



FINANCIAL STATEMENTS

Q3, 2025

BGI GROUP JOINT STOCK COMPANY (VC7)

3rd Floor, Vinaconex 7 Building, 61 Nguyen Van Giap Street, Tu Liem Ward, Hanoi, Vietnam

Tax code: 0100105743

Tel: 024.22182954

Website: bgi.vn



No: 186 /VC7-TCKT

Re: Explanation for Separate Financial Statements Q3 2025

Hanoi, October 14, 2025

To: Hanoi Stock Exchange

BGI Group Joint Stock Company (Stock Code: VC7) would like to provide an explanation to your esteemed agency regarding the difference in business results between the separate financial statements for Q3 2024 and Q3 2025 as follows:

- Profit after Corporate Income Tax for Q3 2024: VND 380,133,239
- Profit after Corporate Income Tax for Q3 2025: VND 1,355,256,589

Compared to the same period in 2024, the Company recorded positive business growth in Q3 2025.

- Net revenue reached VND 78.8 billion, up 290.8% year-on-year (VND 20.2 billion), mainly from accelerated construction and revenue recognition at key projects.
- Cost of goods sold increased accordingly, while gross profit rose 81.5% to VND 10.5 billion, reflecting improved cost efficiency.
- Profit after tax reached VND 1.36 billion, 3.6 times higher than the same period (VND 0.38 billion), mainly driven by higher revenue and improved margins.

Sincerely,



Recipients:

- As above;
- Archives

CHỨC HỘI ĐỒNG QUẢN TRỊ
Hương Trùng Đức

BALANCE SHEET
At as 30 September, 2025

Unit: VND

Items	Code	Note	Closing balance	Opening balance
ASSETS				
A - CURRENT ASSETS	100		430.256.471.166	341.999.909.996
I. Cash and cash equivalents	110		11.328.048.961	4.368.845.233
1. Cash	111	VI.1	11.328.048.961	4.368.845.233
2. Cash equivalents	112		0	0
II. Short-term financial investments	120	VI.2	0	0
1. Trading securities	121		0	0
2. Provision for impairment of trading securities (*)	122		0	0
3. Held to maturity investments	123		0	0
III. Short-term receivables	130		404.117.296.016	328.011.552.922
1. Short-term trade receivables	131	VI.3	101.802.032.001	87.681.981.628
2. Advance payment to suppliers	132		3.087.024.744	298.943.579
3. Short-term internal receivables	133		0	0
4. Receivable according to construction contract progress plan	134		0	0
5. Short-term loan receivables	135		0	0
6. Other short-term receivables	136	VI.4	317.347.090.699	259.085.793.143
7. Provision for doubtful short-term debts	137		-18.118.851.428	-19.055.165.428
8. Deficits in assets awaiting solution	139	VI.5	0	0
IV. Inventories	140	VI.7	14.797.706.170	9.601.704.171
1. Inventories	141		14.797.706.170	9.601.704.171
2. Provision for devaluation of inventories	149		0	0
V. Other short-term assets	150		13.420.019	17.807.670
1. Short-term prepayments	151		0	0
2. Value added tax deductibles	152		0	0
3. Taxes and other receivables from the	153		13.420.019	17.807.670
4. Government bond repurchase	154		0	0
5. Other short-term assets	155	VI.14	0	0
B - NON-CURRENT ASSETS	200		1.046.511.888.573	1.052.264.832.482
I. Long-term receivables	210		680.230.420.000	680.230.420.000
1. Short-term trade receivables	211	VI.3	0	0
2. Long-term advance payment to	212		0	0
3. Business capital at affiliated units	213		0	0
4. Long-term internal receivables	214		0	0
5. Long-term loan receivables	215		0	0
6. Other long-term receivables	216	VI.4	680.230.420.000	680.230.420.000
7. Provision for doubtful long-term debts	219		0	0
II. Fixed assets	220		10.041.841.041	11.519.968.934
1. Tangible fixed assets	221	VI.9	10.041.841.041	11.519.968.934
- Cost	222		27.045.652.530	27.045.652.530
- Accumulated depreciation (*)	223		-17.003.811.489	-15.525.683.596

Items	Code	Note	Closing balance	Opening balance
ASSETS				
2. Financial lease fixed assets	224	VI.11	0	0
- Cost	225		0	0
- Accumulated depreciation (*)	226		0	0
3. Intangible fixed assets	227	VI.10	0	0
- Cost	228		516.767.278	516.767.278
- Accumulated depreciation (*)	229		-516.767.278	-516.767.278
III. Investment property	230	VI.12	34.862.802.423	36.550.495.608
- Cost	231		56.256.439.778	56.256.439.778
- Accumulated depreciation (*)	232		-21.393.637.355	-19.705.944.170
IV. Long-term assets in progress	240	VI.8	0	0
1. Long-term unfinished production and	241		0	0
2. Construction in progress	242		0	0
V. Long-term financial investments	250	VI.2	321.376.825.109	323.963.947.940
1. Investment in subsidiaries	251		27.386.000.000	27.386.000.000
2. Investment in joint ventures and	252		298.730.000.000	298.730.000.000
3. Investing in other entities	253		300.000.000	711.075.000
4. Provision for impairment of long-term	254		-5.039.174.891	-2.863.127.060
5. Held-to-Maturity Investments	255		0	0
VI. Other long-term assets	260		0	0
1. Long-term prepayment	261	VI.13	0	0
2. Deferred tax assets	262		0	0
3. Long-term reserved spare parts	263		0	0
4. Other long-term assets	268	VI.14	0	0
TOTAL ASSETS (270 = 100 + 200)	270		1.476.768.359.739	1.394.264.742.478

