage with high profit margins and, at the same time, reversed warranty provisions for projects of which the warranty periods had expired.

**1.5 . Corporate structure**

Information of subsidiaries, Associates and Joint ventures of the Corporation is provided in Note No 4.

**2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY****2.1 . Accounting period and accounting currency**

Annual accounting period commences from 01 January and ends as at 31 December.

The Corporation maintains its accounting records in Vietnam Dong (VND).

**2.2 . Standards and Applicable Accounting Policies***Applicable Accounting Policies*

The Corporation applies the Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

*Declaration of compliance with Accounting Standards and Accounting System*

The Corporation applies Vietnamese Accounting Standards and supplementary documents issued by the State. The Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

**2.3 . Changes in accounting policies and notes**

On 27 October 2025, the Ministry of Finance issued Circular No.99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of the Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 1 January 2026.

The Corporation has adopted the applicable requirements of Circular No. 99/2025/TT-BTC effective from 1 January 2026 on a prospective basis. The Circular introduced changes in the presentation of items in the Financial Statements. The comparative information is reclassified to conform to the current period's presentation. Details on the reclassification of comparative information are disclosed in the Comparative Information section of these Separate Financial Statements.

## 2.4 . Basis for preparation of the Separate Financial Statements

The Separate Financial Statements are presented based on historical cost principle.

Vietnam Machinery Installation Corporation - JSC was established on the basis of the equitization of Vietnam Machinery Installation Corporation - One Member Limited Liability Company under Decision No. 1036/QĐ-TTg dated 10/07/2015 of the Prime Minister approving the equitization plan of Vietnam Machinery Installation Corporation. Up to the date of these financial statements, the work relating to the finalization of the equitization is still in progress and the Corporation has not yet received the decision of the competent authority approving the finalization of the State capital value at the date of official conversion into a joint stock company.

The users of these Separate Financial Statements should read these Separate Financial Statements in conjunction with the consolidated financial statements of the Corporation and its subsidiaries for the period from 01 January 2026 to 30 September 2026 in order to obtain sufficient information on the financial position, results of operations and cash flows of the whole Corporation/the Group.

## 2.5 . Accounting estimates

The preparation of the Separate Financial Statements in conformity with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and legal regulations relating to the preparation and presentation of the Separate Financial Statements requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and the disclosure of contingent liabilities and assets at the end of the accounting period as well as the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact on the Separate Financial Statements include:

- Allowance for bad debts;
- Allowance for devaluation of inventory;
- Estimated allocation of deferred expenses;
- Estimated useful life of fixed assets;
- Classification and allowance of financial investments;
- Estimated costs of construction activities;
- Estimated income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Corporation and that are assessed by the Board of Management to be reasonable under the circumstances.

## 2.6 . Financial Instruments

### *Initial recognition*

#### Financial assets

Financial assets of the Corporation include cash, cash equivalents, trade receivables, other receivables, loans, long-term and short-term investments. At initial recognition, financial assets are identified by purchase price/issue cost plus other expenses directly related to the purchase and issuance of those assets.

## Financial liabilities

The Corporation's financial liabilities comprise borrowings, trade and other payables, and accrued expenses. Upon initial recognition, financial liabilities are measured at their issue value plus directly attributable transaction costs incurred in connection with the issuance of such financial liabilities.

### *Subsequent measurement after initial recognition*

Financial assets and financial liabilities have not been measured at fair value as at the end of the accounting period because Circular No. 210/2009/TT-BTC and prevailing regulations require the presentation of financial statements and disclosures of information relating to financial instruments, but do not provide equivalent guidance on the measurement and recognition of the fair value of financial assets and financial liabilities.

## 2.7 . Foreign currency transactions

Foreign currency transactions during the accounting period are translated into Vietnamese Dong at the actual exchange rate on the transaction date.

Actual exchange rate when revaluing monetary items denominated in foreign currencies at the reporting date of the Separate Financial Statements is determined under the following principles:

- For monetary items denominated, applying the TTM of the commercial bank where the Corporation regularly conducts transactions;
- For demand deposits in foreign currencies, applying the TTM of the commercial bank where the Company opens its accounts;
- For part or all of the receivables denominated in foreign currencies for which doubtful debt allowances have been made are not remeasure.

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the period.

## 2.8 . Cash and cash equivalents

Cash comprises cash on hand and demand deposits.

Cash equivalents are short-term investments with the maturity of not more than three months from the date of investment, that are highly liquid and readily convertible into known amounts of cash and that are subject to an insignificant risk of conversion into cash.

## 2.9 . Financial investments

*Investments held to maturity comprise:* term deposits, loans, etc. held to maturity to earn periodic interest.

*Investments in subsidiaries, associates* are initially recognized at original cost. After initial recognition, value of these investments is measured at original cost less allowance for devaluation of investments.

*Investments in other entities* comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less allowance for devaluation of investments.

Allowance for devaluation of investments is made at the end of the period as follows:

- Investments in subsidiaries and associates: allowance for decline in the value of the investment shall be made when the investee incurs a loss, based on the Financial Statements of the subsidiary or associate at the allowance date.
- Long-term investments (other than trading securities) without significant influence on the investee: If the investment in listed shares or the fair value of the investment is determined reliably, allowances shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, allowance shall be made based on the Financial Statements at the allowance date of the investee.
- Investments held to maturity: allowance for impairment of held to maturity investments shall be made based on the recovery capacity in accordance with statutory regulations.

#### **2.10 . Receivables**

The receivables shall be recorded in detail in terms of due date, entities receivable, types of currency and other factors according to the requirements for management of the Corporation. The receivables shall be classified into short-term receivables or long-term receivables on the Separate Financial Statements according to their remaining terms at the reporting date.

The allowance for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to collect. Accordingly, the allowances for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing or absconding or estimating the possible losses.

#### **2.11 . Inventories**

Inventories are initially recognized at cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, if the net realizable value of inventories is lower than the original price, inventories must be valued according to the net realizable value at the reporting date of Financial Statements.

Net realizable value is estimated based on the selling price of the inventory less the estimated costs for completing the products and the estimated costs necessary to make the sale.

The value of inventories is determined using the specific identification method.

Inventories are accounted for using the perpetual method.

Method for valuation of work in process at the end of the period: Work in progress costs are accumulated separately for each incomplete project or project for which revenue has not yet been recognized, corresponding to the volume of work remaining incomplete at the end of the period.

Allowance for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over its net realizable value.

**2.12. Fixed assets and Finance lease fixed assets**

Fixed assets (tangible and intangible) are initially stated at the historical cost. During their useful lives, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation/ amortization and carrying amount.

*Subsequent measurement after initial recognition*

If these costs augment the future economic benefits obtained from the use of tangible fixed assets beyond their initially assessed level of performance, they are capitalized as an increase in the historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Statement of Income in the period in which the costs are incurred.

The historical cost of finance lease fixed assets is recognized at the lower of fair value and present value of the minimum lease payments plus any directly attributable costs incurred relating to the lease (exclusive of value added tax). During the using time, finance lease fixed assets are recorded at historical cost, accumulated depreciation and carrying amount. Finance lease fixed assets are depreciated over the lease term and charged to operating expenses to ensure full capital recovery.

Depreciation of fixed assets is calculated using the straight-line method with the estimated useful lives as follows:

|                                                                     |                 |       |
|---------------------------------------------------------------------|-----------------|-------|
| - Buildings, structures                                             | 05 - 35         | years |
| - Machinery, equipment                                              | 03 - 15         | years |
| - Vehicles, Transportation equipment                                | 04 - 20         | years |
| - Office equipment and furniture                                    | 03 - 05         | years |
| - Other fixed assets                                                | 03 - 10         | years |
| - Long-term land use rights at 124 Minh Khai, Tuong Mai Ward, Hanoi | No depreciation |       |
| - Management software                                               | 03 - 05         | years |

**2.13. Investment properties**

Investment properties are initially recognized at historical cost.

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful lives as follows:

|                         |         |       |
|-------------------------|---------|-------|
| - Buildings, structures | 15 - 25 | years |
|-------------------------|---------|-------|

**2.14. Construction in progress**

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognized in historical cost. This includes costs of construction, installation of equipment and other direct costs.

**2.15. Operating lease**

An operating lease is a lease in which substantially all risks and rewards incidental to ownership remain with the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

**2.16 . Deferred expenses**

The expenses incurred but related to operating results of several accounting periods are recorded as deferred expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term deferred expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of deferred expenses include:

- Deferred land expenses include prepaid land rental, including those related to leased land for which the Company has received certificate of land use right but not eligible for recording as intangible fixed asset in accordance with current regulations. These expenses are recognized in the Consolidated Statement of Income on a straight-line basis according to the lease term of the contract.
- Tools and supplies include assets which are possessed by the Corporation in an ordinary course of business, with historical cost of each asset less than VND 30 million and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from 03 to 36 months.
- Other deferred expenses are recorded at their historical costs and allocated on the straight-line basis from 03 to 60 months.

**2.17 . Payables**

The payables shall be recorded in detail in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Corporation. The payables shall be classified into short-term payables or long-term payables on the Financial Statements according to their remaining terms at the reporting date.

**2.18 . Dividend and profit payables**

Dividend and profit payables (in cash or non-monetary assets) are recognized when the Company has no unconditional right to avoid the obligation to pay dividends and profits to shareholders and capital-contributing members of the company according to relevant laws.

The liability is recognised when the Company no longer has an unconditional right to avoid the dividend payment, following the dividend declaration by the Board of Directors and, for deposited securities, the announcement of the record date by the Vietnam Securities Depository and Clearing Corporation.

**2.19 . Borrowings and finance lease liabilities**

The value of finance lease liabilities is recognized at the payable amount equal to the present value of minimum lease payments or the fair value of leased assets.

Borrowings and finance lease liabilities shall be recorded in detail in terms of lending entities, loan agreement and terms of borrowings and finance lease liabilities. In case of borrowings or liabilities denominated in foreign currency, they shall be recorded in detail in terms of types of currency.

**2.20 . Borrowing costs**

Borrowing costs are recognized as operating expenses in the period in which they are incurred, except for borrowing costs directly attributable to the construction or production of a qualifying asset, which are capitalized as part of the cost of that asset when the conditions prescribed in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met. In addition, for specific borrowings used to construct property, plant and equipment or investment properties, borrowing costs are capitalized even when the construction period is less than 12 months.

**2.21 . Accrued expenses**

Accrued expenses of the Corporation are amounts payable for goods and services received from suppliers or provided to customers during the reporting period but not yet actually paid, and other payables is interest expenses payable, etc. These accrued expenses are recognized in the production and business expenses of the reporting period.

**2.22 . Provision for payables**

Provision for payables is only recognized when meeting all of the following conditions:

- The Corporation has a present debt obligation (legal or constructive obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- A reliable estimate can be made of the obligation.

Value recorded as a provision for payables is the most reasonably estimated amount required to settle the current debt obligation at the end of the accounting period.

Only expenses related to the previously recorded provision for payables shall be offset by that provision for payables.

Provision for construction warranty is made based on the characteristics of each project and the assessment of the Board of Management of the Corporation on the actual warranty period and warranty costs.

Provisions are recognized as production and operating expenses of the accounting period. If the unused provision made in the previous accounting period exceeds the provision required for the reporting period, the difference is reversed against production and operating expenses for the period. For the comparative period, any excess provision for construction warranties is reversed to other income for the accounting period.

**2.23 . Deferred revenues**

Deferred revenues include prepayments from customers for one or many accounting periods relating to asset leasing.

Deferred revenue is transferred to Revenue from sale of goods and provision of services at the amount determined in accordance with each accounting period.

**2.24. Owner's equity**

Owner's equity is stated at the actual contributed capital of the owners.

