

VIETNAM MACHINERY INSTALLATION CORPORATION - JSC

SEPARATE FINANCIAL STATEMENTS

Quarter III 2025

Hanoi, October 2025



CONTENTS

	Pages
Separare Statement Of Financial Position	01-03
Separare Statement Of Income	04
Separare Statement Of Cashflows	05-06
Notes To Separare Financial Statements	07-30

STATEMENT OF FINANCIAL POSITION

As at 30 September 2025

Code	ASSETS	Note	30/09/2025 VND	01/01/2025 VND
100	A. SHORT-TERM ASSETS		6,134,893,866,894	4,760,179,231,454
110	I. Cash and cash equivalents	V.1	2,648,129,174,338	2,908,659,781,221
111	1. Cash		1,443,797,174,338	1,471,159,781,221
112	2. Cash equivalents		1,204,332,000,000	1,437,500,000,000
130	III. Short-term receivables		2,896,784,709,483	1,571,729,045,252
131	1. Short-term trade receivables	V.3	2,542,519,674,630	1,285,630,281,753
132	2. Short-term prepayments to suppliers		755,277,453,296	712,684,462,960
135	3. Short-term loan receivables		353,777,492,932	359,312,856,281
136	4. Other short-term receivables	V.6	417,929,848,767	423,985,035,089
137	5. Provision for short-term doubtful debts		(1,172,719,760,142)	(1,209,883,590,831)
140	IV. Inventories	V.7	520,032,607,675	161,544,766,338
141	1. Inventories		520,032,607,675	161,544,766,338
150	V. Other short-term assets		69,947,375,398	118,245,638,643
151	1. Short-term prepaid expenses	V.13	490,667,656	685,799,441
152	2. Deductible VAT		51,450,728,482	47,294,782,591
153	3. Taxes and other receivables from State budget	V.15	18,005,979,260	70,265,056,611
200	B. NON-CURRENT ASSETS		657,696,222,895	696,668,405,260
210	I. Long-term receivables		585,000,000	8,742,000,000
216	1. Other long-term receivables	V.6	585,000,000	8,742,000,000
220	II. Fixed assets		68,499,584,672	67,877,670,331
221	1. Tangible fixed assets	V.9.	55,651,555,930	54,680,174,316
222	- Historical costs		433,466,447,769	427,739,809,859
223	- Accumulated depreciation		(377,814,891,839)	(373,059,635,543)
224	2. Finance lease fixed assets	V.10	2,175,285,022	2,505,252,292
225	- Historical costs		3,519,650,908	3,519,650,908
226	- Accumulated depreciation		(1,344,365,886)	(1,014,398,616)
227	3. Intangible fixed assets	V.11	10,672,743,720	10,692,243,723
228	- Historical costs		12,465,728,212	12,465,728,212
229	- Accumulated depreciation		(1,792,984,492)	(1,773,484,489)

STATEMENT OF FINANCIAL POSITION

As at 30 September 2025

(continue)

Code	CAPITAL	Note	30/09/2025 VND	01/01/2025 VND
230	III. Investment properties	V.12	11,391,467,808	13,120,334,922
231	- Historical costs		57,127,963,520	57,127,963,520
232	- Accumulated depreciation		(45,736,495,712)	(44,007,628,598)
240	IV. Long-term unfinished asset	V.8.	36,156,356,414	35,609,189,360
242	1. Construction in progress		36,156,356,414	35,609,189,360
250	V. Long-term investments	V.2	452,991,357,496	453,588,459,589
251	1. Investment in subsidiaries		49,498,345,589	49,498,345,589
252	2. Investments in joint ventures and associates		271,222,251,568	271,222,251,568
253	3. Equity investments in other entities		248,959,582,264	248,959,582,264
254	4. Provision for devaluation of long-term investments		(116,688,821,925)	(116,091,719,832)
260	VI. Other long-term assets		88,072,456,505	117,730,751,058
261	1. Long-term prepaid expenses	V.13	85,762,216,505	115,420,511,058
262	2. Deferred income tax assets		2,310,240,000	2,310,240,000
270	TOTAL ASSETS		<u>6,792,590,089,789</u>	<u>5,456,847,636,714</u>

STATEMENT OF FINANCIAL POSITION

As at 30 September 2025

(continue)

Code	CAPITAL	Note	30/09/2025 VND	01/01/2025 VND
300	C. LIABILITIES		5,653,144,524,051	4,459,648,220,309
310	I. Current liabilities		5,093,189,970,361	4,022,309,008,597
311	1. Short-term trade payables	V.14	1,220,056,534,469	1,457,169,239,601
312	2. Short-term prepayments from customers		184,531,728,521	319,350,772,831
313	3. Taxes and other payables to State budget	V.15	601,068,951	1,004,032,467
314	4. Payables to employees		121,688,294,548	86,529,330,715
315	5. Short-term accrued expenses	V.17	1,935,976,266,340	782,620,965,087
318	6. Short-term unearned revenue		755,614,187	743,341,460
319	7. Other short-term payments	V.18	202,966,674,441	197,014,083,698
320	8. Short-term borrowings and finance lease liabil	V.19	833,749,283,328	952,739,379,406
321	9. Provisions for short-term payables		536,397,909,163	167,535,646,441
322	10. Bonus and welfare fund		56,466,596,413	57,602,216,891
330	II. Non-current liabilities		559,954,553,690	437,339,211,712
336	1. Long-term unearned revenue		13,235,838,336	13,714,796,931
337	2. Other long-term payables	V.18	1,151,886,839	1,151,886,839
338	3. Long-term borrowings and finance lease liabil	V.19	583,407,679	1,108,474,582
342	4. Provisions for long-term payables		544,983,420,836	421,364,053,360
400	D. OWNER'S EQUITY		1,139,445,565,738	997,199,416,405
410	I. Owner's equity	V.20	1,139,720,058,178	997,473,908,845
411	1. Contributed capital		797,261,040,000	797,261,040,000
411a	0 Ordinary shares with voting rights		797,261,040,000	797,261,040,000
418	2. Development investment funds		119,083,256,395	102,025,238,585
421	3. Retained earnings		223,375,761,783	98,187,630,260
421a	Retained earnings accumulated till the end of the previous ye		41,327,570,894	3,972,157,775
421b	Retained earnings of the current year		182,048,190,889	94,215,472,485
430	II. Non-business funds and other funds		(274,492,440)	(274,492,440)
431	1. Non-business funds		(274,492,440)	(274,492,440)
440	TOTAL CAPITAL		6,792,590,089,789	5,456,847,636,714