RESOURCES				
C - LIABILITIES	300		442.188.241.093	367.481.509.669
I. Current liabilities	310		357.204.461.335	315.774.787.511
1. Short-term trade payables	311	VI.16	20.976.768.316	55.057.148.574
2. Short-term advances from customers	312		150.824.554.411	137.324.724.000
3. Taxes and amounts payable to the State	313	VI.17	655.423.273	961.290.252
4. Payables to employees	314		1.504.395.677	1.778.076.552
5. Short-term accrued expenses	315	VI.18	2.146.722.881	2.299.503.337
6. Short-term Internal Payables	316		0	0
7. Payables According to Construction Contract Progress Schedule	317		0	0
8. Short-term Unearned Revenue	318	VI.20	0	0
9. Other current payables	319	VI.19	30.773.645.195	33.625.017.608
10. Short-term loans and obligations under	320	VI.15	133.165.625.447	74.526.842.090
11. Short-term provisions	321	VI.23	0	0
12. Bonus and welfare funds	322		17.157.326.135	10.202.185.098
13. Price Stabilization Fund	323		0	0
14. Repurchase and Resale Transactions of	324		0	0
II. Long-term liabilities	330		84.983.779.758	51.706.722.158
1. Long-term trade payables	331	VI.16	16.801.517.849	16.801.517.849
2. Long-term advances from customers	332		0	0
3. Long-term accrued expenses	333	VI.18	29.754.090.909	29.754.090.909

Items	Code	Note	Closing balance	Opening balance
ASSETS				
4. Intercompany payables for business	334		0	0
5. Long-term intercompany payables	335		0	0
6. Unrealized long-term revenue	336	VI.20	0	0
7. Other long-term payables	337		2.459.771.000	2.449.913.400
8. Long-term loans and obligations under	338	VI.15	35.968.400.000	2.701.200.000
9. Convertible Bonds	339	VI.21	0	0
10. Preferred Stock	340	VI.22	0	0
11. Deferred Income Tax Payable	341	VI.24	0	0
12. Long-term provisions	342	VI.23	0	0
13. Scientific and technological	343		0	0
D - EQUITY	400		1.034.580.118.646	1.026.783.232.809
I. Owners' equity	410	VI.25	1.034.580.118.646	1.026.783.232.809
1. Owners' contributed capital	411		960.908.700.000	960.908.700.000
- Ordinary shares carrying voting rights	411a		960.908.700.000	960.908.700.000
- Preferred stock	411b		0	0
2. Share premium	412		2.774.961.158	2.774.961.158
3. Convertible bond option	413		0	0
4. Other owner's equity	414		0	0
5. Treasury shares (*)	415		-3.141.000	-3.141.000
6. Revaluation surplus	416		0	0
7. Foreign exchange translation difference	417		0	0
8. Investment and development fund	418		7.724.293.614	7.724.293.614
9. Enterprise Restructuring Support Fund	419		0	0
10. Other Funds Under Owner's Equity	420		0	0
11. Retained earnings	421		63.175.304.874	55.378.419.037
- Retained earnings accumulated to the prior year end	421a		48.045.278.000	45.270.316.792
- Retained earnings of the current year	421b		15.130.026.874	10.108.102.245
12. Investment capital for construction in	422		0	0
II. Other funds and reserves	430		0	0
1. Funding source	431		0	0
2. Funding source that has formed fixed	432		0	0
TOTAL RESOURCES (440=300+400)	440		1.476.768.359.739	1.394.264.742.478

Preparer



Tran Quang Trung

Chief Accountant



Tran Quang Trung

October 24, 2025

Chairman of the Board



Hoang Trong Duc

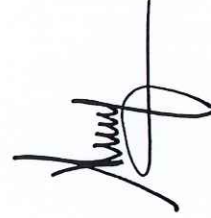
INCOME STATEMENT

Q3, 2025

Unit: VND

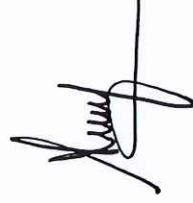
ITEM	Code	Note	Q3		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Prior year	Current year	Prior year
1. Gross revenue from goods sold and services rendered	1	<u>VII.1</u>	78.798.570.621	20.163.897.282	204.133.063.801	76.388.536.472
2. Deductions	2	<u>VII.2</u>	0	0	0	0
3. Net revenue from goods sold and services rendered (10= 01-02)	10		78.798.570.621	20.163.897.282	204.133.063.801	76.388.536.472
4. Cost of sales	11	<u>VII.3</u>	68.301.526.519	14.383.320.645	165.140.292.190	52.541.751.677
5. Gross profit from goods sold and services rendered (20=10 - 11)	20		10.497.044.102	5.780.576.637	38.992.771.611	23.846.784.795
6. Financial income	21	<u>VII.4</u>	849.659	-5.742.980	62.104.823	94.566.343
7. Financial expenses	22	<u>VII.5</u>	4.339.921.507	1.266.894.146	7.971.395.105	3.938.877.015
- In which: Interest expense	23		1.880.745.064	1.208.111.794	5.384.272.274	3.896.635.259
8. Selling expenses	25	<u>VII.8</u>	875.156.358	256.489.658	1.799.327.629	802.442.910
9. General and administration expenses	26	<u>VII.8</u>	3.338.661.388	3.270.357.996	10.581.787.116	13.515.592.008
10. Operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		1.944.154.508	981.091.857	18.702.366.584	5.684.439.205
11. Other income	31	<u>VII.6</u>	0	0	417.228.943	48.000
12. Other expenses	32	<u>VII.7</u>	0	52.001.071	2.342.246.823	100.280.355
13. Profit from other activities (40 = 31 - 32)	40		0	-52.001.071	-1.925.017.880	-100.232.355
14. Accounting profit before tax (50 = 30 + 40)	50		1.944.154.508	929.090.786	16.777.348.704	5.584.206.850
15. Current corporate income tax expense	51	<u>VII.10</u>	588.897.919	548.957.547	1.647.321.830	1.856.053.026
16. Deferred corporate tax (income)/expense	52	<u>VII.11</u>	0	0	0	0
17. Nets profit after corporate income tax (60=50 - 51 - 52)	60		1.355.256.589	380.133.239	15.130.026.874	3.728.153.824