Retained earnings are used to present the Corporation's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Corporation.

**2.25. Revenue**

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Corporation and the revenue can be measured reliably regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

*Revenue from sale of goods*

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The Corporation no longer holds the right to manage the goods as the goods owner, or the right to control the goods.

*Revenue from provision of services:*

- The percentage of completion of the transaction at the Statement of Financial Position date can be measured

*Revenue from construction contracts:* is recognized based on the value of work performed when the outcome of a construction contract can be measured reliably and the completed work has been certified by the customer. Revenue and related contract costs are recognized by reference to the portion of work completed and certified by the customer during the period, as reflected in the invoices issued.

*Financial income*

Financial income includes income from assets yielding interest, royalties, dividends and other financial gains by the company shall be recognized when the two conditions are satisfied:

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

**2.26. Cost of goods sold and provision of services**

Cost of goods sold and provision of services represents the costs of finished products, merchandise, materials sold or services rendered during the period, and are recognized in matching with the revenue generated in the period and ensuring compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, labor cost and fixed manufacturing overheads not allocated to the value of inventory, allowance for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period even when products and merchandise have not been determined as sold.

*Cost of construction contracts*

The cost of construction contracts is recognized in correspondence with the completed portion of work, consistent with revenue and reliably determined.

If the total costs of the contract exceed the total revenue of the contract, the estimated loss is recognized as an expense.

**2.27 . Financial expenses**

Items recorded into financial expenses comprise:

- Expenses or losses relating to financial investment activities;
- Borrowing costs; interest on deferred payment purchases, interest on leased assets;
- Losses from the disposal and transfer of short-term securities, transaction cost of selling securities;
- Allowance for diminution in value of trading securities price; allowance for losses from investment in other entities, losses from sale of foreign currency, exchange loss, etc.

The above items are recorded by the total amount arising in the period without offsetting against financial income.

**2.28 . Selling expenses, General and administrative expenses**

Selling expenses comprise actual costs incurred in connection with the supply of goods and services.

General and administrative expenses comprise actual costs incurred for the general administration of the Company.

**2.29 . Liquidation of fixed assets and investment properties**

Income from the sale or liquidation of fixed assets and investment properties is recognized in the Separate Statement of Income when the majority of the risks and rewards associated with ownership are transferred to the buyer.

The gain or loss from the liquidation or disposal of fixed assets and investment properties are determined as the difference between revenue and expenses directly related to the sale of the fixed assets, investment properties and carrying amount of fixed assets and investment properties. The gain or loss from the liquidation or disposal of investment properties presented on a net basis in the Statement of Income.

**2.30 . Corporate income tax****a) Deferred income tax liabilities**

Deferred income tax liabilities are determined based on taxable temporary differences.

Deferred income tax liabilities are measured at the current corporate income tax rate, based on the tax rates and tax laws enacted and effective at the end of the accounting period.

**b) Current corporate income tax expense and deferred corporate income tax expense**

Current corporate income tax expense is determined based on taxable income for the period and the current corporate income tax rate applicable during the accounting period.

Deferred corporate income tax expenses are determined based on deductible temporary differences, the taxable temporary differences and corporate income tax rate.

Current corporate income tax expense is not offset against deferred corporate income tax expense.

**c) Current corporate income tax rate**

During the nine-month accounting period ended 30 September 2026, the Corporation was subject to a corporate income tax rate of 20% on business and production activities generating taxable income.

**2.31 . Earnings per share**

Basic earnings per share are calculated by dividing net profit or loss after tax for the period attributable to ordinary shareholders of the Corporation (after adjusting for the bonus and welfare fund and Executive Management Bonus Fund) by the weighted average number of ordinary shares outstanding during the period.

**2.32 . Related Parties**

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Corporation's related parties include:

- Organizations, directly or indirectly having control the Corporation, are controlled by the Corporation, or being under the control of the Corporation, or being under common control with the Corporation, including the Corporation's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Corporation that have a significant influence on the Corporation, key management personnel of the Corporation, the close family members of these individuals;
- Organizations that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.
- Other organizations and individuals identified as related parties in accordance with current legal regulations.

In considering the relationship of related parties to serve for the preparation and presentation of Separate Financial Statements, the Corporation should consider the nature of the relationship rather than the legal form of the relationship.

**2.33 . Segment information**

A segment is a distinguishable component of the Corporation that is engaged in providing an individual or group of related products or services (business segment), or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other ones.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Corporation in order to help users of financial statements better understand and make more informed judgements about the Corporation as a whole.

As the Corporation's business activities during the period are mainly construction and installation activities, the Corporation does not prepare segment reports by business segment.

**3 . CASH AND CASH EQUIVALENTS**

|                  | 30/09/2026                      | 01/01/2026                      |
|------------------|---------------------------------|---------------------------------|
|                  | VND                             | VND                             |
| Cash on hand     | 650.678.662                     | 966.629.505                     |
| Demand deposits  | 1.707.259.595.186               | 1.658.859.079.877               |
| Cash equivalents | 948.928.233.975                 | 990.319.000.000                 |
|                  | <u><u>2.656.838.507.823</u></u> | <u><u>2.650.144.709.382</u></u> |

## 4 . FINANCIAL INVESTMENTS

## a) Held-to-maturity investments

|                              | Ending balance           |                        |                          | Beginning balance      |                    |                          |
|------------------------------|--------------------------|------------------------|--------------------------|------------------------|--------------------|--------------------------|
|                              | Original cost            | Recoverable amount     | Allowance                | Original cost          | Recoverable amount | Allowance                |
|                              | VND                      | VND                    | VND                      | VND                    | VND                | VND                      |
| Term deposits <sup>(1)</sup> | 861.314.520.548          | 861.314.520.548        | -                        | -                      | -                  | -                        |
| Loan <sup>(2)</sup>          | 394.657.822.147          | -                      | (394.657.822.147)        | 394.657.822.147        | -                  | (394.657.822.147)        |
|                              | <b>1.255.972.342.695</b> | <b>861.314.520.548</b> | <b>(394.657.822.147)</b> | <b>394.657.822.147</b> | <b>-</b>           | <b>(394.657.822.147)</b> |

Details of the investments held to maturity on 30/06/2026 are as follows:

## (1) Term deposits

- Joint Stock Commercial Bank for Investment and Development of Vietnam - Transaction Office No. 1
- Tien Phong Commercial Joint Stock Bank - Thang Long Branch
- Vietnam Bank for Agriculture and Rural Development - Lang Ha Branch

| Currency | Term      | Book Value             |
|----------|-----------|------------------------|
|          |           | VND                    |
| VND      | 06 months | 447.070.273.973        |
| VND      | 06 months | 393.891.643.835        |
| VND      | 06 months | 20.352.602.740         |
|          |           | <b>861.314.520.548</b> |

## b) Equity investments in other entities

|                                                                             | Securities code | Ending balance         |                        |                          | Beginning balance      |                        |                          |
|-----------------------------------------------------------------------------|-----------------|------------------------|------------------------|--------------------------|------------------------|------------------------|--------------------------|
|                                                                             |                 | Original cost          | Recoverable amount     | Allowance                | Original cost          | Recoverable amount     | Allowance                |
|                                                                             |                 | VND                    | VND                    | VND                      | VND                    | VND                    | VND                      |
| <b>Investments in subsidiaries</b>                                          |                 | <b>49.498.345.589</b>  | <b>24.222.085.180</b>  | <b>(25.276.260.409)</b>  | <b>49.498.345.589</b>  | <b>24.114.949.753</b>  | <b>(25.383.395.836)</b>  |
| - Lilama South East Asia SDN BHD Company Limited                            |                 | 16.930.636.761         | 16.930.636.761         | -                        | 16.930.636.761         | 16.930.636.761         | -                        |
| - Lilama 5 Joint Stock Company                                              | LO5             | 9.180.000.000          | -                      | (9.180.000.000)          | 9.180.000.000          | -                      | (9.180.000.000)          |
| - Lilama 7 Joint Stock Company                                              | LM7             | 7.905.000.000          | -                      | (7.905.000.000)          | 7.905.000.000          | -                      | (7.905.000.000)          |
| - Lilama Mechanical Erection Joint Stock Comp                               | L35             | 8.492.667.900          | 2.574.022.891          | (5.918.645.009)          | 8.492.667.900          | 2.569.464.071          | (5.923.203.829)          |
| - LHT International Consultancy Joint Stock Company (*)                     |                 | 6.990.040.928          | 4.717.425.528          | (2.272.615.400)          | 6.990.040.928          | 4.614.848.921          | (2.375.192.007)          |
| <b>Investments in associates</b>                                            |                 | <b>271.222.251.568</b> | <b>203.721.957.628</b> | <b>(67.500.293.940)</b>  | <b>271.222.251.568</b> | <b>205.631.772.915</b> | <b>(65.590.478.653)</b>  |
| - Lilama 45.1 Joint Stock Company                                           | L45             | 18.908.271.421         | -                      | (18.908.271.421)         | 18.908.271.421         | -                      | (18.908.271.421)         |
| - Lilama 45.3 Joint Stock Company                                           | L43             | 7.002.100.000          | -                      | (7.002.100.000)          | 7.002.100.000          | 2.121.067.887          | (4.881.032.113)          |
| - Lilama 45.4 Joint Stock Company                                           | L44             | 5.188.680.200          | -                      | (5.188.680.200)          | 5.188.680.200          | -                      | (5.188.680.200)          |
| - Lilama Real Estate Joint Stock Company                                    |                 | 29.697.241.118         | 29.697.241.118         | -                        | 29.697.241.118         | 29.697.241.118         | -                        |
| - Lilama Erection - Electromechanical Testing J                             | LCD             | 3.907.800.000          | 3.907.800.000          | -                        | 3.907.800.000          | 3.907.800.000          | -                        |
| - Lilama Construction Technology and Design Consultancy Joint Stock Company |                 | 1.100.135.974          |                        | (163.973.386)            | 1.100.135.974          |                        | (163.973.386)            |
|                                                                             |                 |                        | 936.162.588            |                          |                        | 936.162.588            |                          |
| - Lilama 10 Joint Stock Company                                             | L10             | 52.111.309.091         | 52.111.309.091         | -                        | 52.111.309.091         | 52.111.309.091         | -                        |
| - Lilama 18 Joint Stock Company                                             | LM8             | 86.688.820.750         | 86.688.820.750         | -                        | 86.688.820.750         | 86.688.820.750         | -                        |
| - Lilama 69.1 Joint Stock Company                                           | L61             | 28.832.055.556         | -                      | (28.832.055.556)         | 28.832.055.556         | -                      | (28.832.055.556)         |
| - Lilama 69.3 Joint Stock Company                                           | L63             | 37.785.837.458         | 30.380.624.081         | (7.405.213.377)          | 37.785.837.458         | 30.169.371.481         | (7.616.465.977)          |
| <b>Investments in other entities</b>                                        |                 | <b>248.959.582.264</b> | <b>218.808.939.376</b> | <b>(30.150.642.888)</b>  | <b>248.959.582.264</b> | <b>218.808.939.376</b> | <b>(30.150.642.888)</b>  |
| - Petroleum Equipment Assembly and Metal Str                                | PVY             | 19.799.036.703         | -                      | (19.799.036.703)         | 19.799.036.703         | -                      | (19.799.036.703)         |
| - Phu My Trung Viet Joint Stock Company (Lilama SHB)                        |                 | 2.165.892.592          | 2.131.013.363          | (34.879.229)             | 2.165.892.592          | 2.131.013.363          | (34.879.229)             |
| - Hua Na Hydropower Joint Stock Company                                     | HNA             | 85.696.088.606         | 85.696.088.606         | -                        | 85.696.088.606         | 85.696.088.606         | -                        |
| - Vicem Song Thao Cement Joint Stock Company                                |                 | 35.716.560.384         | 35.716.560.384         | -                        | 35.716.560.384         | 35.716.560.384         | -                        |
| - Thang Long Cement Joint Stock Company                                     |                 | 16.169.971.505         | 5.853.244.549          | (10.316.726.956)         | 16.169.971.505         | 5.853.244.549          | (10.316.726.956)         |
| - BV Invest Joint Stock Company                                             |                 | 86.548.866.279         | 86.548.866.279         | -                        | 86.548.866.279         | 86.548.866.279         | -                        |
| - Lilama Mechanical - Electrical - Environmental Joint Sto                  |                 | 2.863.166.195          | 2.863.166.195          | -                        | 2.863.166.195          | 2.863.166.195          | -                        |
|                                                                             |                 | <b>569.680.179.421</b> | <b>446.752.982.184</b> | <b>(122.927.197.237)</b> | <b>569.680.179.421</b> | <b>448.555.662.044</b> | <b>(121.124.517.377)</b> |

(\*) The subsidiary is in the process of completing dissolution procedures.