Hanoi, 28 October 2025

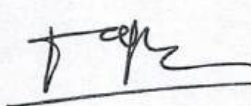
Preparer

Chief Accountant

General Director



Lai Viet Tan



To Phi Son



Nguyen Van Hung

SEPARARE STATEMENT OF INCOME
Quarter III 2025

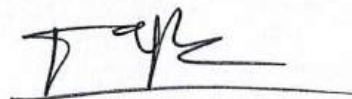
Code ITEM	Note	Quarter III 2025	Quarter III 2024	For the 9-month period ended 30 September 2025	For the 9-month period ended 30 September 2024
		VND	VND	VND	VND
01 1. Revenue from sales of goods and rendering of services	VI.1	655,947,504,072	1,739,513,676,382	3,688,092,207,575	5,074,709,556,894
02 2. Revenue deductions		-	-	-	-
10 3. Net revenue from sales of goods and rendering of services		655,947,504,072	1,739,513,676,382	3,688,092,207,575	5,074,709,556,894
11 4. Cost of goods sold	VI.2	601,302,909,892	1,653,735,203,078	3,548,385,907,949	4,877,826,977,412
20 5. Gross profit from sales of goods and rendering of services		54,644,594,180	85,778,473,304	139,706,299,626	196,882,579,482
21 6. Financial income	VI.3	54,880,788,093	(23,015,866,550)	146,834,640,029	67,519,712,249
22 7. Financial expense	VI.4	17,063,692,312	35,226,925,888	108,058,038,197	110,681,907,776
23 In which: Interest expenses		10,944,394,714	21,227,174,276	44,623,610,319	66,834,662,546
25 8. Selling expenses		-	-	-	-
26 9. General and administrative expense	VI.5	(11,376,064,515)	10,626,451,143	3,000,237,664	77,635,707,698
30 10. Net profit from operating activities		103,837,754,476	16,909,229,723	175,482,663,794	76,084,676,257
31 11. Other income	VI.6	35,324,766	4,095,186,124	14,667,157,898	4,095,786,126
32 12. Other expense	VI.	-	2,000,000	1,235,498,004	28,963,661
40 13. Other profit		35,324,766	4,093,186,124	13,431,659,894	4,066,822,465
50 14. Total net profit before tax		103,873,079,242	21,002,415,847	188,914,323,688	80,151,498,722
51 15. Current corporate income tax expenses	VI.7	6,866,132,799	857,970,164	6,866,132,799	1,125,473,762
60 17. Profit after corporate income tax		97,006,946,443	20,144,445,683	182,048,190,889	79,026,024,960

Preparer



Lai Viet Tan

Chief Accountant



To Phi Son

Hanoi, 28 October 2025

General Director



Nguyen Van Hung

STATEMENT OF CASH FLOWS

From 1 January 2025 to 30 September 2025

(Indirect method)

Code	ITEM	Note	For the 9-month period ended 30 September 2025	For the 9-month period ended 30 September 2024
			VND	VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profit before tax		188,914,323,688	80,151,498,722
	2. Adjustments for			
02	- Depreciation and amortization of fixed assets and		6,833,590,683	7,333,574,779
03	- Provisions		455,914,901,602	55,804,310,753
04	- Exchange gains / losses from retranslation of monetary items denominated in foreign currency		(37,225,015,430)	(6,491,943,294)
05	- Gains / losses from investment		(59,564,853,821)	(41,041,965,042)
06	- Interest expense		44,623,610,319	66,834,662,546
08	3. Operating profit before changes in working capital		599,496,557,041	162,590,138,464
09	- Increase or decrease in receivables		(1,248,142,582,383)	(239,774,394,765)
10	- Increase or decrease in inventories		(358,487,841,337)	41,298,872,384
11	- Increase or decrease in payables (excluding interest payable/ corporate income tax payable)		785,664,808,488	315,749,774,516
12	- Increase or decrease in prepaid expenses		29,853,426,338	34,705,851,596
14	- Interest paid		(45,137,275,361)	(67,252,999,781)
15	- Corporate income tax paid		(366,960,722)	(1,062,108,634)
17	- Other payments on operating activities		(13,033,525,634)	(14,540,255,000)
20	Net cash flows from operating activities		(250,153,393,570)	231,714,878,780
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(5,726,637,910)	(829,591,818)
24	2. Collection of loans and resale of debt instrument of other entities		5,535,363,349	-
27	3. Interest and dividend received		53,447,009,487	30,416,950,981
30	Net cash flows from investing activities		53,255,734,926	29,587,359,163
	III CASH FLOWS FROM FINANCING ACTIVITIES			
33	1. Proceeds from borrowings		1,593,035,643,903	3,171,449,943,499
34	2. Repayment of principal		(1,712,025,739,981)	(3,373,558,817,092)
35	3. Repayment of financial principal		(525,066,903)	(525,066,903)
36	4. Dividends or profits paid to owners		(22,866,500)	-
40	Net cash flows from financing activities		(119,538,029,481)	(202,633,940,496)

STATEMENT OF CASH FLOWS

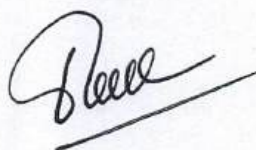
From 1 January 2025 to 30 September 2025

(Indirect method)

(continue)

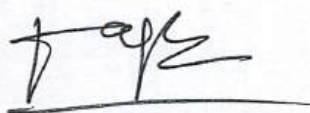
Code	ITEM	Note	For the 9-month period ended 30 September 2025	For the 9-month period ended 30 September 2024
			VND	VND
50	Net cash flows in the period		(316,435,688,125)	58,668,297,447
60	Cash and cash equivalents at beginning of the period		2,908,659,781,221	2,664,675,711,135
61	Effect of exchange rate fluctuations		55,905,081,242	(10,031,581,044)
70	Cash and cash equivalents at end of the period	1	<u>2,648,129,174,338</u>	<u>2,713,312,427,538</u>

Preparer



Lai Viet Tan

Chief Accountant



To Phi Son

Hanoi, 28 October 2025

General Director



Nguyen Van Hung

NOTES TO SEPARATE FINANCIAL STATEMENTS

Quarter III 2025

1 . GENERAL INFORMATION OF THE CORPORATION

Form of ownership

Vietnam Machinery Installation Corporation - JSC was incorporated under the equitization from Vietnam Machinery Installation Corporation - Co., Ltd under the Prime Minister's Decision No.1036/QĐ-TTg dated 10 July 2015 approving the equitization plan of Vietnam Machinery Installation Corporation.

Vietnam Machinery Installation Corporation - Co., Ltd as a State-owned enterprise directly under management of the Ministry of Construction, was incorporated under Decision No.999/BXD - TCLD dated 01 December 1995 of the Minister of Construction and operates under the corporation model in accordance with Enterprise Registration Certificate No.0100106313 first registered on 01 September 2010.

Under the second amended Enterprise Registration Certificate dated 06 April 2016 issued by Hanoi Authority for Planning and Investment, Vietnam Machinery Installation Corporation - Co., Ltd was officially transformed into a joint stock company named Vietnam Machinery Installation Corporation - JSC.

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

Corporation's Charter capital: VND 797,261,040,000, actual contributed charter capital up to June 30, 2024 is VND 797,261,040,000; equivalent to 79,726,104 shares with the price of VND 10,000 per share.

Business activities

Main business activities of the Corporation include:

- Production, business and construction according to the State's plannings and plans for construction development, including the domains of construction and installation of machinery and equipment;
- Acting as EPC general contractor in building civil, industrial, transportation, irrigation, post office, urban and industrial zone infrastructure constructions, line constructions for transformer stations;
- Investment and construction of works including: industrial (hydropower, thermal power, cement, petrochemical, paper and steel), civil, transportation, irrigation, water supply and drainage and urban;
- Trading in real estate, tourism, travel, hotels, restaurants and amusement parks; transportation of cargo and super-heavy equipment, leasing of transport construction equipment;
- Construction consultancy, general contractor of all or part of investments projects in industry, civil and technical infrastructure works such as: project formulation, designing (only within the field of registered industry) and set up total cost estimate, supervision consultancy, project management, supply of technology and automatic control equipment;
- Designing, manufacturing equipment and processing steel structures for industrial and civil projects;
- Building and repairing ships and boats for river and sea transportation;
- Inspection, testing, adjustment of electrical equipment, automatic control systems, systems for technological lines, monitoring and quality control of welds and mechanical characteristics of materials;
- Training of technical workers in the professions to serve the Corporation's production and social needs, provision of advanced training and certification to welders; training and implementation of export of Vietnamese labor (within and outside the Corporation) to work abroad for a certain period of time;
- Business, production of materials, machinery, equipment, spare parts, production materials, consumption materials, production and consumption raw materials, auto-technological lines, consumer goods, motor vehicle, acting as agents for domestic and foreign manufacturers of goods for production and consumption in compliance with laws;
- The principal activities of the Corporation are construction and installation of works;

Normal business and production cycle

The Corporation's normal production and business cycle is carried out for a time period of 12 months or less, except some specific works of construction and real estate investment with a time period of more than 12 months.