Preparer



Tran Quang Trung

Chief Accountant



Tran Quang Trung

October 29, 2025

Chairman of the Board



Hoang Trong Duc

CASH FLOW STATEMENT
(By indirect method) ()*
Q3, 2025

Unit: VND

ITEM	Code	Note	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Prior year
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	01		16.777.348.704	5.584.206.850
2. Adjustments for				
- Depreciation and amortisation of fixed assets and	02		3.165.821.078	3.200.861.025
- Provisions	03		1.239.733.831	2.888.520.168
- Foreign exchange loss/(gain) arising from translating foreign currency items	04		0	0
- Gain from investing activities	05		-62.104.823	-94.566.343
- Interest expense	06		5.384.272.274	3.896.635.259
- Other adjustments	07		0	0
			0	0
3. Operating profit before movements in working capital	08		26.505.071.064	15.475.656.959
- Increase, decrease in receivables	09		-75.165.041.443	-42.315.414.511
- Increase, decrease in inventories	10		-5.196.001.999	-11.411.134.643
- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11		-25.801.714.800	-3.547.354.677
- Increase, decrease in prepaid expenses	12		0	0
- Increase, decrease trading securities	13		0	0
- Interest paid	14		-5.384.272.274	-3.896.635.259
- Corporate income tax paid	15		0	0
- Other income	16		0	0
- Other cash outflows	17		-378.000.000	-177.500.000
Net cash generated by operating activities	20		-85.419.959.452	-45.872.382.131
			0	0
II. Cash flows from investing activities				
1. Acquisition and construction of fixed assets and other long-term assets	21		0	0
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22		0	0
3. Cash outflow for lending, buying debt instruments of other entities	23		0	0
4. Cash recovered from lending, selling debt instruments of other entities	24		0	3.122.000.000
5. Cash spent on investment in other entities	25		0	0
6. Withdrawal of capital investment in other entities	26		411.075.000	0
7. Interest earned, dividends and profits received	27		62.104.823	94.566.343
Net cash used in investing activities	30		473.179.823	3.216.566.343

ITEM	Code	Note	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Prior year
III. Cash flows from financing activities				
1. Cash received from the issuance of shares, capital contributions from owners	31		0	0
2. Cash paid for the return of capital contributions to owners, repurchase of shares issued by the company	32			0
3. Proceeds from borrowings	33		231.007.222.583	57.258.692.823
4. Repayment of borrowings	34		-139.101.239.226	-57.761.592.673
5. Principal lease payment	35		0	0
6. Dividends and profits paid	36		0	0
Net cash used in financing activities	40		91.905.983.357	-502.899.850
Net (decrease)/increase in cash (50 = 20+30+40)	50		6.959.203.728	-43.158.715.638
Cash and cash equivalents at the beginning of	60		4.368.845.233	45.220.374.141
Effects of changes in foreign exchange rates	61			
Cash and cash equivalents at the end of the year (70=50+60+61)	70		11.328.048.961	2.061.658.503

Preparer



Tran Quang Trung

Chief Accountant



Tran Quang Trung

October 24, 2025
Chairman of the Board



Hoang Trong Duc

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Quarter 3, 2025

I. Business Operations Characteristics

1. Ownership Structure

BGI Group Joint Stock Company (formerly known as Construction Joint Stock Company No. 7) was initially established as Construction Company No. 7 under Decision No. 2065/QĐ-BXD dated December 19, 2001, issued by the Minister of Construction, converting Construction Company No. 7 - a state-owned enterprise under the Vietnam Construction Import-Export Corporation - into a joint-stock. According to the Business Registration Certificate No. 0100105743 issued by the Hanoi Department of Planning and Investment on February 19, 2002, and amended for the 23rd time on December 26, 2023.

The company's headquarters is located at: 3rd Floor, Vinaconex 7 Building, 61 Nguyen Van Giap Street, Tu Liem Ward, Hanoi, Vietnam
The charter capital registered in the company's business registration is: 960,908,700,000 VND, equivalent to 96,090,870 shares, with a par value of 10,000 VND per share.

2. Business Sectors

Construction, real estate

3. Business Activities

According to the Business Registration Certificate No. 0100105743 issued by the Hanoi Department of Planning and Investment on February 19, 2002, and amended for the 23rd time on December 26, 2023, the company's business activities include:

General contracting for the construction of civil, industrial, post and telecommunications projects, hydraulic works, road and bridge construction of all levels, airports, ports, culverts, urban and industrial park infrastructure engineering works, 110 KV power line and Ground leveling and foundation treatment for construction projects related to water supply and drainage;

Installation of technological and pressure pipelines, air conditioning systems;

Interior decoration;

Housing construction and development;

Real estate;

Manufacturing and trading of construction materials;

Investment consulting and project execution;

Leasing, repairing, and maintaining motorbikes; trading in construction equipment;

Import-export trading of goods;

Manufacturing, consumption of wooden products, import-export of handicrafts, agricultural, forestry, and aquatic products, consumer goods

Production and trading of purified water;

Manufacturing, installing, and trading various types of concrete components, steel structures, technical systems, machinery, and equipment (e.g., elevators, air conditioners, ventilation, firefighting, water supply, and drainage systems);

Construction of hydroelectric and thermal power projects.

4. Typical Business Cycle

The company's business cycle follows the fiscal year accounting cycle, starting from January 1 to December 31 each year.