## 5 . TRADE RECEIVABLES

|                                          | 30/09/2026            |                        | 01/01/2026            |                        |
|------------------------------------------|-----------------------|------------------------|-----------------------|------------------------|
|                                          | Book Value            | Allowance              | Book Value            | Allowance              |
|                                          | VND                   | VND                    | VND                   | VND                    |
| <i>Related parties</i>                   | <i>20.858.203.463</i> | <i>(7.894.663.682)</i> | <i>23.672.587.620</i> | <i>(7.894.663.682)</i> |
| - Lilama South East Asia SDN BHD         | 674.526.861           | -                      | 342.148.817           | -                      |
| - Lilama 45.1 Joint Stock                | 4.389.650.896         | (4.382.686.724)        | 4.389.650.896         | (4.382.686.724)        |
| - Lilama 45.3 Joint Stock                | 157.452.089           | -                      | 157.452.089           | -                      |
| - Lilama 45.4 Joint Stock                | 3.511.976.958         | (3.511.976.958)        | 3.511.976.958         | (3.511.976.958)        |
| - Lilama 10 Joint Stock Company          | 229.156.513           | -                      | 229.156.513           | -                      |
| - Lilama 18 Joint Stock Company          | 648.000.000           | -                      | 4.982.630.885         | -                      |
| - Lilama Mechanical and Erection Joint   | 13.587.877            | -                      | 13.587.877            | -                      |
| - Lilama Real Estate Joint Stock Company | 2.697.408             | -                      | 924.826               | -                      |
| - Lilama 5 Joint Stock Company           | 17.435.475            | -                      | 17.435.475            | -                      |
| - Lilama 7 Joint Stock Company           | 477.023.254           | -                      | 120.673.238           | -                      |
| - Lilama 69.3 Joint Stock                | 10.462.351.330        | -                      | 9.345.576.844         | -                      |
| - Lilama 69.1 Joint Stock                | 274.344.802           | -                      | 561.373.202           | -                      |

|                                                                                      | 30/09/2026               |                          | 01/01/2026               |                          |
|--------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|                                                                                      | Book Value               | Allowance                | Book Value               | Allowance                |
|                                                                                      | VND                      | VND                      | VND                      | VND                      |
| <b>Others</b>                                                                        | <b>2.960.754.716.572</b> | <b>(391.771.586.729)</b> | <b>2.755.685.326.675</b> | <b>(321.044.717.682)</b> |
| - Branch of Vietnam National Industry - Energy Group - Power Project Management Unit | 1.080.023.168.790        | -                        | 66.684.513.050           | -                        |
| - Thai Binh 2 Thermal Power Project Management Board - PVC                           | 204.352.568.988          | (204.352.568.988)        | 232.306.651.450          | (194.351.387.399)        |
| - Tan Thang Cement Joint Stock Company                                               | 162.200.665              | (162.200.665)            | 961.200.665              | (961.200.665)            |
| - Vicem Song Thao Cement Joint Stock Company                                         | 41.439.288.819           | (41.439.288.819)         | 41.539.620.068           | (41.539.620.068)         |
| - Branch of PetroVietnam Power Corporation - JSC                                     | 312.030.571.231          | -                        | 825.575.010.999          | -                        |
| - Power Project Management Unit                                                      |                          |                          |                          |                          |
| - Lilama Hanoi Joint Stock                                                           | 39.000.402.901           | (39.000.402.901)         | 39.000.402.901           | (39.000.402.901)         |
| - Vung Ang - Quang Trach Petroleum Power Project Management Unit                     | 876.658.212.532          | -                        | 877.867.450.765          | -                        |
| - Thyssenkrupp Nucera AG&Co. KGaA                                                    | 166.762.090.207          | (50.028.627.062)         | 141.892.684.930          | -                        |
| - Power Transmission Project Management Unit                                         | -                        | -                        | 133.523.807.731          | -                        |
| - Branch of National Power Transmission Project Management Unit                      | -                        | -                        | 83.344.239.221           | -                        |
| - Branch of National Power Transmission Corporation (West Hanoi 500                  |                          |                          |                          |                          |
| - Thyssenkrupp Nucera Italy                                                          | 67.222.989.730           | -                        | 85.159.969.581           | -                        |
| - Other trade receivables                                                            | 173.103.222.709          | (56.788.498.294)         | 227.829.775.314          | (45.192.106.649)         |
|                                                                                      | <b>2.981.612.920.035</b> | <b>(399.666.250.411)</b> | <b>2.779.357.914.295</b> | <b>(328.939.381.364)</b> |

## 6 . PREPAYMENTS TO SUPPLIERS

|                                                   | 30/09/2026                    |                                 | 01/01/2026                    |                                 |
|---------------------------------------------------|-------------------------------|---------------------------------|-------------------------------|---------------------------------|
|                                                   | Book Value                    | Allowance                       | Book Value                    | Allowance                       |
|                                                   | VND                           | VND                             | VND                           | VND                             |
| <i>Related parties</i>                            | <b>59.840.335.363</b>         | <b>(36.046.842.355)</b>         | <b>47.099.996.955</b>         | <b>(35.105.842.355)</b>         |
| - Lilama 45.1 Joint Stock                         | 36.304.803.005                | (28.367.478.543)                | 35.363.803.005                | (27.426.478.543)                |
| - Lilama 7 Joint Stock Company                    | 5.386.433.687                 | -                               | -                             | -                               |
| - Lilama 45.4 Joint Stock                         | 11.431.018.327                | (7.679.363.812)                 | 11.431.018.327                | (7.679.363.812)                 |
| - Lilama 69.1 Joint Stock                         | 3.599.975.591                 | -                               | 305.175.623                   | -                               |
| - Lilama 18 Joint Stock Company                   | 3.118.104.753                 | -                               | -                             | -                               |
| <i>Others</i>                                     | <b>455.198.068.993</b>        | <b>(90.153.067.857)</b>         | <b>384.323.577.096</b>        | <b>(89.653.067.857)</b>         |
| - Van Phu Engineering Joint Stock Company         | 82.982.024.400                | -                               | -                             | -                               |
| - Vung Ang Thermal Power Project Management Board | 34.630.849.904                | -                               | 34.630.849.904                | -                               |
| - Mitsubishi Heavy Industries, Ltd                | 127.958.000.400               | -                               | 127.958.000.400               | -                               |
| - Van Hoi Phat Technical Trading Company Limited  | 17.611.676.752                | -                               | 59.250.698.000                | -                               |
| - Lisemco Joint Stock Company                     | 65.824.121.244                | (65.824.121.244)                | 65.824.121.244                | (65.824.121.244)                |
| - Prepayments to other suppliers                  | 126.191.396.293               | (24.328.946.613)                | 96.659.907.548                | (23.828.946.613)                |
|                                                   | <b><u>515.038.404.356</u></b> | <b><u>(126.199.910.212)</u></b> | <b><u>431.423.574.051</u></b> | <b><u>(124.758.910.212)</u></b> |

## 7 . OTHER RECEIVABLES

|                                                                                 | 30/09/2026                    |                          | 01/01/2026                 |                          |
|---------------------------------------------------------------------------------|-------------------------------|--------------------------|----------------------------|--------------------------|
|                                                                                 | Book Value                    | Allowance                | Book Value                 | Allowance                |
|                                                                                 | VND                           | VND                      | VND                        | VND                      |
| <b>a) Short-term</b>                                                            |                               |                          |                            |                          |
| - Dividends and profits receivables                                             | 3.131.988.200                 | (3.131.988.200)          | 3.131.988.200              | (3.131.988.200)          |
| - Receivables from equitization                                                 | 200.000.000                   | -                        | 200.000.000                | -                        |
| - Deposits and + <i>Ho Chi Minh City House Trade Management Company Limited</i> | 12.771.000.000<br>327.000.000 | -                        | 440.000.000<br>414.000.000 | -                        |
| + <i>Vietnam Finance and Valuation Auction</i>                                  | 12.418.000.000                | -                        | -                          | -                        |
| + <i>Others</i>                                                                 | 26.000.000                    | -                        | 26.000.000                 | -                        |
| - Land use right fee in apartment building <sup>(1)</sup>                       | 12.233.036.921                | (12.233.036.921)         | 13.466.222.516             | (13.466.222.516)         |
| - Joint Venture PECOM-LILAMA (Kim Xa Station) <sup>(2)</sup>                    | 8.323.221.825                 | -                        | 9.861.272.537              | -                        |
| - Hamon Research-Cottrell GmbH <sup>(3)</sup>                                   | 9.787.321.680                 | -                        | 9.787.321.680              | -                        |
| - Advances                                                                      | 10.141.141.608                | -                        | 4.740.121.850              | -                        |
| - Receivables from loan                                                         | 292.389.437.870               | (292.389.437.870)        | 288.772.265.199            | (286.777.750.132)        |
| - Other receivables                                                             | 33.907.971.591                | (13.972.250.461)         | 32.855.524.210             | (13.972.250.461)         |
|                                                                                 | <u>382.885.119.695</u>        | <u>(321.726.713.452)</u> | <u>363.254.716.192</u>     | <u>(317.348.211.309)</u> |
| <b>b) Long-term</b>                                                             |                               |                          |                            |                          |
| - Deposits and collateral                                                       | 171.000.000                   | -                        | 171.000.000                | -                        |
|                                                                                 | <u>171.000.000</u>            | <u>-</u>                 | <u>171.000.000</u>         | <u>-</u>                 |

|    |                                                       | Ending balance         |                          | 01/01/2026             |                          |
|----|-------------------------------------------------------|------------------------|--------------------------|------------------------|--------------------------|
|    |                                                       | Book Value             | Allowance                | Book Value             | Allowance                |
|    |                                                       | VND                    | VND                      | VND                    | VND                      |
| c) | <b>In which : Other payables from related parties</b> |                        |                          |                        |                          |
|    | - Lilama 45.4 Joint Stock                             | 3.131.988.200          | (3.131.988.200)          | 3.131.988.200          | (3.131.988.200)          |
|    | - Lilama 45.1 Joint Stock                             | 87.583.778.523         | (87.583.778.523)         | 83.535.687.460         | (83.535.687.460)         |
|    | - Lilama 45.3 Joint Stock                             | 19.250.625.259         | (19.250.625.259)         | 18.187.028.584         | (17.687.028.584)         |
|    |                                                       | <u>109.966.391.982</u> | <u>(109.966.391.982)</u> | <u>104.854.704.244</u> | <u>(104.354.704.244)</u> |
| d) | <b>In which : Payables from others parties</b>        |                        |                          |                        |                          |
|    | - Lilama Hanoi Joint Stock                            | 75.897.140.431         | (75.897.140.431)         | 75.897.140.431         | (75.897.140.431)         |
|    | - Lisemco Joint Stock Company                         | 144.066.231.662        | (144.066.231.662)        | 144.066.231.662        | (144.066.231.662)        |
|    | - Hamon Research-Cottrell GmbH <sup>(3)</sup>         | 9.787.321.680          | -                        | 9.787.321.680          | -                        |
|    | - Vien Dong Insurance Joint Stock Company             | 8.330.407.947          | (8.330.407.947)          | 8.330.407.947          | (8.330.407.947)          |
|    | - Other entities                                      | 89.649.717.291         | (25.013.185.923)         | 61.224.747.003         | (25.880.056.240)         |
|    |                                                       | <u>327.730.819.011</u> | <u>(253.306.965.963)</u> | <u>299.305.848.723</u> | <u>(254.173.836.280)</u> |