Corporate structure

- The Group's subsidiaries have consolidated in Consolidated Financial Statements as at 30 September 2025 include:

Name of company	Address	Proportion of ownership	Proportion of voting rights	Principal activities
Lilama South East Asia SDN BHD Company Limited	Brunei	99.00%	99.00%	Installation Work
Lilama 5 Joint Stock Company	Thanh Hoa	51.00%	51.00%	Installation Work
Lilama 7 Joint Stock Company	Da Nang	51.00%	51.00%	Installation Work
Lilama Erection Mechanical Joint Stock Company	Ninh Binh	51.00%	51.00%	Installation Work
LHT International Engineering Joint Stock Company	Ha Noi	60.00%	60.00%	Industrial factory design consulting

The Group's associates have consolidated in Consolidated Financial Statements as at 30 September 2025 include:

Name of company	Address	Proportion of ownership	Proportion of voting rights	Principle activities
Lilama 10 Joint Stock Company	Ha Noi	36.00%	36.00%	Installation Work
Lilama 18 Joint Stock Company	HCM City	36.00%	36.00%	Installation Work
Lilama 69.1 Joint Stock Company	Bac Ninh	41.10%	41.10%	Installation Work
Lilama 69.3 Joint Stock Company	Hai Duong	36.00%	36.00%	Installation Work
Lilama Technology and Construction Design Consultant JSC	Ha Noi	45.45%	45.45%	Design consultancy
Lilama 45.3 Joint Stock Company	Quang Ngai	40.83%	40.83%	Installation Work
Erection - Electromechanics Testing Joint Stock Company	Ha Noi	36.18%	36.18%	Testing of technological lines
Lilama 45.1 Joint Stock Company	HCM City	36.00%	36.00%	Installation Work
Lilama 45.4 Joint Stock Company	Dong Nai	35.06%	35.06%	Installation Work
Lilama Land Joint Stock Company	Ha Noi	27.93%	27.93%	Real estate business

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 VND.

2.2 . Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Corporation applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC.

Declaration of compliance with Accounting Standards and Accounting System

The Corporation applies Vietnamese Accounting Standards and supplementary documents issued by the State. 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 . Basis for preparation of Separate Financial statements

Separate Financial statements are presented based on historical cost principle.

Vietnam Machinery Installation Corporation – JSC was incorporated under the equitization from Vietnam Machinery Installation Corporation – Co., Ltd under the Prime Minister's Decision No. 1036/QD-TTg dated 10 July 2015 approving the equitization plan of Vietnam Machinery Installation Corporation. By the time of issuing these financial statements, all work related to the equitization finalization is ongoing and the Corporation has not received the decision of the competent authority on the approval of the settlement of State capitalization on the official date of transformation into a joint stock company.

The users of this Interim Separate Financial Statements should study the separate financial statements combined with the consolidated financial statements of the Corporation and its subsidiaries (“the Group”) for the period from 01 January 2025 to 30 September 2025 in order to gain enough information regarding the financial position, results of operations and cash flows of the Corporation.

2.4 . Accounting estimates

The preparation of Separate Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the separate financial statements and the reported amounts of revenues and expenses during the accounting period.

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

- Provision for bad debts;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Time to allocate prepaid expenses;
- 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 Directors to be reasonable under the circumstances.

2.5 . Financial Instruments

Initial recognition

Financial assets

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

Financial liabilities

Financial liabilities of the Corporation include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the year because the Circular No.210/2009/TT-BTC and prevailing statutory regulations require to present Financial statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

2.6 . Foreign currency transactions

The foreign currency transactions during the year are translated into Vietnam Dong using the real exchange rate ruling at the transaction date. Real exchange rates are determined under the following principles:

Real exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of the Separate Financial statements is determined on the following principles:

- For asset accounts, applying the bid rate of the commercial bank where the Corporation regularly conducts transaction;
- For foreign currency deposited in bank, applying the bid rate of the bank where the Corporation opens its foreign currency accounts;
- For liability accounts, applying the offer rate of the commercial bank where the Corporation regularly conducts transaction.

All exchange differences arising from foreign currency transactions in the year and from revaluation of remaining foreign currency monetary items at the end of the year are recorded immediately to operating results of the accounting period.

2.7 . Cash and cash equivalents

Cash comprises cash on hand, demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.8 . Financial investments

Investments in subsidiaries, joint ventures or associates are initially recognized at original cost. After initial recognition, the value of these investments is measured at original cost less provision for devaluation of investments.

Equity 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 provision for devaluation of investments.

Provision for devaluation of investments is made at the end of the period as followings:

- With regard to investments in subsidiaries, joint ventures or associates: the provision for loss investments shall be made based on the Financial Statements of subsidiaries, joint ventures or associates at the provision date.
- With regard to long-term investments (other than trading securities) without significant influence on the investee: If the investment is made in listed shares or the fair value of the investment is determined reliably, the provisions 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, the provision shall be made based on the Financial Statements at the provision date of the investee;

2.9 . Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to 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 provision 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 be recovered. Accordingly, the provisions 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 and making fleeing.

2.10 . Inventories

Inventories are initially recognized at original 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, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory minus the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated using weighted average method.

Inventory is recorded by perpetual.

Method for valuation of work in process at the end of the year: The value of work in progress is recorded for each construction project that is incomplete or of which revenue is unrecognised, corresponding to the amount of work in progress at the end of the period.

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

2.11 . Fixed assets and Finance lease fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Subsequent measurement after initial recognition

If these costs increase the future economic benefits expected to be obtained from the use of tangible fixed assets beyond the standard operating level as initially assessed, these costs are capitalized as an additional cost of tangible fixed assets.

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

The historical cost of finance lease fixed assets is recognised at the lower of fair value and present value of the minimum lease payments plus any directly attributable costs incurred related with finance 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 in order to fully recover the capital.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	05 - 35 years
- Machine, 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, Hai Ba Trung District, Hanoi	No depreciation
- Management software	03 - 05 years

2.12 . Investment properties

Investment properties are initially recognised at historical cost.

Investment properties held for capital appreciation prior to 01 January 2015 are depreciated on a straight-line basis similar to other fixed assets, but from 01 January 2015 are not depreciated.

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 life as follows:

- Buildings, structures	05 - 30 years
-------------------------	---------------

2.13 . Construction in progress

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

2.14 . Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to income statement on a straight-line basis over the period of the lease.

2.15 . Prepaid expenses

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

The calculation and allocation of long-term prepaid 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 prepaid expenses include:

- Prepaid expenses of land include prepaid land rental charges, including those related to leased land for which the Corporation has received the land use right certificate but is not eligible to recognize intangible fixed assets according to Circular No 45/2013/TT-BTC which guiding regulation on management, use and depreciation of fix assets and other incurred expenses related to the guarantee of the use of leased land by the Ministry of Finance issued in 25 April 2013. These costs are recognized in the income statement on a straight-line basis over the term of the lease.
- 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 30 million dong 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 3 months to 36 months.
- Other prepaid expenses are recorded at their historical costs and allocated on the straight-line basis from 3 months to 60 months.

2.16 . Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Corporation. Accounts payable are classified as short-term and long-term in the Separate Financial statements based on the remaining maturity of the payables

2.17 . 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 details 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 details in terms of types of currency.

2.18 . Borrowing costs

Borrowing costs are recognized into operating costs during the period, except for which directly attributable to construction or production of unfinished asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in VAS No. 16 "Borrowing costs". Beside, regarding loans serving the construction of fixed assets, investment properties, and the interests shall be capitalized even if the construction duration is under 12 months.