5. Characteristics of the Company's Activities in the Fiscal Year Affecting the Financial Statements

6. Corporate Structure

- List of Subsidiaries:

Company Name	Headquarters Address	Main Business Activities	Ownership Percentage	Voting Rights Percentage
BGI Construction Materials Joint Stock Company	Small Industrial Cluster, Da Le Craft Village, Thuy Phuong Ward, Huong Thuy Town, Thua Thien Hue Province	Manufacturing concrete and products made from cement and gypsum	69,82%	69,82%
BGI Construction Joint Stock Company	Floor 3, Vinaconex 7 Building, No. 61 Nguyen Van Giap Street, Cau Dien Ward, Nam Tu Liem District, Hanoi	Construction	89,90%	89,90%

- List of Joint Ventures and Associated Companies:

Company Name	Headquarters Address	Main Business Activities	Ownership Percentage	Voting Rights Percentage
IUC Group Joint Stock Company	Floor 3, Vinaconex 7 Building, No. 61 Nguyen Van Giap Street, Cau Dien Subarea 3, Luong Son Town, Luong Son District, Hoa Binh Province	Construction, real estate	39,47%	39,47%
IUC Hoa Binh Hill Co., Ltd.		Real estate	30,00%	30,00%

7. Declaration on the Comparability of Information in the Financial Statements

The information, data, and figures in the Company's Financial Statements for the fiscal year ending on December 31, 2024, are presented as comparable information, data, and figures.

II. Accounting Period and Currency Used in Accounting

1. Annual Accounting Period

The annual accounting period starts on January 1 and ends on December 31 of each year.

2. Currency Used in Accounting

The currency used in accounting is the Vietnamese Dong (VND).

III. Accounting Standards and Policies Applied

1. Accounting Policies Applied

The Company applies the corporate accounting regime in accordance with Circular 200/2014/TT-BTC dated December 22, 2014, and Circular 53/2016/TT-BTC dated March 21, 2016.

2. Declaration on Compliance with Accounting Standards and Policies

The Company has applied the Vietnamese Accounting Standards and related guidance issued by the State. The financial statements are prepared and presented in full compliance with all regulations of each standard, circular, and the currently applicable accounting regime.

IV. Accounting Policies Applied (in case the company meets the going concern assumption)

4. Principles for Recognizing Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, bank deposits, and short-term investments with a maturity period not exceeding three months, which are highly liquid, easily convertible into specified amounts of cash, and subject to an insignificant risk of changes in value.

5. Principles for Accounting Financial Investments

a) Trading securities

b) Held-to-maturity investments

Held-to-maturity investments include investments that the Company intends and is able to hold until maturity. The Company's held-to-maturity investments consist of term deposits in banks.

c) Loans

d) Investments in subsidiaries, joint ventures, and associates

Investments in subsidiaries: Subsidiaries are companies controlled by the Company. Control is achieved when the Company has the ability to govern the financial and operational policies of the investee to obtain benefits from its activities.

Investments in associates: Associates are companies in which the Company has significant influence but does not have control over their financial and operational policies. They are not subsidiaries or joint ventures of the Company. Significant influence refers to the ability to participate in financial and operational policy decisions of the investee but does not include control or joint control of those policies.

Investments in subsidiaries and associates are initially recognized at cost, which includes the purchase price or contributed capital plus any directly attributable costs. If the investment is made through non-monetary assets, the investment cost is recognized at the fair value of the non-monetary assets at the time of the transaction.

Dividends and profits from periods after the investment acquisition are recognized as revenue. Dividends received in the form of shares are tracked only by the increased number of shares, without recognizing the value of the received shares.

d) Investments in equity instruments of other entities

These represent investments in equity instruments where the Company does not have control, joint control, or significant influence over the investee.

Investments in equity instruments of other entities are initially recognized at cost, including the purchase price or contributed capital plus any directly attributable costs. Dividends and profits from periods prior to the acquisition of the investment are deducted from the investment's value. Dividends and profits from periods after the acquisition are recognized as revenue. Dividends received in the form of shares are tracked only by the increased number of shares, without recognizing the value of the received shares.

Provisions for losses on investments are made at the financial statement date when investments show a decline in value compared to their cost. The Company makes provisions as follows:

For investments whose fair value cannot be determined at the reporting date, the provision is calculated as the difference between the actual capital contributed by all parties to the investee and the actual net equity of the investee, multiplied by the Company's capital contribution ratio to the total actual capital contributed by all parties.

Provisions for losses on investments in subsidiaries and associates are made when subsidiaries and associates incur losses. The provision is calculated as the difference between the actual capital contributed by all parties to the subsidiary/associate and its actual net equity, multiplied by the Company's capital contribution ratio to the total actual capital contributed by all parties. If the subsidiary or associate prepares consolidated financial statements, the provision is based on the consolidated financial statements.

Increases or decreases in the provision for losses on investments in subsidiaries, associates, and equity instruments of other entities that need to be recognized at the financial statement date are recorded in financial expenses.

e) Accounting methods for other transactions related to financial investments

6. Accounts Receivable Accounting Principle

Accounts receivable should not be recorded higher than the recoverable value. Receivables are presented at their book value, less allowances for doubtful accounts.

The classification of receivables is based on the following principles:

- Receivables from customers reflect commercial receivables arising from transactions of a buying and selling nature between the Company and independent buyers.

- Other receivables include non-commercial receivables that are not related to buying and selling transactions.

An allowance for doubtful receivables is established for each receivable based on the overdue age of debts or the estimated level of loss due to the debtor's inability to pay, which may occur if the debtor is liquidated, bankrupt, or faces similar difficulties.

Any increase or decrease in the balance of the allowance for doubtful accounts must be recorded as of the date of the closing for the preparation of the financial statements and recognized as part of business management expenses.

7. Principles of Inventory Recognition

Principles of Inventory Recognition: Inventory is measured at cost. In cases where the net realizable value is lower than the cost, inventory is measured at net realizable value. The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition.

Method of Inventory Valuation: Inventory value is determined using the weighted average method.

Method of Inventory Accounting: Inventory is accounted for using the perpetual inventory system.