## 8 . DOUBTFUL DEBTS

|                                                                                                 | 30/09/2026               |                        | 01/01/2026               |                       |
|-------------------------------------------------------------------------------------------------|--------------------------|------------------------|--------------------------|-----------------------|
|                                                                                                 | Original cost            | Recoverable value      | Original cost            | Recoverable value     |
|                                                                                                 | VND                      | VND                    | VND                      | VND                   |
| Total value of receivables and debts that are overdue or not due but difficult to be recovered. |                          |                        |                          |                       |
| <b>Trade receivables</b>                                                                        | <b>546.476.444.058</b>   | <b>146.810.193.647</b> | <b>371.666.697.332</b>   | <b>42.727.315.968</b> |
| - Thai Binh 2 Thermal Power Project Management Board                                            | 204.352.568.988          | -                      | 232.306.651.450          | 37.955.264.051        |
| - Vicem Song Thao Cement Joint Stock Company                                                    | 41.439.288.819           | -                      | 41.539.620.068           | -                     |
| - Song Vang Hydropower Joint Stock Company                                                      | 12.597.651.580           | -                      | 12.597.651.580           | -                     |
| - Vietnam Construction and Import - Export Joint Stock                                          | 9.043.466.795            | -                      | 9.043.466.795            | -                     |
| - Tan Thang Cement Joint Stock Company                                                          | 162.200.665              | -                      | 961.200.665              | -                     |
| - Lilama Hanoi Joint Stock                                                                      | 39.000.402.901           | -                      | 39.000.402.901           | -                     |
| - Thyssenkrupp Nucera AG&Co. KGaA (Hydrogen Neom project)                                       | 166.762.090.207          | 116.733.463.145        | -                        | -                     |
| - Power Project Management Unit 2 - Vietnam Electricity - Dak Ooc Substation                    | 24.526.636.301           | 17.168.645.411         | -                        | -                     |
| - Other entities                                                                                | 48.592.137.802           | 12.908.085.091         | 36.217.703.873           | 4.772.051.917         |
| <b>Prepayment to suppliers</b>                                                                  | <b>168.089.000.028</b>   | <b>41.889.089.816</b>  | <b>168.089.000.028</b>   | <b>43.330.089.816</b> |
| - Lisemco Joint Stock Company                                                                   | 66.898.435.509           | -                      | 66.898.435.509           | -                     |
| - Lilama Hanoi Joint Stock                                                                      | 35.208.754.102           | 18.030.228.953         | 35.208.754.102           | 18.030.228.953        |
| - Other units                                                                                   | 65.981.810.417           | 23.858.860.863         | 65.981.810.417           | 25.299.860.863        |
| <b>Loan receivables</b>                                                                         | <b>394.657.822.147</b>   | <b>-</b>               | <b>394.657.822.147</b>   | <b>-</b>              |
| - Phu My Trung Viet Joint Stock Company                                                         | 13.973.308.000           | -                      | 13.973.308.000           | -                     |
| - Lilama 45.1 Joint Stock                                                                       | 92.068.569.933           | -                      | 92.068.569.933           | -                     |
| - Lilama 45.3 Joint Stock                                                                       | 24.190.124.044           | -                      | 24.190.124.044           | -                     |
| - Lisemco Joint Stock Company                                                                   | 223.245.490.955          | -                      | 223.245.490.955          | -                     |
| - Lilama Hanoi Joint Stock                                                                      | 41.180.329.215           | -                      | 41.180.329.215           | -                     |
| <b>Other receivables</b>                                                                        | <b>321.726.713.452</b>   | <b>-</b>               | <b>317.848.211.309</b>   | <b>500.000.000</b>    |
| - Phu My Trung Viet Joint Stock Company                                                         | 11.128.889.942           | -                      | 11.112.235.998           | -                     |
| - Lisemco Joint Stock Company                                                                   | 144.066.231.662          | -                      | 139.755.658.922          | -                     |
| - Lilama Hanoi Joint Stock                                                                      | 34.716.811.216           | -                      | 34.716.811.216           | -                     |
| - Lilama 45.1 Joint Stock                                                                       | 87.583.778.523           | -                      | 83.535.687.460           | -                     |
| - Lilama 45.3 Joint Stock                                                                       | 19.250.625.259           | -                      | 18.187.028.584           | 500.000.000           |
| - Lilama 45.4 Joint Stock                                                                       | 3.131.988.200            | -                      | 3.131.988.200            | -                     |
| - Others                                                                                        | 21.848.388.650           | -                      | 27.408.800.929           | -                     |
|                                                                                                 | <b>1.430.949.979.685</b> | <b>188.699.283.463</b> | <b>1.252.261.730.816</b> | <b>86.557.405.784</b> |

## 9 . INVENTORIES

|                            | 30/09/2026            |           | 01/01/2026             |           |
|----------------------------|-----------------------|-----------|------------------------|-----------|
|                            | Original cost         | Allowance | Original cost          | Allowance |
|                            | VND                   | VND       | VND                    | VND       |
| Raw materials and supplies | 3.077.741.935         | -         | 1.317.126.256          | -         |
| Tools and                  | 1.665.788.495         | -         | 1.803.591.750          | -         |
| Work in progress expenses  | 60.003.296.208        | -         | 506.805.772.298        | -         |
|                            | <b>64.746.826.638</b> | <b>-</b>  | <b>509.926.490.304</b> | <b>-</b>  |

## 10 . LONG-TERM ASSET IN PROGRESS

|                                                                                                                | 30/09/2026            |                       | 01/01/2026            |                       |
|----------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                                                                                                | Original cost         | Recoverable value     | Original cost         | Recoverable value     |
|                                                                                                                | VND                   | VND                   | VND                   | VND                   |
| <b>Procurement of fixed assets</b>                                                                             | <b>126.892.000</b>    | <b>126.892.000</b>    | -                     | -                     |
| - Project for Installation of Fire Fighting and Prevention System for 5-Storey Building                        | 126.892.000           | 126.892.000           | -                     | -                     |
| <b>Construction in progress</b>                                                                                | <b>36.156.356.414</b> | <b>36.156.356.414</b> | <b>36.156.356.414</b> | <b>36.156.356.414</b> |
| - Project of the high-rise mixed-use residential and working building in Phuoc Long Ward, Ho Chi Minh City (*) | 36.156.356.414        | 36.156.356.414        | 36.156.356.414        | 36.156.356.414        |
| <b>Periodic repair and maintenance</b>                                                                         | <b>799.789.860</b>    | <b>799.789.860</b>    | <b>1.902.651.484</b>  | <b>1.902.651.484</b>  |
| - Renovation of the 3rd and 4th floors of the EPC building, the Corporation's                                  | 799.789.860           | 799.789.860           | 1.902.651.484         | 1.902.651.484         |
|                                                                                                                | <b>37.083.038.274</b> | <b>37.083.038.274</b> | <b>38.059.007.898</b> | <b>38.059.007.898</b> |

(\*) Pursuant to Resolution of the General Meeting of Shareholders No. 192/NQ-DHDCD dated 24/06/2022, the Corporation was approved by the General Meeting of Shareholders on the policy of returning the above project; in respect of the costs already incurred, the Corporation will work with the People's Committee of Ho Chi Minh City to request reimbursement.

## 11 . TANGIBLE FIXED ASSETS

|                                     | Buildings, structures | Machinery,<br>equipment | Vehicles,<br>transportation | Management<br>equipment | Others               | Total                  |
|-------------------------------------|-----------------------|-------------------------|-----------------------------|-------------------------|----------------------|------------------------|
|                                     | VND                   | VND                     | VND                         | VND                     | VND                  | VND                    |
| <b>Historical cost</b>              |                       |                         |                             |                         |                      |                        |
| Beginning balance                   | 87.582.752.216        | 17.988.352.396          | 314.746.943.751             | 7.710.795.577           | 5.076.503.306        | 433.105.347.246        |
| - Purchase in the period            | 10.540.000.000        | 236.934.444             | 4.984.800.000               | 4.052.882.695           | 105.780.000          | 19.920.397.139         |
| - Completed construction investment | -                     | -                       | -                           | 687.902.400             | -                    | 687.902.400            |
| - Liquidation, disposal             | -                     | -                       | (27.237.078.944)            | (134.400.000)           | -                    | (27.371.478.944)       |
| <b>Ending balance</b>               | <b>98.122.752.216</b> | <b>18.225.286.840</b>   | <b>292.494.664.807</b>      | <b>12.317.180.672</b>   | <b>5.182.283.306</b> | <b>426.342.167.841</b> |
| <b>Accumulated depreciation</b>     |                       |                         |                             |                         |                      |                        |
| Beginning balance                   | 57.096.496.013        | 15.023.371.235          | 294.416.958.525             | 6.065.752.629           | 4.847.827.290        | 377.450.405.692        |
| - Depreciation in the period        | 1.799.819.658         | 519.861.465             | 2.118.573.017               | 950.133.166             | 143.174.126          | 5.531.561.432          |
| - Liquidation, disposal             | -                     | -                       | (27.237.078.944)            | (7.001.290)             | -                    | (27.244.080.234)       |
| <b>Ending balance</b>               | <b>58.896.315.671</b> | <b>15.543.232.700</b>   | <b>269.298.452.598</b>      | <b>7.008.884.505</b>    | <b>4.991.001.416</b> | <b>355.737.886.890</b> |
| <b>Net carrying amount</b>          |                       |                         |                             |                         |                      |                        |
| Beginning balance                   | 30.486.256.203        | 2.964.981.161           | 20.329.985.226              | 1.645.042.948           | 228.676.016          | 55.654.941.554         |
| <b>Ending balance</b>               | <b>39.226.436.545</b> | <b>2.682.054.140</b>    | <b>23.196.212.209</b>       | <b>5.308.296.167</b>    | <b>191.281.890</b>   | <b>70.604.280.951</b>  |

- Cost of fully depreciated tangible fixed assets still in use at the end of the period: VND 296.549.278.711.