2.19 . Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as annual leave salary, expenses arising from seasonal cessation of production, interest expenses, etc. which are recorded as operating expenses of the reporting period.

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.20 . Provision for payables

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

- The Corporation have a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- Debt obligation can be estimated reliably.

Value recorded of a provision payable is the most reasonably estimated the amount which will be paid for current debt obligation at the end of the accounting period.

Only expenses related to the provision for payable set up initially shall be offset by that provision for payable.

The provision for construction warranty is established based on the characteristics of each project and the assessment of the Board of Management of the Corporation regarding the actual warranty time and cost.

Provisions for payables are recorded as operating expenses of the accounting year. In case provision made for the previous accounting year but not used up exceeds the one made for the current accounting year, the difference is recorded as a decrease in operating expenses. The excess of the provision for payables relating to construction warranty is recorded as other income in the accounting period.

2.21 . Unearned revenues

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

Unearned revenues are transferred to revenue from sale of goods and rendering of services or financial income with the amount corresponding to each accounting period.

2.22 . Owner's equity

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

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

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the Board of Directors and announcement of cut-off date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.23 . Revenues

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Corporation and the revenue can be reliably measured 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 construction contracts: is recognized based on the value of work performed when the results of the construction contract are reliably determinable and confirmed by the customer. Revenue and related costs of the contract are recognized for the portion of the work completed as confirmed by the customer in the period reflected on the invoice issued.

Revenue from rendering of services:

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

Financial income

Revenue arising from the used by the others of entity assets yielding interest, royalties and dividends shall be recognised when:

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

Dividend income shall be recognised when the Corporation's right to receive dividend is established.

2.24 . Cost of goods sold

Cost of goods sold is recognized in accordance with revenue arising and ensure compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned,... are recognized fully and promptly into cost of goods sold in the period.

2.25 . Financial expenses

Items recorded into financial expenses comprise:

- Expenses or losses relating to financial investment activities;
- Borrowing costs;
- Losses from the disposal and transfer of short-term securities, transaction cost of selling securities;
- Provision for diminution in value of trading securities price; provision 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 year without offsetting against financial income.

2.26 . Corporate income tax

a) Current corporate income tax expenses and Deferred corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during the year and current corporate income tax rate.

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

Do not offsetting current corporate income tax expenses and deferred corporate income tax expenses.

b) Current corporate income tax rate

The Corporation applies the corporate income tax rate of 20% for the main operating activities which has taxable income for the accounting period from 01 January 2025 to 30 June 2025.

2.27 . 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:

- Companies, directly or indirectly through one or more intermediaries, having control over 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 including directors and employees of the Corporation, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

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.

2.28 . 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 components.

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.

V. ADDITIONAL PRESENTATION INFORMATION FOR ITEMS PRESENTED ON THE BALANCE SHEET

1 . CASH AND CASH EQUIVALENTS

	30/09/2025	01/01/2025
	VND	VND
Cash on hand	125,142,562	792,779,812
Demand deposits ^(*)	1,443,672,031,776	1,470,367,001,409
Cash equivalents ^(**)	1,204,332,000,000	1,437,500,000,000
	2,648,129,174,338	2,908,659,781,221

^(*) As at 30 September 2025, balance of Demand deposits include: VND 142,754,413,774; USD 49,306,577.96 and EUR 292,527.40

^(**) As at 30 September 2025, the cash equivalents are deposits with term from 01 month to 03 months with the value equivalent to VND 1,204,332,000,000 at commercial banks with the interest rate specified in each term deposit contract.

2 . FINANCIAL INVESTMENTS

Held to maturity investments

	30/09/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Investments in subsidiaries	49,498,345,589	(25,440,486,267)	49,498,345,589	(25,051,921,334)
- Lilama South East Asia SDN	16,930,636,761	-	16,930,636,761	-
- Lilama 5 JSC	9,180,000,000	(9,180,000,000)	9,180,000,000	(9,180,000,000)
- Lilama 7 JSC	7,905,000,000	(7,905,000,000)	7,905,000,000	(7,905,000,000)
- Lilama Erection Mechanical JSC	8,492,667,900	(5,928,798,002)	8,492,667,900	(5,414,118,433)
- LHT International Engineering JSC	6,990,040,928	(2,426,688,265)	6,990,040,928	(2,552,802,901)
Investments in joint ventures	271,222,251,568	(63,928,394,870)	271,222,251,568	(63,719,052,696)
- Lilama 45.1 JSC	18,908,271,421	(18,908,271,421)	18,908,271,421	(18,908,271,421)
- Lilama 45.3 JSC	7,002,100,000	(4,060,956,081)	7,002,100,000	(2,676,772,197)
- Lilama 45.4 JSC	5,188,680,200	(5,188,680,200)	5,188,680,200	(5,188,680,200)
- Lilama Land JSC	29,697,241,118	-	29,697,241,118	-
- Erection - Electromechanics Testing JSC	3,907,800,000	-	3,907,800,000	-
- Lilama Technology& Construction Design Consultant JSC	1,100,135,974	(159,882,886)	1,100,135,974	(155,792,386)
- Lilama 10 JSC	52,111,309,091	-	52,111,309,091	-
- Lilama 18 JSC	86,688,820,750	-	86,688,820,750	-
- Lilama 69-1 JSC	28,832,055,556	(28,832,055,556)	28,832,055,556	(28,832,055,556)
- Lilama 69-3 JSC	37,785,837,458	(6,778,548,726)	37,785,837,458	(7,957,480,936)
Investments in other entities	248,959,582,264	(27,319,940,788)	248,959,582,264	(27,320,745,802)
- Petrovietnam Marine Shipyard JSC	19,799,036,703	(19,799,036,703)	19,799,036,703	(19,799,036,703)
- Phu My Trung Viet JSC	2,165,892,592	(34,879,229)	2,165,892,592	(35,684,243)
- Hua Na Hydropower JSC	85,696,088,606	-	85,696,088,606	-
- Song Thao Cement JSC	35,716,560,384	-	35,716,560,384	-
- Thang Long Cement JSC	16,169,971,505	(7,486,024,856)	16,169,971,505	(7,486,024,856)
- BV Invest JSC	86,548,866,279	-	86,548,866,279	-
- Lilama Electric Mechanic and Environmental JSC	2,863,166,195	-	2,863,166,195	-
	569,680,179,421	(116,688,821,925)	569,680,179,421	(116,091,719,832)

3 . TRADE RECEIVABLES

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
- PetroVietNam Thai Binh 2 Power Project Executive Board - PVC	208,571,960,335	(194,351,387,399)	206,708,530,074	(194,351,387,399)
- The Branch of Vietnam Oil and Gas Power Corporation - JSC - Management Board for Electricity	774,555,710,964	-	646,405,216,466	-
- Doosan Enerbility Viet Nam Co., Ltd (Vung Ang 2 Project)	77,837,980,000	-	105,786,430,600	-
- Power Transmission Project Management Board - Brand of EVNNPT	173,780,608,202	-	-	-
- Vung Ang - Quang Trach Petroleum Thermal Power Project Management Board	878,796,865,275	-	22,736,154,702	-
- Song Thao Cement JSC	48,599,469,390	(48,599,469,390)	57,577,434,335	(57,577,434,335)
- Other trade receivables	380,377,080,464	(91,380,276,943)	246,416,515,576	(108,905,772,409)
	2,542,519,674,630	(334,331,133,732)	1,285,630,281,753	(360,834,594,143)
b) Trade receivables from related parties	27,699,278,397	(7,894,663,682)	21,667,867,633	(7,874,306,487)