Provision for Inventory Write-Down: The provision for inventory write-down is established at the end of the year as the difference between the cost of inventory and its net realizable value, where the cost exceeds the net realizable value.

8. Principles of Recognition and Depreciation of Fixed Assets, Finance-Leased Fixed Assets, and Investment Properties

The recognition of tangible fixed assets and their depreciation is conducted in accordance with Vietnamese Accounting Standard No. 03 - Tangible Fixed Assets; Circular No. 200/2014/TT-BTC dated December 22, 2014, issued by the Ministry of Finance, providing guidance on corporate accounting; Circular No. 45/2013/TT-BTC dated April 25, 2013, guiding the management, use, and depreciation of fixed assets; Circular No. 147/2016/TT-BTC dated October 13, 2016, amending and supplementing certain provisions of Circular No. 45/2013; and Circular No. 28/2017/TT-BTC dated April 12, 2017, further amending and supplementing certain provisions of Circular No. 45/2013 and Circular No. 147/2016/TT-BTC.

The company applies the straight-line depreciation method for tangible fixed assets. Tangible fixed assets are classified into groups based on their similar nature and usage purposes in the company's production and business activities, as follows:

Type of Fixed Asset	Depreciation Period (Years)
- Buildings and structures	05 - 30 years
- Machinery and equipment	05 - 10 years
- Transportation vehicles	06 - 10 years
- Office equipment	03 - 05 years

Investment properties are recognized at cost. During the holding period for price appreciation or operational leasing, investment properties are recorded at historical cost, accumulated depreciation, and residual value. Investment properties are depreciated using the straight-line method over the estimated depreciation period as follows: Buildings and structures: 25 years.

11. Principles of Prepaid Expense Accounting

Prepaid expenses that pertain solely to the production and business operations of a single financial year or a business cycle are recognized as short-term prepaid expenses and are allocated to production and business costs within the financial year. Expenses incurred during a financial year but related to the business performance of multiple accounting periods are recorded as long-term prepaid expenses and gradually allocated to business performance results over subsequent accounting periods.

The calculation and allocation of long-term prepaid expenses into production and business costs for each accounting period are based on the nature and magnitude of each expense type to determine an appropriate allocation method and criterion. Prepaid expenses are allocated to production and business costs on a straight-line basis.

12. Principles of Liability Accounting

Liabilities represent amounts owed to suppliers and other parties. Liabilities include accounts payable to suppliers and other payables. Liabilities must not be recorded at an amount lower than the payment obligation.

The classification of liabilities is based on the following principles:

- Accounts payable to suppliers include trade payables arising from transactions for purchasing goods, services, and assets where the seller is an independent entity from the buyer, including payables between parent companies and subsidiaries.
- Other payables consist of non-trade payables unrelated to transactions for the purchase, sale, or supply of goods and services.

Payables are tracked in detail by each party and the payment due date.

13. Principles for Recognizing Loans and Finance Lease Liabilities

Loans are recognized based on receipts, bank documents, agreements, and loan or finance lease contracts. Loans are tracked by individual entities and terms.

14. Principles for Recognizing and Capitalizing Borrowing Costs

Borrowing costs are recognized as production and business expenses in the year incurred, unless capitalized in accordance with the accounting standard "Borrowing Costs." Borrowing costs directly related to the acquisition, investment in construction, or production of assets requiring a substantial period to complete and be ready for use or sale are added to the asset's original cost until the asset is ready for use or sale. Income generated from the temporary investment of borrowings is deducted from the related asset's original cost. For specific loans used to construct fixed assets or investment properties, interest is capitalized even if the construction period is under 12 months.

15. Principle of Accrued Expenses Recognition

The Company's accrued expenses include costs for the construction of the Chung Cu project at 136 Ho Tung Mau, loan interest, and other expenses. These are actual costs incurred during the reporting period but not yet paid due to the absence of invoices or incomplete accounting documentation. These costs are recognized as production and business expenses for the reporting period. Accrued loan interest is determined based on contracts, loan agreements, and the actual borrowing period.

Provisions for these expenses in production and business costs for the period are calculated meticulously and must have reasonable and reliable evidence to justify the amounts accrued, ensuring that the expenses recorded in this account align with the actual costs incurred.

16. Principles and Methods for Recognizing Provisions for Payables

This reflects the existing provisions for payables, the situation of provision establishment, and the use of provisions for payables by the enterprise. The recorded value of a provision for payables is the best reasonable estimate of the amount required to settle the present obligation as of the end of the annual or interim accounting period.

Provisions for payables are established when preparing financial statements. For construction warranty provisions, they are established for each construction project and recorded at the end of the annual or interim accounting period.

17. Principles of Recognizing Unearned Revenue

This reflects the current balance and the changes (increases or decreases) in unearned revenue of the business during the accounting period. Unearned revenue refers to the money received from customers for real estate sales that have not yet met the conditions for revenue recognition.

19. Principles of Equity Recognition

Principle of recognizing owners' equity contributions, share premium, convertible bond options, and other owners' equity:

Owners' equity contributions reflect the current investments from owners and the changes in these investments (increase or decrease).

Owners' equity contributions include: Initial contributions and additional contributions from owners.; Amounts supplemented from funds under owners' equity or post-tax profits from business activities.; The company accounts for the actual capital contributed by the owners,

not the committed or receivable amounts from them. The company maintains detailed accounting of owners' equity contributions by source (e.g., owners' equity contributions, share premium, other equity) and tracks contributions by individual organizations or persons.

- Principle of recognizing revaluation differences of assets.
- Principle of recognizing foreign exchange differences.
- Principle of recognizing undistributed profits.

Reflects the after-tax business results (profits or losses) and the allocation or handling of profits and losses by the enterprise.