## 12 . FINANCE LEASE FIXED ASSETS

|                                   | Means of<br>transportation<br>and transmission<br>VND |
|-----------------------------------|-------------------------------------------------------|
| <b>Historical cost</b>            |                                                       |
| Beginning balance                 | 3.519.650.908                                         |
| <b>Ending balance of the year</b> | <b>3.519.650.908</b>                                  |
| <b>Accumulated depreciation</b>   |                                                       |
| Beginning balance                 | 1.454.354.976                                         |
| - Depreciation in the period      | 329.967.270                                           |
| <b>Ending balance of the year</b> | <b>1.784.322.246</b>                                  |
| <b>Net carrying amount</b>        |                                                       |
| Beginning balance                 | 2.065.295.932                                         |
| <b>Ending balance</b>             | <b>1.735.328.662</b>                                  |

## 13 . INTANGIBLE FIXED ASSETS

|                                 | Land use rights<br>VND | Computer software<br>VND | Total<br>VND          |
|---------------------------------|------------------------|--------------------------|-----------------------|
| <b>Historical cost</b>          |                        |                          |                       |
| Beginning balance               | 10.597.679.212         | 1.868.049.000            | 12.465.728.212        |
| - Purchase in the period        | -                      | 3.724.610.000            | 3.724.610.000         |
| <b>Ending balance</b>           | <b>10.597.679.212</b>  | <b>5.592.659.000</b>     | <b>16.190.338.212</b> |
| <b>Accumulated amortization</b> |                        |                          |                       |
| Beginning balance               | -                      | 1.799.484.493            | 1.799.484.493         |
| - Amortization in the period    | -                      | 259.588.919              | 259.588.919           |
| <b>Ending balance</b>           | <b>-</b>               | <b>2.059.073.412</b>     | <b>2.059.073.412</b>  |
| <b>Net carrying amount</b>      |                        |                          |                       |
| Beginning balance               | 10.597.679.212         | 68.564.507               | 10.666.243.719        |
| <b>Ending balance</b>           | <b>10.597.679.212</b>  | <b>3.533.585.588</b>     | <b>14.131.264.800</b> |

In which:

Historical cost of intangible fixed assets which have been fully amortized but are still in use at the end of the period: VND 1,738,049,000.

(\*) Information on the land use rights:

- + Address: No. 124 Minh Khai Street, Tuong Mai Ward, Hanoi City;
- + Area: 2864.6 m<sup>2</sup>;
- + Purpose of use: Construction of a high-rise mixed-use building for residential and office purposes;
- + Land lease term: 50 years from 23 March 2010.

**14 . INVESTMENT PROPERTIES**

The Corporation's investment property is the total value of the infrastructure investment at Bac Vinh Industrial Park, Vinh Hung Ward, Nghe An Province for long-term lease. The investment property has a historical cost of VND 57,127,963,520, accumulated depreciation up to 30/09/2026 of VND 48,041,651,864, depreciation during the period of VND 1,728,867,114 and a net book value of VND 9,086,311,656. Revenue from the investment property arising in the first 9 months of 2026 was VND 692,211,314

The fair value of the investment property has not been officially assessed and determined as at 30/09/2026. However, based on the leasing situation and the market prices of these assets, the Board of Management of the Corporation believes that the fair value of the investment property is higher than its net book value as at the end of the accounting period.

**15 . DEFERRED EXPENSES**

|                                                                                                            | 30/09/2026            | 01/01/2026            |
|------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|
|                                                                                                            | VND                   | VND                   |
| <b>a) Short-term</b>                                                                                       |                       |                       |
| Deferred expenses of the Corporation's head office                                                         | 1.285.183.816         | 190.366.183           |
| Deferred expenses of the NEOM Hydrogen Plant project                                                       | -                     | 1.178.788             |
| Deferred expenses of the Nhon Trach 3 & Nhon Trach 4 power project                                         | 6.307.913             | 26.964.387            |
| Deferred expenses of the H2GS green steel fabrication project                                              | -                     | 95.092.004            |
| Deferred expenses of the Vung Ang 2 power project                                                          | 68.093.377            | -                     |
| Deferred expenses of the fuel conversion project of O Mon I Thermal                                        | 23.124.998            | -                     |
| Deferred expenses of construction team No. 2 - Pha Rung project                                            | 42.502.500            | -                     |
| Deferred expenses of Construction Team No. 2 – Project for Viet Han Engineering Company                    | 89.375.000            | -                     |
| Deferred expenses of the Quang Trach II Power Plant Project Manager                                        | 4.166.666             | -                     |
|                                                                                                            | <b>1.518.754.270</b>  | <b>313.601.362</b>    |
| <b>b) Long-term</b>                                                                                        |                       |                       |
| Deferred crane rental expenses                                                                             | 595.944.594           | 1.116.690.218         |
| Deferred expenses of the Company's head office                                                             | 9.587.782.116         | 4.476.516.678         |
| Deferred expenses at the Bac Vinh project                                                                  | 1.087.894.908         | 147.631.453           |
| Long-term Deferred expenses of the Vung Ang 2 Thermal Power project                                        | 10.283.997            | 375.018.621           |
| Deferred expenses of the Nhon Trach 3 & Nhon Trach 4 power project                                         | 63.466.666            | -                     |
| Deferred expenses of the NEOM Hydrogen Plant project                                                       | 9.520.000             | 29.780.001            |
| Deferred factory rental expenses                                                                           | 69.600.000.000        | 76.125.000.000        |
| Deferred expenses of the fabrication project of 27 steel structure Modules of the H2GS Green Steel Project | 44.389.872            | 230.681.820           |
| Deferred expenses of the fuel conversion project of O Mon I Thermal Power Plant                            | 424.849.968           | 186.610.306           |
| Expenses of construction team No. 2 - Girder fabrication project                                           | 9.732.508             | -                     |
| Deferred expenses of the Quang Trach II Power Project Unit                                                 | 400.937.028           | -                     |
|                                                                                                            | <b>81.834.801.657</b> | <b>82.687.929.097</b> |

## 16 . BORROWINGS AND FINANCE LEASE LIABILITIES

|                                                                                               | 01/01/2026             | During the period      |                          | 30/09/2026             |
|-----------------------------------------------------------------------------------------------|------------------------|------------------------|--------------------------|------------------------|
|                                                                                               | Value                  | Increase               | Decrease                 | Value                  |
|                                                                                               | VND                    | VND                    | VND                      | VND                    |
| <b>a) Short-term borrowings</b>                                                               |                        |                        |                          |                        |
| <b>Short-term borrowings</b>                                                                  | <b>626.687.236.067</b> | <b>697.057.001.019</b> | <b>1.034.619.114.904</b> | <b>289.125.122.182</b> |
| - Joint Stock Commercial Bank for Investment and Development of Vietnam - Transaction         | 248.461.252.692        | 432.998.076.868        | 506.799.083.376          | 174.660.246.184        |
| - Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Ha Bra         | -                      | 11.742.885.000         | 11.742.885.000           | -                      |
| - Tien Phong Commercial Joint Stock Bank - Thang Long Branch <sup>(2)</sup>                   | 241.753.791.828        | 148.147.717.572        | 353.262.065.985          | 36.639.443.415         |
| - Vietnam Joint Stock Commercial Bank for Industry and Trade - Thanh An Branch <sup>(3)</sup> | 5.253.470.006          | 94.616.593.861         | 22.044.631.284           | 77.825.432.583         |
| - Vietnam International Commercial Joint Stock Bank - Corporate Banking Center, Transa        | 131.218.721.541        | 9.551.727.718          | 140.770.449.259          | -                      |
| <b>Current portion of long-term borrowings</b>                                                | <b>700.089.204</b>     | <b>408.385.378</b>     | <b>525.066.903</b>       | <b>583.407.679</b>     |
| - BIDV-SUMI TRUST Leasing Company Limited - Hanoi Branch <sup>(5)</sup>                       | 700.089.204            | 408.385.378            | 525.066.903              | 583.407.679            |
|                                                                                               | <b>627.387.325.271</b> | <b>697.465.386.397</b> | <b>1.035.144.181.807</b> | <b>289.708.529.861</b> |
| <b>b) Long-term borrowings</b>                                                                |                        |                        |                          |                        |
| - BIDV-SUMI TRUST Leasing Company Limited - Hanoi Branch <sup>(5)</sup>                       | 1.108.474.582          | -                      | 525.066.903              | 583.407.679            |
|                                                                                               | <b>1.108.474.582</b>   | <b>-</b>               | <b>525.066.903</b>       | <b>583.407.679</b>     |
| Amount due for settlement within 12 months                                                    | (700.089.204)          | (408.385.378)          | (525.066.903)            | (583.407.679)          |
| Amount due for settlement after 12 months                                                     | <b>408.385.378</b>     |                        |                          | <b>-</b>               |

## 17 . SHORT-TERM TRADE PAYABLES

|                                                                | 30/09/2026               | 01/01/2026               |
|----------------------------------------------------------------|--------------------------|--------------------------|
|                                                                | VND                      | VND                      |
| <b>Related parties</b>                                         | <b>218.555.826.865</b>   | <b>245.913.469.919</b>   |
| - Lilama 5 Joint Stock Company                                 | 18.276.255.443           | 29.398.965.872           |
| - Lilama 7 Joint Stock Company                                 | -                        | 2.173.389.805            |
| - Lilama South East Asia SDN BHD                               | 14.267.613.113           | 14.491.214.134           |
| - Lilama Mechanical and Erection Joint Stock Company           | 11.838.207.868           | 14.125.414.140           |
| - LHT International Consultancy Joint Stock Company            | -                        | 2.177.318.878            |
| - Erection – Electromechanics Testing Joint Stock Company      | 12.654.838.923           | 15.559.349.415           |
| - Lilama 10 Joint Stock Company                                | 137.445.259.017          | 96.610.139.769           |
| - Lilama 18 Joint Stock Company                                | -                        | 50.058.739.651           |
| - Lilama 69.3 Joint Stock Company                              | 24.073.652.501           | 20.818.938.255           |
| - Lilama 45.3 Joint Stock Company                              | -                        | 500.000.000              |
|                                                                | <b>904.257.963.740</b>   | <b>1.188.320.999.276</b> |
| <b>Others</b>                                                  | <b>10.910.341.228</b>    | <b>11.080.959.584</b>    |
| - Doosan Heavy Industries Vietnam Co., Ltd                     | -                        | 186.995.742.747          |
| - Tbea Hengyang Tranformer Co., Ltd                            | 85.519.319.071           | 86.859.571.780           |
| - Flsmidth Koch GMBH                                           | 48.593.258.691           | 49.335.191.063           |
| - Petroleum Pipeline and Tank Construction Joint Stock Company | 34.171.798.568           | 49.955.584.052           |
| - FECON Joint Stock Company                                    | 160.905.830.271          | 163.427.535.043          |
| - Hamon Research-Cottrell Italia S.P.A                         | 564.157.415.911          | 640.666.415.007          |
| - Other payables to suppliers                                  |                          |                          |
|                                                                | <b>1.122.813.790.605</b> | <b>1.434.234.469.195</b> |

## 18 . SHORT-TERM PREPAYMENTS FROM CUSTOMERS

|                                                                                                                  | 30/09/2026               | 01/01/2026             |
|------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------|
|                                                                                                                  | VND                      | VND                    |
| <b>Others</b>                                                                                                    |                          |                        |
| - Can Tho Thermal Power Company - Branch of Power Generation Corporation 2 - Joint Stock Company (EVNGENCO2) (*) | 338.514.619.280          | 343.133.023.280        |
| - Hanoi City Technical Infrastructure and Agriculture Construction Investment Project Management Unit            | 100.000.000.000          | -                      |
| - Power Project Management Unit 2 - Branch of Vietnam Electricity (**)                                           | 586.402.116.478          | -                      |
| - An Giang Province Construction Investment and Transport Project                                                | 20.056.866.059           | 54.668.568.629         |
| - Branch of PetroVietnam Technical Services Corporation - Long Phu 1 Thermal Power Project Unit                  | 40.918.212.840           | 40.866.656.986         |
| - Other entities                                                                                                 | 29.088.974.145           | 15.335.488.351         |
|                                                                                                                  | <b>1.114.980.788.802</b> | <b>454.003.737.246</b> |

(\*) The advance from the Investor, Can Tho Thermal Power Company - Branch of Power Generation Corporation 2 - Joint Stock Company (EVNGENCO2), to the Company in relation to the fuel conversion project of O Mon I Thermal Power Plant using Block B gas.

(\*\*) The advance from the Investor, Power Project Management Unit 2 - Branch of Vietnam Electricity, to the Company in relation to the Quang Trach II Thermal Power Plant project.