*(details as in Notes VIII)***4 . PREPAYMENTS TO SUPPLIERS**

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
- Bach Dang Construction JSC	453,752,587,741	-	453,752,587,741	-
- Vung Ang Thermal Power Project Management Board	46,731,011,731	-	46,716,011,731	-
- Van Phu Engineering JSC	51,334,142,624	-	-	-
- Other prepayments to suppliers	203,459,711,200	(124,758,910,212)	212,215,863,488	(126,361,241,617)
	755,277,453,296	(124,758,910,212)	712,684,462,960	(126,361,241,617)
b) Prepayments to suppliers from related parties	47,099,996,955	(35,105,842,355)	48,204,614,946	(35,105,842,355)

(details as in Notes VIII)

5 . LOAN RECEIVABLES

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
- Lilama 45.1 Joint	92,068,569,933	(92,068,569,933)	92,068,569,933	(92,068,569,933)
- Lilama 45.3 Joint	24,490,124,044	(24,490,124,044)	25,624,278,455	(25,624,278,455)
- Lisemco Joint Stock Company	223,245,490,955	(223,245,490,955)	227,646,699,893	(227,646,699,893)
- Phu My Trung Viet Joint Stock Company	13,973,308,000	(13,973,308,000)	13,973,308,000	(13,973,308,000)
	400,877,489,887	(388,883,335,287)	407,517,471,227	(394,418,698,636)
b) Loan receivable from related parties	116,558,693,977	(116,558,693,977)	117,692,848,388	(117,692,848,388)

*(details as in Notes VIII)***6 . OTHER RECEIVABLES**

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
- Receivables from equalization	200,000,000	-	200,000,000	-
- Receivables from dividends and profit	3,131,988,200	(3,131,988,200)	6,596,988,200	(3,131,988,200)
- Receivables from interest of deposit,	291,979,184,035	(284,027,739,099)	282,396,339,701	(278,849,832,853)
- Advances	12,133,910,743	-	9,761,097,962	-
- Deposits	26,000,000	-	26,000,000	-
- Others	110,458,765,789	(72,692,495,967)	125,004,609,226	(81,393,077,737)
	417,929,848,767	(359,852,223,266)	423,985,035,089	(363,374,898,790)
b) Long-term				
- Deposits	585,000,000	-	8,742,000,000	-
	418,514,848,767	(359,852,223,266)	432,727,035,089	(363,374,898,790)
c) Other receivables from related parties	103,356,662,540	(101,604,693,211)	96,868,596,762	(96,426,786,965)

*details as in Notes VIII***7 . INVENTORIES**

	30/09/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
- Raw material	1,349,315,809	-	1,297,321,725	-
- Tools, supplies	2,172,703,413	-	2,289,503,568	-
- Work in process	516,510,588,453	-	157,957,941,045	-
	520,032,607,675	-	161,544,766,338	-

8 . LONG-TERM ASSET IN PROGRESS

	30/09/2025	01/01/2025
	VND	VND
Construction in progress	36,156,356,414	35,609,189,360
- High-rise housing and office complex Project in District 9, HCM City	36,156,356,414	35,609,189,360
	36,156,356,414	35,609,189,360

9. . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Transportation equipment	Management equipment	Others	Total
	VND	VND	VND	VND	VND	VND
Historical cost						
Beginning balance	87,582,752,216	17,533,699,197	310,283,014,365	7,188,840,775	5,151,503,306	427,739,809,859
- Purchase in the year	-	-	5,211,738,910	514,899,000	-	5,726,637,910
Ending balance of the period	87,582,752,216	17,533,699,197	315,494,753,275	7,703,739,775	5,151,503,306	433,466,447,769
Accumulated depreciation						
Beginning balance	54,992,436,747	14,014,458,053	292,644,956,795	6,746,038,916	4,661,745,032	373,059,635,543
- Depreciation for the year	1,648,934,195	891,979,345	1,848,236,915	158,129,833	207,976,008	4,755,256,296
Ending balance of the period	56,641,370,942	14,906,437,398	294,493,193,710	6,904,168,749	4,869,721,040	377,814,891,839
Net carrying amount						
Beginning balance	32,590,315,469	3,519,241,144	17,638,057,570	442,801,859	489,758,274	54,680,174,316
Ending balance	30,941,381,274	2,627,261,799	21,001,559,565	799,571,026	281,782,266	55,651,555,930

In which:

- Cost of fully depreciated tangible fixed assets but still in use at the end of the year: VND 324,916,440,386.

10 . FINANCE LEASE FIXED ASSETS

	Transportation equipment VND	Total VND
Original cost		
As at opening year	3,519,650,908	3,519,650,908
As at closing period	<u>3,519,650,908</u>	<u>3,519,650,908</u>
Accumulated depreciation		
As at opening year	1,014,398,616	1,014,398,616
- Depreciation	329,967,270	329,967,270
As at closing period	<u>1,344,365,886</u>	<u>1,344,365,886</u>
Net carrying amount		
As at opening year	2,505,252,292	2,505,252,292
As at closing period	<u>2,175,285,022</u>	<u>2,175,285,022</u>

11 . INTANGIBLE FIXED ASSETS

	Land use rights VND	Computer software VND	Total VND
Historical cost			
Beginning balance	10,597,679,212	1,868,049,000	12,465,728,212
Ending balance of the period	<u>10,597,679,212</u>	<u>1,868,049,000</u>	<u>12,465,728,212</u>
Accumulated depreciation			
Beginning balance	-	1,773,484,489	1,773,484,489
- Depreciation for the year	-	19,500,003	19,500,003
Ending balance of the period	-	<u>1,792,984,492</u>	<u>1,792,984,492</u>
Net carrying amount			
Beginning balance	10,597,679,212	94,564,511	10,692,243,723
Ending balance	<u>10,597,679,212</u>	<u>75,064,508</u>	<u>10,672,743,720</u>

12 . INVESTMENT PROPERTIES

	Investment Properties VND	Total VND
Original cost		
As at opening year	57,127,963,520	57,127,963,520
As at closing period	<u>57,127,963,520</u>	<u>57,127,963,520</u>
Accumulated depreciation		
As at opening year	44,007,628,598	44,007,628,598
- Depreciation	1,728,867,114	1,728,867,114
As at closing period	<u>45,736,495,712</u>	<u>45,736,495,712</u>
Net carrying amount		
As at opening year	13,120,334,922	13,120,334,922
As at closing period	<u>11,391,467,808</u>	<u>11,391,467,808</u>

13 . PREPAID EXPENSES

	30/09/2025	01/01/2025
	VND	VND
a) Short-term		
- Prepaid expenses for Corporation Office	305,561,930	258,799,166
- Prepaid expenses for Nhon Trach 3 & 4 Power Plants Project	26,143,935	69,571,851
- Prepaid expenses for NEOM Hydrogen Plant Project	10,729,542	105,829,165
- Prepaid expenses for Vung Ang 2 Thermal Power Plant Project	21,666,668	-
- Others	126,565,581	251,599,259
	490,667,656	685,799,441
b) Long-term		
- Prepaid expenses for factory rental	78,300,000,000	84,825,000,000
- Prepaid expenses for Crane rental	1,307,595,847	3,167,350,005
- Prepaid expenses for Corporation Office	3,441,091,574	1,603,894,404
- Prepaid expenses for Nhon Trach 3 & 4 Power Plants Project	1,097,848,010	11,823,315,580
- Prepaid expenses for NEOM Hydrogen Plant Project	60,728,341	4,085,509,584
- Prepaid expenses for Vung Ang 2 Thermal Power Plant Project	1,085,860,429	9,427,697,032
- Prepaid expenses for H2GS Green Steel Project	297,943,335	246,042,936
- Prepaid expenses for Bac Vinh Project	171,148,969	241,701,517
	85,762,216,505	115,420,511,058