20. Principles and Methods of Revenue Recognition

- Sales Revenue: Revenue from selling construction products under contracts undertaken by the company, selling purchased goods, and selling investment real estate.
- Service Revenue: Revenue from performing agreed-upon tasks as per contracts within one or multiple accounting periods, such as providing services or leasing fixed assets under operating lease agreements.
- Financial Income: Includes revenue from bank deposit interest, dividends, and shared profits; income from investment activities involving the purchase and sale of short-term and long-term securities; and gains from capital transfers when liquidating joint venture contributions, investments in associate companies, subsidiaries, or other capital investments.
- Construction Contract Revenue.
- Other Income: Reflects income outside the enterprise's production and business activities, including: Income from the sale or liquidation of fixed assets; Penalty payments received from customers for contract violations.

21. Principles of Accounting for Revenue Reductions

Reflects adjustments to reduce revenue from sales of goods and services during the period, including trade discounts, sales allowances, and returns of goods sold.

22. Principles of Accounting for Cost of Goods Sold

Reflects the cost of goods, products, services, and investment properties; the production costs of construction products sold during the period; costs related to real estate investment business activities; and costs of transferring or liquidating investment properties.

23. Principles of Accounting for Financial Expenses

Financial expenses are costs or losses related to financial investment activities and borrowing costs. These expenses are recognized as the total incurred during the year, without offsetting against financial income.

24. Accounting Principles for Selling Expenses and Enterprise Management Expenses

Selling expenses reflect the actual costs incurred in the process of selling products, goods, and providing services. These include costs for product promotion, product introduction, advertising, sales commissions, product warranty costs (excluding construction activities), storage costs, packaging, transportation, etc.

Enterprise management expenses include costs for the salaries of employees in the management department (wages, salaries, allowances, etc.); social insurance, health insurance, union funds, unemployment insurance for management employees; office supplies, labor tools, depreciation of fixed assets used for enterprise management; land rent, license tax; provisions for doubtful debts; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance, etc.); other cash expenses (client reception, customer meetings, etc.).

25. Principles and Methods of Recognizing Current Corporate Income Tax Expense and Deferred Corporate Income Tax Expense

Current corporate income tax expense is the corporate income tax payable based on taxable income for the year and the applicable corporate income tax rate.

Quarterly, accountants calculate the provisional corporate income tax to be paid as current corporate income tax expense.
Deferred corporate income tax expense:

Unit: VND

VI. Additional information for items presented in the Balance Sheet

I. Money		
- Cash	Closing balance	Opening balance
	177.552.794	48.739.840
- Demand deposits (bank deposits without a fixed term)	11.150.496.167	4.320.105.393
Total	11.328.048.961	4.368.845.233

	Closing balance		Opening balance	
	Original price	Provision	Fair value	Fair value
c) Investment in other entities				
- Investment in subsidiaries:				
+ BGI Construction Materials Joint	27.386.000.000	-4.715.741.393	22.670.258.607	27.386.000.000
+ BGI Construction Joint Stock	18.396.000.000	-2.850.352.714	15.545.647.286	18.396.000.000
- Investment in joint ventures and	8.990.000.000	-1.865.388.679	7.124.611.321	8.990.000.000
+ IUC Group Joint Stock Company	298.730.000.000	-23.433.498	298.706.566.502	298.730.000.000
+ IUC Hoa Binh Hill Limited Liability	296.000.000.000	0	296.000.000.000	296.000.000.000
- Investment in other entities:	2.730.000.000	-23.433.498	2.706.566.502	2.730.000.000
+ Vietnam Interior Decoration and	300.000.000	-300.000.000	0	711.075.000
+ Handic Consulting Joint Stock	300.000.000	-300.000.000	0	-711.075.000
Total	326.416.000.000	-5.039.174.891	321.376.825.109	326.827.075.000
				-2.863.127.060
				323.963.947.940

- As of 30/09/2025, the Company's investment in BGI Construction Materials Joint Stock Company increased because the subsidiary increased its charter capital from undistributed after-tax profits through the issuance of shares to existing shareholders. As of the reporting date, the Company had invested VND 18,396,000,000, representing a 69.82% voting rights ratio. During the period, the Company generated revenue from office leasing.

- As of 30/09/2025, the Company's investment in BGI Construction Joint Stock Company remained unchanged. As of the reporting date, the Company had invested VND 8,990,000,000, representing an 89.90% voting rights ratio. During the period, the Company incurred transactions related to purchases, office leasing, and loan repayments with this company.

- IUC Group Joint Stock Company: As of the reporting date, the Company had invested VND 296,000,000,000, representing a 39.47% voting rights ratio. During the reporting period, the Company generated revenue from office leasing and construction services.

- IUC Hoa Binh Hill Limited Liability Company: As of the reporting date, the Company had invested VND 2,730,000,000, representing a 30% voting rights ratio based on committed capital. During the reporting period, no transactions were incurred with this company.

As of 30/09/2025, all aforementioned investments cannot be determined at fair value due to the absence of market trading prices or insufficient information necessary to assess fair value. The fair value of these investments may differ from their carrying value.

3. Accounts Receivable from Customers

a) Short-term Accounts Receivable from

- Details of accounts receivable from customers that account for 10% or more of the total accounts receivable from

+ Vietnam Bank for Agriculture and Rural Development

	Closing balance	Opening balance
	94.443.630.151	80.463.205.021
	7.846.969.361	7.846.969.361

+ Lan Anh Construction Trading and Service Joint Stock Company	1.742.075.000	2.642.075.000
+ Nam Mekong Group Joint Stock Company	5.620.556.823	5.620.556.823
+ Vietnam Expressway Development Investment Corporation - Single-Member Limited Li	2.106.749.048	3.264.785.103
+ IUC Group Joint Stock Company	63.072.489.993	47.034.028.808
+ PTSC Offshore Oil and Gas Construction, Installation, Operation, and Maintenance Services Joint Stock Com	14.054.789.926	14.054.789.926
- Other accounts receivable	7.358.401.850	7.218.776.607
Total	101.802.032.001	87.681.981.628