## 19 . TAX AND OTHER PAYABLES TO THE STATE BUDGET

|                          | Opening receivables   | Opening payables      | Payables in the period | Actual payment in the period | Closing receivables  | Closing payables      |
|--------------------------|-----------------------|-----------------------|------------------------|------------------------------|----------------------|-----------------------|
|                          | VND                   | VND                   | VND                    | VND                          | VND                  | VND                   |
| Value-added tax          | 16.432.740.211        | 413.614.853           | 34.286.331.761         | 21.171.049.889               | 2.903.843.486        | -                     |
| Corporate income tax     | -                     | 68.555.595.126        | 183.265.895.266        | 225.256.718.003              | -                    | 26.564.772.389        |
| Personal income tax      | -                     | 243.012.730           | 6.910.663.316          | 5.950.234.910                | -                    | 1.203.441.136         |
| Land tax and land rental | -                     | -                     | 4.288.972.176          | 4.288.972.176                | -                    | -                     |
| Other taxes              | 14.768                | -                     | -                      | -                            | 14.768               | -                     |
|                          | <u>16.432.754.979</u> | <u>69.212.222.709</u> | <u>228.751.862.519</u> | <u>256.666.974.978</u>       | <u>2.903.858.254</u> | <u>27.768.213.525</u> |

The Corporation's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Interim Separate Financial Statements could be changed at a later date upon final determination by the tax authorities.

**20 . ACCRUED EXPENSES**

|                                                            | 30/09/2026                      | 01/01/2026                      |
|------------------------------------------------------------|---------------------------------|---------------------------------|
|                                                            | VND                             | VND                             |
| - Interest expense                                         | 386.310.693                     | 505.902.174                     |
| - Van Phong 1 Thermal Power Plant Project.                 | 1.139.826.311                   | 1.139.826.311                   |
| - Vung Ang 1 Thermal Power Plant Project.                  | 752.071.323.479                 | 752.071.323.479                 |
| - Thai Binh 2 Thermal Power Plant Project.                 | 2.956.122.436                   | 4.878.958.835                   |
| - Module fabrication works of the H2GS green steel project | 17.952.626.576                  | 30.150.680.443                  |
| - Nhon Trach 3 and 4 Power Plant Project                   | 323.696.124.240                 | 238.932.754.926                 |
| - Neom Hydrogen Project                                    | 76.193.665.684                  | 212.460.114.772                 |
| - Vung Ang 2 Thermal Power Plant Project                   | 36.500.311.812                  | 8.892.552.118                   |
| - Song Hau 1 Power Project Management Board - PVN          | 274.336.158.005                 | -                               |
| - Other accrued expenses                                   | 36.814.684.792                  | 115.946.394.935                 |
|                                                            | <b><u>1.522.047.154.028</u></b> | <b><u>1.364.978.507.993</u></b> |

**In which: Accrued expenses from related parties**

|                                                               |                               |                               |
|---------------------------------------------------------------|-------------------------------|-------------------------------|
| - Lilama 5 Joint Stock Company                                | 14.659.351.071                | 7.571.674.089                 |
| - Lilama 45.4 Joint Stock Company                             | 2.591.688.036                 | 4.507.776.919                 |
| - Electro-Mechanical Testing and Erection Joint Stock Company | 22.195.081.621                | 16.299.699.405                |
| - Lilama 10 Joint Stock Company                               | 100.665.408.141               | 177.223.073.469               |
| - Lilama 18 Joint Stock Company                               | 18.377.484.305                | 2.774.672.617                 |
| - Lilama 69.1 Joint Stock Company                             | 364.434.400                   | 364.434.400                   |
| - Lilama 69.3 Joint Stock Company                             | 7.707.479.546                 | 6.632.924.480                 |
|                                                               | <b><u>166.560.927.120</u></b> | <b><u>215.374.255.379</u></b> |

**21 . DIVIDENDS AND PROFITS PAYABLE**

|                              | 30/09/2026                | 01/01/2026                |
|------------------------------|---------------------------|---------------------------|
|                              | VND                       | VND                       |
| Dividend and profit payables | 398.266.125               | 403.510.125               |
|                              | <b><u>398.266.125</u></b> | <b><u>403.510.125</u></b> |

## 22 . OTHER PAYABLES

|                                                       | 30/09/2026             | 01/01/2026             |
|-------------------------------------------------------|------------------------|------------------------|
|                                                       | VND                    | VND                    |
| <b>a) Short-term payables</b>                         |                        |                        |
| - Trade union fee                                     | 571.628.200            | 623.321.400            |
| - Social insurance                                    | 835.501.605            | 688.763.698            |
| - Payables on equitization                            | 200.000.000            | 200.000.000            |
| - Short-term deposits, collateral received            | 1.472.550.000          | 274.100.000            |
| + Havar Furniture Company Limited                     | 124.100.000            | 124.100.000            |
| + TH MACHINERY INSTALLATION CO.,LTD                   | 500.000.000            | -                      |
| + PLC HEAVY LIFTING SERVICES JOINT STOCK COMPANY      | 800.000.000            | -                      |
| + Others                                              | 48.450.000             | 150.000.000            |
| - Doosan Heavy Industries & Construction Co., Ltd     | 1.590.915.342          | 1.278.881.277          |
| - Hamon Research-Cottrell GmbH (*)                    | 160.377.735.500        | 162.891.164.000        |
| - Construction Team No. 1 of the Corporation          | -                      | 5.507.693.556          |
| - Other payables                                      | 11.509.803.444         | 6.130.325.311          |
|                                                       | <b>176.558.134.091</b> | <b>177.594.249.242</b> |
| <b>b) Long-term payables</b>                          |                        |                        |
| - Long-term deposits, collateral received             | 1.151.886.839          | 1.151.886.839          |
| + Lilama 18 Joint Stock Company                       | 333.000.000            | 333.000.000            |
| + HACOM Technology Investment Joint Stock Company     | 295.800.000            | 295.800.000            |
| + Other companies                                     | 523.086.839            | 523.086.839            |
|                                                       | <b>1.151.886.839</b>   | <b>1.151.886.839</b>   |
| <b>c) In which: Other payables to related parties</b> |                        |                        |
| - Lilama 7 Joint Stock Company                        | -                      | 95.679.360             |
| - Lilama Mechanical and Erection Joint Stock Company  | -                      | 12.023.424             |
| - Lilama 45.1 Joint Stock Company                     | -                      | 17.046.528             |
| - Lilama 45.4 Joint Stock Company                     | 1.517.001              | 1.517.001              |
| - Lilama 18 Joint Stock Company                       | 333.000.000            | 362.650.944            |
| - Lilama 69.1 Joint Stock Company                     | 67.500.000             | 67.500.000             |
| - Lilama Real Estate Joint Stock Company              | 42.240.000             | 42.240.000             |
|                                                       | <b>444.257.001</b>     | <b>598.657.257</b>     |

(\*) The amount received from the performance guarantee under the contracts signed with the contractor Hamon Research-Cottrell GmbH (Hamon) for packages M05-FGD and M06-ESP with a total amount of USD 6,175,500 under the Song Hau 1 Thermal Power Plant project, arising from 2022. As the payment obligations as well as the costs that may arise in relation to Hamon, the investor and other related parties have not been fully determined, the Corporation has not recognized the above amount received from the performance guarantee in the separate results of operations for 2025. At the same time, the Corporation is closely monitoring the progress of the bankruptcy procedures and the rights and obligations of Hamon's custodian in order to have appropriate resolution plans. The increase in value during the period is due to the effect of the exchange rate difference revaluation at the end of the period.

## 23 . DEFERRED REVENUE

|                                                                  | 30/09/2026            | 01/01/2026            |
|------------------------------------------------------------------|-----------------------|-----------------------|
|                                                                  | VND                   | VND                   |
| a) Short-term                                                    |                       |                       |
| - Deferred revenue from office leasing                           | 107.184.545           | 104.730.000           |
| - Deferred revenue from land leasing at Bac Vinh Industrial Park | 831.514.953           | 638.611.460           |
|                                                                  | <u>938.699.498</u>    | <u>743.341.460</u>    |
| b) Long-term                                                     |                       |                       |
| - Unearned revenue from land leasing at Bac Vinh Industrial Park | 12.593.030.649        | 13.076.185.471        |
|                                                                  | <u>12.593.030.649</u> | <u>13.076.185.471</u> |

## 24 . PROVISIONS

|                                     | Beginning balance      | During the period      |                        | Ending balance         |
|-------------------------------------|------------------------|------------------------|------------------------|------------------------|
|                                     | Value                  | Increase               | Decrease               | Value                  |
|                                     | VND                    | VND                    | VND                    | VND                    |
| a) Short-term                       |                        |                        |                        |                        |
| Provision for construction warranty | 374.868.178.544        | -                      | 373.185.621.590        | 1.682.556.954          |
|                                     | <u>374.868.178.544</u> | <u>-</u>               | <u>373.185.621.590</u> | <u>1.682.556.954</u>   |
| b) Long-term                        |                        |                        |                        |                        |
| Provision for construction warranty | 593.770.091.068        | 146.050.602.567        | 2.116.000.000          | 737.704.693.635        |
|                                     | <u>593.770.091.068</u> | <u>146.050.602.567</u> | <u>2.116.000.000</u>   | <u>737.704.693.635</u> |

## 25 . OWNER'S EQUITY

## a) Statement of changes in owners' equity

|                                          | Contributed capital    | Development and investment fund | Other funds under owners' equity | Retained earnings      | Total                    |
|------------------------------------------|------------------------|---------------------------------|----------------------------------|------------------------|--------------------------|
|                                          | VND                    | VND                             | VND                              | VND                    | VND                      |
| Beginning balance of the previous period | 797.261.040.000        | 102.025.238.585                 | -                                | 98.187.630.260         | 997.473.908.845          |
| Profit for the previous period           | -                      | -                               | -                                | 182.048.190.889        | 182.048.190.889          |
| Profit distribution                      | -                      | 17.058.017.810                  | -                                | (56.860.059.366)       | (39.802.041.556)         |
| Ending balance of the previous period    | <u>797.261.040.000</u> | <u>119.083.256.395</u>          | <u>-</u>                         | <u>223.375.761.783</u> | <u>1.139.720.058.178</u> |
| Beginning balance of the current period  | 797.261.040.000        | 119.083.256.395                 | -                                | 548.462.722.792        | 1.464.807.019.187        |
| Profit for the current period            | -                      | -                               | -                                | 669.629.998.128        | 669.629.998.128          |
| Profit distribution                      | -                      | 242.305.924.000                 | -                                | (273.200.460.723)      | (30.894.536.723)         |
| Ending balance of the current period     | <u>797.261.040.000</u> | <u>361.389.180.395</u>          | <u>-</u>                         | <u>944.892.260.197</u> | <u>2.103.542.480.592</u> |

Pursuant to Resolution No. 232/NQ-ĐHĐCĐ dated 26 June 2026 of the 2026 Annual General Meeting of Shareholders, the Corporation announced the distribution of 2025 profit as follows:

|                                                      | Amount          |
|------------------------------------------------------|-----------------|
|                                                      | VND             |
| Appropriation to the development and investment fund | 242.305.924.000 |
| Appropriation to the bonus and welfare fund          | 30.894.536.723  |

## b) Details of owners' contributed capital

|                          | Ending balance         | Rate       | 0        | Beginning balance      | Rate       |
|--------------------------|------------------------|------------|----------|------------------------|------------|
|                          | VND                    | (%)        | VND      | VND                    | (%)        |
| Ministry of Construction | 780.324.040.000        | 97,88      | -        | 780.324.040.000        | 97,88      |
| Other shareholders       | 16.937.000.000         | 2,12       | -        | 16.937.000.000         | 2,12       |
|                          | <u>797.261.040.000</u> | <u>100</u> | <u>-</u> | <u>797.261.040.000</u> | <u>100</u> |