14 . TRADE PAYABLES

	30/09/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
Trade payables detailed by suppliers with large account balances				
- Lilama 18 Joint Stock Company	48,523,608,152	48,523,608,152	188,894,203,525	188,894,203,525
- TBEA Hengyang Transformer Co., Ltd.	103,432,235,227	103,432,235,227	-	-
- Hamon Research-Cottrell GmbH	163,855,047,646	163,855,047,646	158,309,775,482	158,309,775,482
- FECON Joint Stock Company	67,641,958,895	67,641,958,895	118,508,326,678	118,508,326,678
- Other trade payables	836,603,684,549	836,603,684,549	991,456,933,916	991,456,933,916
	1,220,056,534,469	1,220,056,534,469	1,457,169,239,601	1,457,169,239,601
In which: Trade payables to related parties				
	236,527,907,444	236,527,907,444	358,060,519,339	358,060,519,339

(details as in Notes VIII)

15 . TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Receivable at the opening year	Payable at the opening year	Payable arise in the period	Amount paid in the period	Receivable at the closing period	Payable at the closing period
	VND	VND	VND	VND	VND	VND
Value added tax	45,372,398,525	533,186,375	89,843,285,959	46,235,525,581	1,666,717,993	435,266,221
Export, import duties	1,743,892,812	-	2,998,128,308	1,254,235,496	-	-
Corporate income tax	23,148,750,506	310,331,930	6,866,132,799	366,960,722	16,339,246,499	-
Personal income tax	-	160,514,162	3,036,224,110	3,030,935,542	-	165,802,730
Land tax and land rental	-	-	4,765,024,656	4,765,024,656	-	-
Other taxes	14,768	-	49,924,543	49,924,543	14,768	-
	70,265,056,611	1,004,032,467	107,558,720,375	55,702,606,540	18,005,979,260	601,068,951

16 . PREPAYMENTS FROM CUSTOMERS

	30/09/2025	01/01/2025
	VND	VND
- Thyssenkrupp Nucera AG&Co. KGaA - NEOM Project	-	118,588,801,738
- Thyssenkrupp Nucera Italy S.R.L. - Green Steel H2GS Project	-	113,681,123,283
- Power Transmission Project Management Board - Brand of The National Power Transmission Corporation (EVNNPT)	34,557,785,669	-
- Central Power Projects Management Board - Brand of The National Power Transmission Corporation (500kV Pleiku 2 station)	32,799,330,472	-
- Branch of PetroVietnam Technical Services Joint Stock Corporation - Long Phu 1 Thermal Power Project Board	40,866,656,986	40,866,656,986
- Thanh Hoa Agricultural and Rural Development Construction Investment Project Management Board	19,949,244,600	-
- Bac Ninh Province Traffic and Agricultural Construction Investment Project Management Board	33,185,000,000	-
- Others	23,173,710,794	46,214,190,824
	184,531,728,521	319,350,772,831

17 . ACCRUED EXPENSES

	30/09/2025	01/01/2025
	VND	VND
- Interest expense	493,730,165	1,007,395,207
- Vung Ang 1 Thermal Power Plant Project	1,243,124,560,777	60,073,449,364
- NEOM Green Hydrogen Project	212,460,114,772	280,124,783,107
- H2GS Hydrogen Steel Project	117,862,817,870	-
- Nhon Trach 3 & 4 Power Plant Project	281,017,489,306	300,348,067,483
- Others	81,017,553,450	141,067,269,926
	1,935,976,266,340	782,620,965,087

18 . OTHER PAYABLES

	30/09/2025	01/01/2025
	VND	VND
a) Short-term payables		
- Trade union fund	711,824,200	1,499,032,100
- Social insurance	729,967,344	819,587,725
- Payables on equalization	200,000,000	200,000,000
- Short-term deposits, collateral received	179,100,000	124,100,000
- Dividend, profit payables	28,230,373,525	349,103,625
- Recovered from contractor HAMON's guarantee at Song Hau 1	163,317,273,500	157,790,201,000
- Others	9,598,135,872	36,232,059,248
	202,966,674,441	197,014,083,698
b) Long-term payables		
- Long-term deposits, collateral received	1,151,886,839	1,151,886,839
	1,151,886,839	1,151,886,839
d) Other payables from related parties	444,257,001	632,261,151

(details as in Notes VIII)

19 . BORROWINGS AND FINANCE LEASE LIABILITIES

	01/01/2025		During the year		30/09/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term borrowings						
Short-term borrowings	952,039,290,202	952,039,290,202	1,593,035,643,903	1,712,025,739,981	833,049,194,124	833,049,194,124
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Transaction Office Branch I	669,619,301,702	669,619,301,702	838,642,178,157	1,112,610,503,723	395,650,976,136	395,650,976,136
- Tien Phong Commercial Joint Stock Bank - Thang Long Branch	139,285,691,547	139,285,691,547	459,567,215,408	371,323,074,637	227,529,832,318	227,529,832,318
- Vietnam International Commercial Joint Stock Bank - Corporate Customer Business Center Transaction Office Branch	99,421,930,067	99,421,930,067	120,137,526,440	118,761,511,932	100,797,944,575	
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Thanh An Branch	35,652,945,276	35,652,945,276	149,623,145,668	76,205,649,849	109,070,441,095	-
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Ha Branch	8,059,421,610	8,059,421,610	25,065,578,230	33,124,999,840	-	-
Current portion of long-term loan	700,089,204	700,089,204	525,066,903	525,066,903	700,089,204	700,089,204
- BIDV SUMI TRUST Financial Leasing Co.,Ltd - Hanoi Branch	700,089,204	700,089,204	525,066,903	525,066,903	700,089,204	700,089,204
	1,905,478,758,812	1,905,478,758,812	3,187,121,421,612	3,425,101,613,768	1,667,498,566,656	1,457,630,180,986
b) Long-term borrowings						
- BIDV SUMI TRUST Financial Leasing Co.,Ltd - Hanoi Branch	1,808,563,786	1,808,563,786	-	525,066,903	1,283,496,883	1,283,496,883
	1,808,563,786	1,808,563,786	-	525,066,903	1,283,496,883	1,283,496,883
Amount due for settlement within 12 months	(700,089,204)	(700,089,204)	(525,066,903)	(525,066,903)	(700,089,204)	(700,089,204)
Amount due for settlement after 12 months	1,108,474,582	1,108,474,582			583,407,679	583,407,679

20 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Investment and development funds	Retained earnings	Total
	VND	VND	VND	VND
Beginning balance of previous period	797,261,040,000	85,863,615,071	68,020,054,589	951,144,709,660
Profit/loss for previous period	-	-	79,026,024,960	79,026,024,960
Profit distribution	-	16,161,623,514	(28,171,150,014)	(12,009,526,500)
Ending balance of previous period	797,261,040,000	102,025,238,585	118,874,929,535	1,018,161,208,120
Beginning balance of current period	797,261,040,000	102,025,238,585	98,187,630,260	997,473,908,845
Profit/loss for current 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 this period	797,261,040,000	119,083,256,395	223,375,761,783	1,139,720,058,178

According to the Resolution No. 222/NQ-DHDCD dated 27 June 2025 issued by General Meeting of shareholders, the Company announced its profit distribution as follows:

	Amount
	VND
<i>Investment and development funds</i>	<i>17,058,017,810</i>
<i>Bonus and welfare fund</i>	<i>11,351,905,156</i>
<i>Board of Executive bonus fund</i>	<i>546,000,000</i>
<i>Paid dividends (3.5% Capital)</i>	<i>27,904,136,400</i>

b) Details of owner's invested capital

	Rate	30/09/2025	Rate	01/01/2025
	(%)	VND	(%)	VND
Ministry of Construction	97.88%	780,324,040,000	97.88%	780,324,040,000
Others	2.12%	16,937,000,000	2.12%	16,937,000,000
	100%	797,261,040,000	100%	797,261,040,000