	Closing balance		Opening balance	
	Original price	Provision	Original price	Provision
4. Other Receivables				
a) Short-term				
- Other receivables				
+ Personal advances	317.347.090.699	6.706.339.178	259.085.793.143	3.712.589.178
+ Expenses related to the construction	317.347.090.699	6.706.339.178	259.085.793.143	3.712.589.178
+ Saigon Dong Real Estate Joint Stock Company (1)	6.216.493.562	2.993.750.000	36.610.458.157	0
+ Viet Yen Real Estate Company Limited	1.717.485.566	1.717.485.566	1.717.485.566	1.717.485.566
+ Pledged savings, mortgaged collateral	174.460.000.000	0	169.240.000.000	0
+ IUC Group Joint Stock Company (2)	81.740.000.000	0	0	0
+ Other entities	3.000.000	0	2.897.025.167	0
b) Long-term	51.215.007.959	0	46.625.720.641	0
- IUC Group Joint Stock Company (2)	1.995.103.612	1.995.103.612	1.995.103.612	1.995.103.612
Total	680.230.420.000	0	680.230.420.000	0
	997.577.510.699	6.706.339.178	939.316.213.143	3.712.589.178

(1) The investment trust under contract number 089/2021/HĐUT dated September 8, 2021, between BGI Group Joint Stock Company (the trustor) and Sai Dong Real Estate Joint Stock Company (the trustee) to contribute capital to the project enterprise and invest capital into the project through transferring the trust capital into the project enterprise's account. The project is "The New Urban Area Project in Bich Dong Town, Viet Yen District, Bac Giang Province."

(2) Receivables from IUC Group Joint Stock Company include:
The joint venture agreement dated May 20, 2020, between BGI Group Joint Stock Company (formerly known as Construction Company No. 7) and IUC Group Joint Stock Company, and the investment cooperation contract dated October 26, 2020, between the two parties. The agreement stipulates that IUC Group Joint Stock Company represents the joint venture, acting on behalf of the joint venture to make decisions and implement the Project for the renovation of the residential area at lots CTR11, CTR12 and the development of the land fund in the A area of the New An Van Duong Urban Area in Thua Thien Hue. As of 30/09/2025, the Company has contributed 240,050,840,000 VND to the Project according to the joint venture agreement from the increased charter capital in 2021.
Cooperation contract No. 1207/2023/HĐHT/BGI-IUC dated July 12, 2023, between BGI Group Joint Stock Company and IUC Group Joint Stock Company, for the Project using land in the Eastern Urban Area of Thuy Duong - Thuan An road, located in Area E of the New An Van Duong Urban Area in Thua Thien Hue. As of 30/09/2025, the Company has contributed 480,179,580,000 VND to the Project according to the cooperation contract from the increased charter capital in 2023.

	Closing balance		Opening balance	
	Original price	Provision	Recoverable value	Recoverable value
6. Bad debt				
0				
+ Lan Anh Construction, Trade, and Service Joint Stock Company	1.742.075.000	1.742.075.000	0	2.642.075.000
+ Mr. Nguyen Hong Quan	2.127.840.000	2.127.840.000	0	2.127.840.000
+ Cam Lam Investment Co., Ltd.	2.537.228.181	2.537.228.181	0	2.537.228.181
+ Mekong South Group Joint Stock	5.620.556.823	5.620.556.823	0	5.620.556.823
+ Other objects	2.414.876.246	2.378.562.246	36.314.000	2.414.876.246
+ Other receivables	3.712.589.178	3.712.589.178	0	3.712.589.178
Total	18.155.165.428	18.118.851.428	36.314.000	19.055.165.428

	Closing balance		Opening balance	
	Original price	Provision	Original price	Provision
7. Inventory:				
- Cost of unfinished business production;	14.797.706.170		9.601.704.171	
Total	14.797.706.170	0	9.601.704.171	0

Work in progress costs include work in progress costs of the Viet Yen Residential Area project and work in progress costs at other projects.

9. Increase or decrease in tangible fixed

Item	Houses, architectural	Machinery, equipment	Transportation means,	Management tools and equipment	Total
Original cost					
Beginning balance	13.355.219.736	0	13.354.331.208	336.101.586	27.045.652.530
Ending balance	13.355.219.736	0	13.354.331.208	336.101.586	27.045.652.530
Cumulative depreciation					
Beginning balance	4.941.431.289	0	10.251.599.526	332.652.781	15.525.683.596
- Depreciation for the year	400.656.591	0	1.074.022.497	3.448.805	1.478.127.893
Ending balance	5.342.087.880	0	11.325.622.023	336.101.586	17.003.811.489
Remaining value					
- As of the beginning of the year	8.413.788.447	0	3.102.731.682	3.448.805	11.519.968.934
- As of the end of the year	8.013.131.856	0	2.028.709.185	0	10.041.841.041

10. Increase and decrease in intangible fixed assets:

Item	Land use rights	Vinaconex brand	Accounting software	Other intangible assets	Total
Original cost					

Beginning balance					516.767.278
Ending balance				33.767.278	516.767.278
Cumulative depreciation					
Beginning balance					516.767.278
Ending balance	0	450.000.000	33.000.000	33.767.278	516.767.278
Remaining value					
- As of the beginning of the year	0	0	0	0	0
- As of the end of the year	0	0	0	0	0

12. Increase or decrease in investment properties:

Item	Opening balance	Increase	Decrease	Closing balance
a) Investment real estate for rental				
Original cost	56.256.439.778	0	0	56.256.439.778
- House	56.256.439.778	0	0	56.256.439.778
Cumulative depreciation	-19.705.944.170	-1.687.693.185	0	-21.393.637.355
- House	-19.705.944.170	-1.687.693.185	0	-21.393.637.355
Remaining value	36.550.495.608	-1.687.693.185	0	34.862.802.423
- House	36.550.495.608	-1.687.693.185	0	34.862.802.423

Fair value of investment property:

According to the provisions of Vietnamese Accounting Standard No. 05 - Investment Property, the fair value of investment property at the end of the reporting period must be presented. However, the Company has not yet determined this fair value, so the fair value of investment property at the end of the reporting period has not been presented in the Notes to the Financial Statements. To determine this fair value, the Company will have to hire an independent consulting company to assess the fair value of investment property. Currently, the Company has not found a suitable consulting company to perform this work.