## c) Capital transactions with owners and distribution of dividends and profits

|                                                 | For the nine-month<br>period ended<br>September 30, 2026 | For the nine-month<br>period ended<br>September 30, 2025 |
|-------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|
|                                                 | VND                                                      | VND                                                      |
| Owner's contributed capital                     | 797.261.040.000                                          | 797.261.040.000                                          |
| - At the beginning of the year                  | 797.261.040.000                                          | 797.261.040.000                                          |
| - At the end of period                          | 797.261.040.000                                          | 797.261.040.000                                          |
| Distributed dividends and profit:               |                                                          |                                                          |
| - Dividend payable at the beginning of the year | 403.510.125                                              | 349.103.625                                              |
| - Dividend paid in cash in the period           | (5.244.000)                                              | (18.221.000)                                             |
| + Dividend paid from last year's profit         | (5.244.000)                                              | (18.221.000)                                             |
| - Dividend payable at the end of the period     | 398.266.125                                              | 330.882.625                                              |

## d) Share

|                                               | 30/09/2026 | 01/01/2026 |
|-----------------------------------------------|------------|------------|
| Number of authorized shares                   | 79.726.104 | 79.726.104 |
| Number of shares issued and fully contributed | 79.726.104 | 79.726.104 |
| - Common shares                               | 79.726.104 | 79.726.104 |
| Number of outstanding shares                  | 79.726.104 | 79.726.104 |
| - Common shares                               | 79.726.104 | 79.726.104 |
| Par value per share (VND)                     | 10.000     | 10.000     |

## e) Corporation's reserves

|                             | 30/09/2026      | 01/01/2026      |
|-----------------------------|-----------------|-----------------|
|                             | VND             | VND             |
| Development investment fund | 361.389.180.395 | 119.083.256.395 |
|                             | 361.389.180.395 | 119.083.256.395 |

**26 . OFF-BALANCE-SHEET ITEMS AND OPERATING LEASE COMMITMENTS****a) Foreign currencies**

|       | <u>30/09/2026</u> | <u>01/01/2026</u> |
|-------|-------------------|-------------------|
| - USD | 69.938.611,01     | 70.660.125,51     |
| - EUR | 1.800.882,18      | 1.794.608,19      |

**27 . TOTAL REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES**

|                                                                 | <u>For the nine-month<br/>period ended<br/>September 30, 2026</u> | <u>For the nine-month<br/>period ended<br/>September 30, 2025</u> |
|-----------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|
|                                                                 | VND                                                               | VND                                                               |
| Revenue from construction contracts                             | 2.330.570.395.720                                                 | 3.666.627.562.068                                                 |
| Revenue from provision of service                               | 24.120.779.724                                                    | 21.464.645.507                                                    |
|                                                                 | <u><b>2.354.691.175.444</b></u>                                   | <u><b>3.688.092.207.575</b></u>                                   |
| In which: Revenue to related parties<br>(Details as in Note 36) | <u><b>3.574.524.382</b></u>                                       | <u><b>38.125.707.967</b></u>                                      |

**28 . COST OF GOODS SOLD**

|                                | <u>For the nine-month<br/>period ended<br/>September 30, 2026</u> | <u>For the nine-month<br/>period ended<br/>September 30, 2025</u> |
|--------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|
|                                | VND                                                               | VND                                                               |
| Cost of construction contracts | 1.579.904.361.324                                                 | 3.513.569.727.467                                                 |
| Cost of provision of services  | 26.594.769.322                                                    | 34.816.180.482                                                    |
|                                | <u><b>1.606.499.130.646</b></u>                                   | <u><b>3.548.385.907.949</b></u>                                   |

**29 . FINANCIAL INCOME**

|                                                                                     | <u>For the nine-month<br/>period ended<br/>September 30, 2026</u> | <u>For the nine-month<br/>period ended<br/>September 30, 2025</u> |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|
|                                                                                     | VND                                                               | VND                                                               |
| Interest income from deposits and loans                                             | 33.974.735.726                                                    | 33.229.781.351                                                    |
| Dividends or profits received in cash                                               | 8.720.525.000                                                     | 26.335.072.470                                                    |
| Gains on exchange difference in the period                                          | 71.318.550.250                                                    | 50.044.770.778                                                    |
| Gains on exchange difference at the period-end                                      | -                                                                 | 37.225.015.430                                                    |
|                                                                                     | <u><b>114.013.810.976</b></u>                                     | <u><b>146.834.640.029</b></u>                                     |
| In which: Financial income received from related parties<br>(Details as in Note 36) | <u><b>14.332.212.738</b></u>                                      | <u><b>24.570.032.233</b></u>                                      |

## 30 . FINANCIAL EXPENSES

|                                                                                                | For the nine-month<br>period ended<br>September 30, 2026 | For the nine-month<br>period ended<br>September 30, 2025 |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|
|                                                                                                | VND                                                      | VND                                                      |
| Borrowing costs                                                                                | 22.424.458.459                                           | 44.623.610.319                                           |
| Allowance for doubtful interest receivables                                                    | 5.611.687.738                                            | 6.929.875.575                                            |
| Loss on exchange difference in the period                                                      | 11.384.411.285                                           | 55.818.431.041                                           |
| Loss on exchange difference at the period-end                                                  | 67.001.061.681                                           | -                                                        |
| Allowance for diminution in value of trading securities and<br>impairment loss from investment | 2.121.067.887                                            | 3.591.015.024                                            |
| Other finance expenses                                                                         | 107.171.317                                              | 89.019.169                                               |
| Other decreases in financial expenses                                                          | (318.388.027)                                            | (2.993.912.931)                                          |
| - Reversal of provision                                                                        | (318.388.027)                                            | (2.993.912.931)                                          |
|                                                                                                | <b>108.331.470.340</b>                                   | <b>108.058.038.197</b>                                   |
| In which: Financial expenses paid to related parties<br>(Details as in Note 36)                | <b>7.414.367.598</b>                                     | <b>7.527.782.682</b>                                     |

## 31 . SELLING EXPENSES

|                                                       | For the nine-month<br>period ended<br>September 30, 2026 | For the nine-month<br>period ended<br>September 30, 2025 |
|-------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|
|                                                       | VND                                                      | VND                                                      |
| Provision/ Allowances expenses                        | 148.882.882.296                                          | -                                                        |
| Deductions from selling expenses                      | (376.017.901.319)                                        | -                                                        |
| - Reversal of provision for construction warranty (*) | (376.017.901.319)                                        | -                                                        |
|                                                       | <b>(227.135.019.023)</b>                                 | <b>-</b>                                                 |

## 32 . GENERAL AND ADMINISTRATIVE EXPENSES

|                                                        | For the nine-month<br>period ended<br>September 30, 2026 | For the nine-month<br>period ended<br>September 30, 2025 |
|--------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|
|                                                        | VND                                                      | VND                                                      |
| Raw material costs                                     | 133.109.400                                              | 173.194.400                                              |
| Labor expenses                                         | 37.130.261.898                                           | 29.264.688.552                                           |
| Depreciation expenses                                  | 3.639.376.061                                            | 2.482.836.612                                            |
| Provision expenses                                     | 76.644.668.205                                           | 6.524.513.977                                            |
| Taxes, fees and charges                                | 141.635.854                                              | 1.850.347.216                                            |
| External service expenses                              | 14.370.215.017                                           | 10.611.090.027                                           |
| Other cash expenses                                    | 11.009.883.617                                           | 2.711.787.121                                            |
| Other decreases in general and administrative expenses | (5.709.984.753)                                          | (50.618.220.241)                                         |
| - Reversal of allowances                               | (5.709.984.753)                                          | (50.618.220.241)                                         |
|                                                        | <b>137.359.165.299</b>                                   | <b>3.000.237.664</b>                                     |

## 33 . OTHER INCOME

|                                                 | For the nine-month<br>period ended<br>September 30, 2026 | For the nine-month<br>period ended<br>September 30, 2025 |
|-------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|
|                                                 | VND                                                      | VND                                                      |
| Liquidation, disposal of fixed assets           | 9.570.229.509                                            | -                                                        |
| Collected fines                                 | 1.652.356.816                                            | 6.170.542.256                                            |
| Reversal of provision for construction warranty | -                                                        | 8.399.360.824                                            |
| Others                                          | 373.317.011                                              | 97.254.818                                               |
|                                                 | <b>11.595.903.336</b>                                    | <b>14.667.157.898</b>                                    |

## 34 . CURRENT CORPORATE INCOME TAX EXPENSES

|                                                                                                    | For the nine-month<br>period ended<br>September 30, 2026 | For the nine-month<br>period ended<br>September 30, 2025 |
|----------------------------------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|
|                                                                                                    | VND                                                      | VND                                                      |
| Total profit before tax                                                                            | 855.206.133.394                                          | 188.914.323.688                                          |
| Increasing adjustments                                                                             | 69.843.867.938                                           | 1.224.860.513                                            |
| - Non-deductible expenses                                                                          | 4.773.141.392                                            | 1.224.860.513                                            |
| - Loss on revaluation of foreign currencies at the end of the period                               | 65.070.726.546                                           | -                                                        |
| Decreasing adjustments                                                                             | (8.720.525.000)                                          | (155.808.520.207)                                        |
| - Dividends and distributed profits                                                                | (8.720.525.000)                                          | (26.335.072.470)                                         |
| - Gain on revaluation of foreign currencies at the end of the period                               | -                                                        | (45.621.223.963)                                         |
| - Tax losses carried forward from prior years                                                      | -                                                        | (53.591.998.202)                                         |
| - Carried-forward non-deductible interest expense from prior years under Decree No. 132/2020/ND-CP | -                                                        | (30.260.225.572)                                         |
| Taxable income                                                                                     | 916.329.476.332                                          | 34.330.663.994                                           |
| Current corporate income tax expense (tax rate 20%)                                                | <b>183.265.895.266</b>                                   | <b>6.866.132.799</b>                                     |

## 35 . DEFERRED INCOME TAX

## Deferred income tax assets

|                                                                                                      | 30/09/2026 | 01/01/2026           |
|------------------------------------------------------------------------------------------------------|------------|----------------------|
|                                                                                                      | VND        | VND                  |
| - Deferred income tax assets related to deductible temporary differences (provision for investments) | -          | 2.310.240.000        |
| Deferred income tax assets                                                                           | <b>-</b>   | <b>2.310.240.000</b> |

## 36 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES

The list of related parties and their relationships with the Corporation is as follows:

| Related parties                                                           | Relation   |
|---------------------------------------------------------------------------|------------|
| Lilama South East Asia SDN BHD                                            | Subsidiary |
| Lilama 5 Joint Stock Company                                              | Subsidiary |
| Lilama 7 Joint Stock Company                                              | Subsidiary |
| Lilama Mechanical and Erection Joint Stock Company                        | Subsidiary |
| LHT International Consultancy Joint Stock Company                         | Subsidiary |
| Lilama 45.1 Joint Stock Company                                           | Associated |
| Lilama 45.3 Joint Stock Company                                           | Associated |
| Lilama 45.4 Joint Stock Company                                           | Associated |
| Lilama Real Estate Joint Stock Company                                    | Associated |
| Electro-Mechanical Testing and Erection Joint Stock Company               | Associated |
| Lilama Construction Design Consultancy and Technology Joint Stock Company | Associated |
| Lilama 10 Joint Stock Company                                             | Associated |
| Lilama 18 Joint Stock Company                                             | Associated |
| Lilama 69.1 Joint Stock Company                                           | Associated |
| Lilama 69.3 Joint Stock Company                                           | Associated |