21 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

- Foreign currencies

	30/09/2025	01/01/2025
- USD	74,306,577.96	49,760,112.41
- EUR	1,792,527.40	1,796,540.98

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON PROFIT AND LOSS

1 . TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	For the 9-month period ended 30 September 2025	For the 9-month period ended 30 September 2024
	VND	VND
Revenue from sale of goods	3,666,627,562,068	5,028,663,647,039
Revenue from rendering of services	21,464,645,507	35,129,909,855
Revenue from real estate sold	-	10,916,000,000
	3,688,092,207,575	5,074,709,556,894

Revenue from related parties (details as in Notes VIII)	38,125,707,967	19,826,865,875
--	-----------------------	-----------------------

2 . COSTS OF GOODS SOLD

	For the 9-month period ended 30 September 2025	For the 9-month period ended 30 September 2024
	VND	VND
Costs of goods sold	3,513,569,727,467	4,836,411,131,814
Costs of services rendered	34,816,180,482	35,810,388,770
Expenses of sales of investment properties	-	5,605,456,828
	3,548,385,907,949	4,877,826,977,412

3 . FINANCE INCOME

	For the 9-month period ended 30 September 2025	For the 9-month period ended 30 September 2024
	VND	VND
Interest income, interest from loans	33,229,781,351	29,943,640,042
Dividends, profits earned	26,335,072,470	11,098,325,000
Realized gain from foreign exchange difference	50,044,770,778	19,985,803,913
Unrealized gain from foreign exchange difference	37,225,015,430	6,491,943,294
	146,834,640,029	67,519,712,249
Finance income from related parties details as in Notes VIII.	24,544,921,045	15,445,461,129

4 . FINANCIAL EXPENSES

	For the 9-month period ended 30 September 2025	For the 9-month period ended 30 September 2024
	VND	VND
Interest expenses	44,623,610,319	66,834,662,546
Realized loss from foreign exchange difference	55,818,431,041	22,114,538,152
Provisions for devaluation of trading securities and investments	7,526,977,668	21,643,363,021
Others	89,019,169	89,344,057
	108,058,038,197	110,681,907,776

5 . GENERAL ADMINISTRATIVE EXPENSES

	For the 9-month period ended 30 September 2025	For the 9-month period ended 30 September 2024
	VND	VND
Raw materials	173,194,400	114,791,066
Labor	29,264,688,552	27,055,722,014
Depreciation and amortisation	2,482,836,612	2,656,143,154
Tax, Charge, Fee	1,850,347,216	1,924,330,149
Provision expenses/reversal of provision	(44,093,706,264)	36,585,324,739
Expenses from external services	10,611,090,027	6,796,318,250
Other expenses by cash	2,711,787,121	2,503,078,326
	3,000,237,664	77,635,707,698

6 . OTHER INCOME

	For the 9-month period ended 30 September 2025	For the 9-month period ended 30 September 2024
	VND	VND
Gain from reversal of provision for construction works warranty	8,399,360,824	3,643,000,000
Collected fines	6,170,542,256	382,626,694
Others	97,254,818	70,159,432
	14,667,157,898	4,095,786,126

7 . CURRENT CORPORATE INCOME TAX EXPENSES

	For the 9-month period ended 30 September 2025	For the 9-month period ended 30 September 2024
	VND	VND
Total income before tax	188,914,323,688	80,151,498,722
Corporate income from main business activities	190,522,950,359	74,524,129,912
Corporate income from real estate business	(1,608,626,671)	5,627,368,810
Increase	1,224,860,513	824,947,503
- Ineligible expenses	1,224,860,513	26,707,061
- Non-deductible loan interest expenses according to Decree 132/2020/ND-CP	-	798,240,442
Decrease	(155,808,520,207)	(75,349,077,415)
- Dividend payment	(26,335,072,470)	(11,098,325,000)
- Switching losses last year	(53,591,998,202)	(64,013,163,978)
- Carryover of non-deductible loan interest expenses according to Decree 132/2020/ND-CP of previous years to this year	(30,260,225,572)	-
- Unrealized gain from foreign exchange	(45,621,223,963)	(237,588,437)
Taxable income	34,330,663,994	5,627,368,810
In which:		
- Corporate income tax from main business activities	35,939,290,665	-
- Corporate income tax from real estate business	(1,608,626,671)	5,627,368,810
Current corporate income tax expense (Tax rate 20%)	6,866,132,799	1,125,473,762

VII. TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company detail as follows:

Related parties	Relation
Lilama South East Asia SDN BHD	Subsidiary company
Lilama 5 Joint Stock Company	Subsidiary company
Lilama 7 Joint Stock Company	Subsidiary company
Lilama Erection Mechanical Joint Stock Company	Subsidiary company
LHT International Engineering Joint Stock Company	Subsidiary company
Lilama 45.1 Joint Stock Company	
Lilama 45.3 Joint Stock Company	
Lilama 45.4 Joint Stock Company	
Lilama Land Joint Stock Company	
Erection - Electromechanics Testing Joint Stock Company	
Lilama Technology And Construction Design Consultant Joint	
Lilama 10 Joint Stock Company	
Lilama 18 Joint Stock Company	
Lilama 69.1 Joint Stock Company	
Lilama 69.3 Joint Stock Company	

And members of the Board of Directors and Board of General

During the fiscal year, the Company has the transactions and balances with related parties as follows:

Transactions during the period:

	For the 9-month period ended 30 September 2025	For the 9-month period ended 30 September 2024
	VND	VND
Sales	38,125,707,967	19,826,865,875
Lilama South East Asia SDN BHD	2,127,451,278	3,538,052,273
Lilama 5 Joint Stock Company	143,923,227	1,105,141,029
Lilama 7 Joint Stock Company	72,644,581	841,647,062
Lilama Erection Mechanical Joint Stock Company	144,208,076	341,401,665
Lilama 45.3 Joint Stock Company	292,000,000	-
Lilama Land Joint Stock Company	119,001,120	117,359,840
Erection - Electromechanics Testing Joint Stock Company	248,071,807	944,731,232
Lilama 10 Joint Stock Company	10,569,732,256	4,795,535,114
Lilama 18 Joint Stock Company	2,981,106,569	8,142,997,660
Lilama 69.1 Joint Stock Company	21,427,569,053	-
Purchase	685,708,046,653	1,093,425,366,591
Lilama 5 Joint Stock Company	19,418,414,014	43,062,569,315
Lilama 7 Joint Stock Company	6,962,201,492	30,753,692,179
Lilama Erection Mechanical Joint Stock Company	6,590,584,457	21,020,957,729
Lilama 45.3 Joint Stock Company	6,891,686,263	-
Erection - Electromechanics Testing Joint Stock Company	31,054,009,224	28,281,651,048
Lilama 10 Joint Stock Company	407,582,392,653	444,777,533,657
Lilama 18 Joint Stock Company	157,402,175,086	518,477,749,594
Lilama 69.1 Joint Stock Company	-	5,001,290,475
Lilama 69.3 Joint Stock Company	49,806,583,464	2,049,922,594
Dividends and profits received	17,615,045,470	6,940,325,000
Lilama South East Asia SDN BHD Company Limited	8,894,520,470	-
Lilama 10 Joint Stock Company	5,340,600,000	3,560,400,000
Lilama 18 Joint Stock Company	3,379,925,000	3,379,925,000
Interest income from loans	6,929,875,575	8,505,136,129
Lilama 45.1 Joint Stock Company	5,470,184,715	6,714,286,898
Lilama 45.3 Joint Stock Company	1,459,690,860	1,790,849,231

VII. TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company detail as follows:

Related parties	Relation
Lilama South East Asia SDN BHD	Subsidiary company
Lilama 5 Joint Stock Company	Subsidiary company
Lilama 7 Joint Stock Company	Subsidiary company
Lilama Erection Mechanical Joint Stock Company	Subsidiary company
LHT International Engineering Joint Stock Company	Subsidiary company
Lilama 45.1 Joint Stock Company	
Lilama 45.3 Joint Stock Company	
Lilama 45.4 Joint Stock Company	
Lilama Land Joint Stock Company	
Erection - Electromechanics Testing Joint Stock Company	
Lilama Technology And Construction Design Consultant Joint	
Lilama 10 Joint Stock Company	
Lilama 18 Joint Stock Company	
Lilama 69.1 Joint Stock Company	
Lilama 69.3 Joint Stock Company	

And members of the Board of Directors and Board of General

During the fiscal year, the Company has the transactions and balances with related parties as follows:

Transactions during the period:

	For the 9-month period ended 30 September 2025	For the 9-month period ended 30 September 2024
	VND	VND
Sales	38,125,707,967	19,826,865,875
Lilama South East Asia SDN BHD	2,127,451,278	3,538,052,273
Lilama 5 Joint Stock Company	143,923,227	1,105,141,029
Lilama 7 Joint Stock Company	72,644,581	841,647,062
Lilama Erection Mechanical Joint Stock Company	144,208,076	341,401,665
Lilama 45.3 Joint Stock Company	292,000,000	-
Lilama Land Joint Stock Company	119,001,120	117,359,840
Erection - Electromechanics Testing Joint Stock Company	248,071,807	944,731,232
Lilama 10 Joint Stock Company	10,569,732,256	4,795,535,114
Lilama 18 Joint Stock Company	2,981,106,569	8,142,997,660
Lilama 69.1 Joint Stock Company	21,427,569,053	-
Purchase	685,708,046,653	1,093,425,366,591
Lilama 5 Joint Stock Company	19,418,414,014	43,062,569,315
Lilama 7 Joint Stock Company	6,962,201,492	30,753,692,179
Lilama Erection Mechanical Joint Stock Company	6,590,584,457	21,020,957,729
Lilama 45.3 Joint Stock Company	6,891,686,263	-
Erection - Electromechanics Testing Joint Stock Company	31,054,009,224	28,281,651,048
Lilama 10 Joint Stock Company	407,582,392,653	444,777,533,657
Lilama 18 Joint Stock Company	157,402,175,086	518,477,749,594
Lilama 69.1 Joint Stock Company	-	5,001,290,475
Lilama 69.3 Joint Stock Company	49,806,583,464	2,049,922,594
Dividends and profits received	17,615,045,470	6,940,325,000
Lilama South East Asia SDN BHD Company Limited	8,894,520,470	-
Lilama 10 Joint Stock Company	5,340,600,000	3,560,400,000
Lilama 18 Joint Stock Company	3,379,925,000	3,379,925,000
Interest income from loans	6,929,875,575	8,505,136,129
Lilama 45.1 Joint Stock Company	5,470,184,715	6,714,286,898
Lilama 45.3 Joint Stock Company	1,459,690,860	1,790,849,231

Outstanding balances up to the reporting date are as follows:

	30/09/2025	01/01/2025
	VND	VND
Trade receivables	27,699,278,397	21,667,867,633
Lilama South East Asia SDN BHD	342,566,661	1,323,990,184
Lilama 45.1 Joint Stock Company	4,382,686,724	4,382,686,724
Lilama 45.3 Joint Stock Company	155,108,571	155,108,571
Lilama 45.4 Joint Stock Company	3,511,976,958	3,511,976,958
Lilama 10 Joint Stock Company	8,804,232,313	33,462,999
Lilama 18 Joint Stock Company	588,346,200	1,438,531,050
Lilama 5 Joint Stock Company	7,538,358	221,162,223
Erection - Electromechanics Testing Joint Stock Company	77,760,000	-
Lilama Land Joint Stock Company	2,543,270	-
Lilama 69.1 Joint Stock Company	536,585,082	536,585,082
Lilama 69.3 Joint Stock Company	9,289,934,260	10,044,923,842
Erection - Electromechanics Testing Joint Stock Company	-	19,440,000
Prepayments to suppliers	47,099,996,955	48,204,614,946
Lilama 45.1 Joint Stock Company	35,363,803,005	35,363,803,005
Lilama 45.3 Joint Stock Company	-	1,409,793,614
Lilama 45.4 Joint Stock Company	11,431,018,327	11,431,018,327
Lilama 69.1 Joint Stock Company	305,175,623	-
Loan receivables	116,558,693,977	117,692,848,388
Lilama 45.1 Joint Stock Company	92,068,569,933	92,068,569,933
Lilama 45.3 Joint Stock Company	24,490,124,044	25,624,278,455
Other receivables	103,356,662,540	96,868,596,762
Lilama 5 Joint Stock Company	-	27,815,187
Lilama 45.1 Joint Stock Company	82,350,575,783	76,880,391,068
Lilama 45.3 Joint Stock Company	17,874,098,557	16,414,407,697
Lilama 45.4 Joint Stock Company	3,131,988,200	3,131,988,200
Lilama 69.1 Joint Stock Company	-	5,304,200
Lilama 69.3 Joint Stock Company	-	408,690,410
Trade payables	236,527,907,444	358,060,519,339
Lilama South East Asia SDN BHD	12,643,704,867	14,037,419,431
Lilama 5 Joint Stock Company	24,616,356,313	27,691,246,047
Lilama 7 Joint Stock Company	2,173,389,805	2,952,773,216
Lilama Erection Mechanical Joint Stock Company	14,203,174,140	20,661,899,134
LHT International Engineering Joint Stock Company	2,177,318,878	2,177,318,878
Lilama 45.3 Joint Stock Company	1,751,969,329	-
Erection - Electromechanics Testing Joint Stock Company	13,609,740,048	10,522,789,822
Lilama 10 Joint Stock Company	99,484,694,723	25,790,216,324
Lilama 18 Joint Stock Company	48,523,608,152	188,894,203,525
Lilama 69.1 Joint Stock Company	-	45,469,464,370
Lilama 69.3 Joint Stock Company	17,343,951,189	19,863,188,592

	30/09/2025	01/01/2025
	VND	VND
Other payables	444,257,001	632,261,151
Lilama 5 Joint Stock Company	-	22,297,430
Lilama 7 Joint Stock Company	-	37,943,040
Lilama Erection Mechanical Joint Stock Company	-	36,154,944
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	397,373,536
Lilama 69.1 Joint Stock Company	67,500,000	77,688,672
Lilama Land Joint Stock Company	42,240,000	42,240,000

IX . OTHER INFORMATION

1 . COMPARATIVE FIGURES

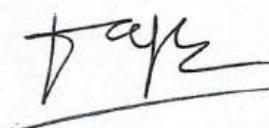
Comparative figures presented in the Separate Balance Sheet for Q3 2025 and the corresponding notes are the figures from the Separate Financial Statements for the financial year ended December 31, 2024, which have been audited by AASC Auditing Firm Co., Ltd. Comparative figures presented in the Separate Income Statement for Q3 2025, the Separate Cash Flow Statement for the 9-month period ended as at 30 September 2025 and the corresponding notes are the figures from the Separate Financial Statement for Q3 2024 prepared by the Corporation.

Hanoi, 28 October 2025

Preparer

Chief Accountant

General Director


Lai Viet Tan

To Phi Son

Nguyen Van Hung