In addition to the information with related parties presented in the above Notes, during the period, the Corporation has transactions with related parties as follows:

|                                                                   | For the nine-month<br>period ended<br>September 30, 2026 | For the nine-month<br>period ended<br>September 30, 2025 |
|-------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|
|                                                                   | VND                                                      | VND                                                      |
| <b>Provision/Reversal of provision for financial investments</b>  | <b>1.802.679.860</b>                                     | <b>597.907.107</b>                                       |
| LHT International Consultancy Joint Stock Company                 | (102.576.607)                                            | (126.114.636)                                            |
| Lilama Mechanical and Erection Joint Stock Company                | (4.558.820)                                              | 514.679.569                                              |
| Lilama Construction Design Consultancy and Technology Joint Stock | -                                                        | 4.090.500                                                |
| Lilama 69.3 Joint Stock Company                                   | (211.252.600)                                            | (1.178.932.210)                                          |
| Lilama 45.3 Joint Stock Company                                   | 2.121.067.887                                            | 1.384.183.884                                            |
|                                                                   |                                                          |                                                          |
|                                                                   | For the nine-month<br>period ended<br>September 30, 2026 | For the nine-month<br>period ended<br>September 30, 2025 |
|                                                                   | VND                                                      | VND                                                      |
| <b>Provision of goods and services</b>                            | <b>11.219.632.858</b>                                    | <b>38.125.707.967</b>                                    |
| Lilama South East Asia SDN BHD                                    | 931.165.798                                              | 2.127.451.278                                            |
| Lilama 5 Joint Stock Company                                      | 6.748.016.197                                            | 143.923.227                                              |
| Lilama 7 Joint Stock Company                                      | 15.721.373                                               | 72.644.581                                               |
| Lilama Mechanical and Erection Joint Stock Company                | 60.178.245                                               | 144.208.076                                              |
| Lilama 45.3 Joint Stock Company                                   | 6.729.055                                                | 292.000.000                                              |
| Lilama Real Estate Joint Stock Company                            | 125.566.240                                              | 119.001.120                                              |
| Electro-Mechanical Testing and Erection Joint Stock Company       | 54.286.926                                               | 248.071.807                                              |
| Lilama 10 Joint Stock Company                                     | 1.067.511.036                                            | 10.569.732.256                                           |
| Lilama 18 Joint Stock Company                                     | 1.906.705.570                                            | 2.981.106.569                                            |
| Lilama 69.1 Joint Stock Company                                   | 303.752.418                                              | 21.427.569.053                                           |

|                                                             |                        |                        |
|-------------------------------------------------------------|------------------------|------------------------|
|                                                             | 5.611.687.738          | 6.929.875.575          |
| <b>Provision for interest on loans</b>                      | 1.563.596.675          | 1.459.690.860          |
| Lilama 45.3 Joint Stock Company                             | 4.048.091.063          | 5.470.184.715          |
| Lilama 45.1 Joint Stock Company                             | <b>284.457.674.907</b> | <b>685.708.046.653</b> |
| <b>Purchase of goods and services</b>                       | 8.908.497.829          | 19.418.414.014         |
| Lilama 5 Joint Stock Company                                | 449.198.241            | 6.962.201.492          |
| Lilama 7 Joint Stock Company                                | 1.200.000.000          | 6.590.584.457          |
| Lilama Mechanical and Erection Joint Stock Company          | -                      | -                      |
| Lilama 45.1 Joint Stock Company                             | -                      | 6.891.686.263          |
| Lilama 45.3 Joint Stock Company                             | 15.978.135.898         | 31.054.009.224         |
| Electro-Mechanical Testing and Erection Joint Stock Company | 178.376.008.491        | 407.582.392.653        |
| Lilama 10 Joint Stock Company                               | 69.113.069.825         | 157.402.175.086        |
| Lilama 18 Joint Stock Company                               | 9.311.618.202          | 49.806.583.464         |
| Lilama 69.3 Joint Stock Company                             | 1.121.146.421          | -                      |
| Lilama 69.1 Joint Stock Company                             | <b>8.720.525.000</b>   | <b>17.640.156.658</b>  |
| <b>Dividends received</b>                                   | 5.340.600.000          | 5.340.600.000          |
| Lilama 10 Joint Stock Company                               | -                      | 8.919.631.658          |
| Lilama South East Asia SDN BHD                              | 3.379.925.000          | 3.379.925.000          |
| Lilama 18 Joint Stock Company                               | <b>5.611.687.738</b>   | <b>6.929.875.575</b>   |
| <b>Interest on loans and late payment interest</b>          | 1.563.596.675          | 5.470.184.715          |
| Lilama 45.1 Joint Stock Company                             | 4.048.091.063          | 1.459.690.860          |
| Lilama 45.3 Joint Stock Company                             |                        |                        |

**37 . COMPARATIVE FIGURES**

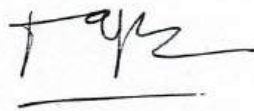
The comparative figures in the Statement of Financial Statements are presented in corresponding figures. According to this method, the comparative information of the previous period is presented regarding the financial position, operating results and cash flow of Corporation during the previous period.

The comparative figures in the Separate Statement of Financial Position for the third quarter of 2026 and the related notes are those of the Separate Financial Statements for the fiscal year ended 31 December 2025, which were audited by AASC Auditing Firm Company Limited. The comparative figures in the Separate Statement of Income, the Separate Statement of Cash Flows for the third quarter of 2026 and the related notes are those of the Separate Financial Statements for the third quarter of 2025 for the accounting period from 01 January 2025 to 30 September 2025, prepared by the Corporation.

As presented in Note 2.3, the Corporation has applied Circular No. 99/2025/TT-BTC prospectively from January 1, 2026. As a result, the presentation of certain items in the Separate Financial Statements has changed. Certain comparative figures as of January 1, 2026 and for the accounting period from January 1, 2025 to September 30, 2025 have been reclassified to conform to the presentation requirements under Circular No. 99/2025/TT-BTC. Details are presented in Appendix 1 - Comparative Information.



**Lai Viet Tan**  
Preparer



**To Phi Son**  
Chief Accountant



**Nguyen Van Hung**  
Legal representative

*Approved, 27 October 2026*

| APPENDIX 1: COMPARATIVE INFORMATION                                                         |                                            |                   | Adjusted figures in accordance with Circular No. 99/2025/TT-BTC dated 27/10/2025 |                                                       |                   | Changes                           |
|---------------------------------------------------------------------------------------------|--------------------------------------------|-------------------|----------------------------------------------------------------------------------|-------------------------------------------------------|-------------------|-----------------------------------|
| Figures according to the Separate Financial Statements for the fiscal year ended 31/12/2025 |                                            |                   |                                                                                  |                                                       |                   |                                   |
| Code                                                                                        | Item                                       | Amount VND        | Code                                                                             | Item                                                  | Amount VND        |                                   |
|                                                                                             | a) Statement of Financial Position         |                   |                                                                                  |                                                       |                   |                                   |
|                                                                                             | ASSETS                                     |                   |                                                                                  |                                                       |                   |                                   |
| 120                                                                                         | II. Short-term financial investments       | 353.477.492.932   | 120                                                                              | II. Short-term financial investments                  | -                 | Re-presentation                   |
| 123                                                                                         | 3. Held-to-maturity investments            | 353.477.492.932   | 123                                                                              | 1. Short-term held-to-maturity investments            | 394.657.822.147   | Re-presentation and renaming      |
|                                                                                             |                                            |                   | 124                                                                              | Provision for short-term held-to-maturity investments | (394.657.822.147) | Re-presentation                   |
| 130                                                                                         | III. Short-term receivables                | 2.449.237.716.281 | 130                                                                              | III. Short-term receivables                           | 2.802.989.701.653 | Re-presentation                   |
| 136                                                                                         | 6. Other short-term receivables            | 404.160.552.967   | 135                                                                              | 3. Other short-term receivables                       | 363.254.716.192   | Re-presentation and change in coo |
| 150                                                                                         | V. Other short-term assets                 | 107.010.709.094   | 160                                                                              | V. Other short-term assets                            | 107.010.709.094   |                                   |
| 151                                                                                         | 1. Short-term prepaid expenses             | 313.601.362       | 161                                                                              | 1. Short-term deferred expenses                       | 313.601.362       | Change in code and name           |
| 260                                                                                         | VI. Other long-term assets                 | 84.998.169.097    | 270                                                                              | VI. Other long-term assets                            | 84.998.169.097    |                                   |
| 261                                                                                         | 1. Long-term prepaid expenses              | 82.687.929.097    | 271                                                                              | 1. Long-term deferred expenses                        | 82.687.929.097    | Change in code and name           |
| 300                                                                                         | C - LIABILITIES                            | 5.256.250.090.260 | 300                                                                              | C. LIABILITIES                                        | 5.256.250.090.260 | Re-presentation                   |
| 310                                                                                         | I. Current liabilities                     | 4.647.843.541.504 | 310                                                                              | I. Current liabilities                                | 4.647.843.541.504 | Re-presentation                   |
| 313                                                                                         | 3. Taxes and other payables to State budge | 69.212.222.709    | 313                                                                              | 3. Dividends and profits payable                      | 403.510.125       | Addition of a new line item       |
|                                                                                             |                                            |                   | 314                                                                              | 4. Taxes and other payables to State budget           | 69.212.222.709    | Change in code and name           |
| 318                                                                                         | 6. Short-term unearned revenue             | 743.341.460       | 319                                                                              | 7. Short-term deferred revenue                        | 743.341.460       | Change in code and name           |
| 319                                                                                         | 7. Other short-term payables               | 177.997.759.367   | 320                                                                              | 8. Other short-term payables                          | 177.594.249.242   | Re-presentation and change in coo |
| 320                                                                                         | 8. Short-term borrowings and finance lease | 627.387.325.271   | 321                                                                              | 9. Short-term borrowings and finance lease            | 627.387.325.271   | Re-presentation and change in coo |
| 330                                                                                         | II. Non-current liabilities                | 751.449.611.123   | 330                                                                              | II. Non-current liabilities                           | 608.406.548.756   |                                   |
| 336                                                                                         | 1. Long-term unearned revenue              | 12.593.030.649    | 338                                                                              | 1. Long-term deferred revenue                         | 13.076.185.471    | Changing codes and names          |
| 400                                                                                         | D. OWNERS' EQUITY                          | 1.464.532.526.747 | 400                                                                              | D. OWNERS' EQUITY                                     | 1.464.807.019.187 | Re-presentation                   |
| 431                                                                                         | Funding sources                            | (274.492.440)     | 412                                                                              |                                                       | -                 | Re-presentation                   |

| Figures according to the Interim Separate Financial Statements<br>for the period from 01/01/2025 to 30/06/2025 |                              |                 | Adjusted figures in accordance with Circular No. 99/2025/TT-BTC<br>dated 27/10/2025 |                             |                 | Changes                 |
|----------------------------------------------------------------------------------------------------------------|------------------------------|-----------------|-------------------------------------------------------------------------------------|-----------------------------|-----------------|-------------------------|
| Code                                                                                                           | Item                         | Amount<br>VND   | Code                                                                                | Item                        | Amount<br>VND   |                         |
| <b>b) Statement of Income</b>                                                                                  |                              |                 | <b>b) Statement of Income</b>                                                       |                             |                 |                         |
| 22                                                                                                             | 7. Financial expenses        | 108.058.038.197 | 23                                                                                  | 6. Financial expenses       | 108.058.038.197 | Change in code and name |
| 23                                                                                                             | - In which: Interest expense | 44.623.610.319  | 24                                                                                  | - In which: Borrowing costs | 44.623.610.319  |                         |