15. Borrowings and Financial Leases

	Closing balance		During the year		Opening balance	
	Value	Ability to repay deb	Increase	Decrease	Value	Ability to repay debt
a) Short-Term Borrowings	133.165.625.447	133.165.625.447	159.752.222.583	101.113.439.226	74.526.842.090	74.526.842.090
- Bank Loans	133.165.625.447	133.165.625.447	159.752.222.583	89.093.439.226	62.506.842.090	62.506.842.090
- Borrowings from Other Organizations	0	0	0	12.020.000.000	12.020.000.000	12.020.000.000
b) Long-Term Borrowings	35.968.400.000	35.968.400.000	71.255.000.000	37.987.800.000	2.701.200.000	2.701.200.000
- Bank Loans	2.078.400.000	2.078.400.000	0	622.800.000	2.701.200.000	2.701.200.000
- Personal Loans	33.890.000.000	33.890.000.000	71.255.000.000	37.365.000.000	0	0
Total	169.134.025.447	169.134.025.447	231.007.222.583	139.101.239.226	77.228.042.090	77.228.042.090

16. Accounts Payable

- a) Accounts payable to suppliers
- Details for each entity with a significant balance

Closing balance	Opening balance
14.518.629.885	47.861.502.644

+ BGI Construction Joint Stock Company	5.785.206.143	25.164.477.022
+ Viettel Construction Corporation	5.852.297.285	19.815.899.165
+ 26-3 Industrial Consulting and Construction Limited Liability Company	496.258.902	496.258.902
+ Vina AI Construction and Technology Development Investment Joint Stock Company	1.253.618.879	1.253.618.879
+ Vina II Investment and Construction Joint Stock Company	1.131.248.676	1.131.248.676
- Others	23.259.656.280	23.997.163.779
Total	37.778.286.165	71.858.666.423

Opening balance	The amount to be paid in the year	The amount actually paid in the year	Closing balance
-----------------	-----------------------------------	--------------------------------------	-----------------

a) Payable	961.290.252	1.820.132.691	2.183.502.805	597.920.138
- Domestic VAT	0	440.380.008	382.876.873	57.503.135
- Personal income tax	0	3.000.000	3.000.000	0
- Other taxes	961.290.252	2.263.512.699	2.569.379.678	655.423.273

Total

b) Accounts Receivable	-13.420.019	0	0	-13.420.019
- Corporate Income Tax	-4.387.651	0	-4.387.651	0
- Personal income tax	-17.807.670	0	-4.387.651	-13.420.019

Total

18. Accrued Expenses	Closing balance	Opening balance
a) Short-term	0	0
- Estimated cost of goods sold;	2.146.722.881	2.225.042.511
- Others	0	74.460.826
Total	2.146.722.881	2.299.503.337
b) Long-term	0	0
- Others	29.754.090.909	29.754.090.909
Total	29.754.090.909	29.754.090.909

19. Other payables	Closing balance	Opening balance
a) Current	0	0
- Trade union funds;	341.142.629	304.249.445
- Social insurance;	74.344.448	67.392.512
- Other payables and contributions.	30.358.158.118	33.253.375.651

Maintenance fund for Project 136 HTM	1.033.304.241	1.033.304.241
NAM SON INVEST (*)	28.600.000.000	28.600.000.000
Others	688.539.877	3.583.757.410
Received deposits for guarantees	36.314.000	36.314.000
Total	30.773.645.195	33.625.017.608
b) Non-Current	2.459.771.000	2.449.913.400
- Other Payables and Accrued Expenses	2.000.000.000	2.000.000.000
ARCHI VIEN NAM JOINT STOCK COMPANY (**)	2.000.000.000	2.000.000.000
- Deposits and Long-term Guarantees	459.771.000	449.913.400
Total	2.459.771.000	2.449.913.400

(*) This is the investment entrusted to Nam Son Urban Development Joint Stock Company according to the entrustment contract No. 069/2021/HĐUT dated September 6, 2021, to implement the investment project for the Bich Dong New Urban Area, Viet Yen District, Bac Giang Province. The percentage of investment capital entrusted by Nam Son Urban Development Joint Stock Company is 10% of the total investment capital (the total investment capital of the project is the amount stated in Decision No. 636/QĐ-UBND dated June 25, 2021, approving the investment policy for the Bich Dong New Urban Area Project, Viet Yen District, Bac Giang Province).

(**) ARCHI VIEN Nam joint-stock company deposits a security according to the Joint Venture Agreement No. 2403/2021/TTLD/ARCHIVINAHUD-BGI dated Mai

25. Equity

a) Statement of Changes in Equity

Item	Owner's contributed capital	Share capital surplus	Development investment fund	Undistributed net profit and other	Treasury shares	Total
Opening balance of the previous year	960.908.700.000	2.774.961.158	7.724.293.614	46.870.625.070	-3.141.000	1.018.275.438.842
- Profit for the previous year				10.108.102.245		10.108.102.245
- Other decreases				-1.600.308.278		-1.600.308.278
Opening balance of the current year	960.908.700.000	2.774.961.158	7.724.293.614	55.378.419.037	-3.141.000	1.026.783.232.809
- Profit for the current year				15.130.026.874		15.130.026.874
- Other decreases				-7.333.141.037		-7.333.141.037
Closing balance of the current year	960.908.700.000	2.774.961.158	7.724.293.614	63.175.304.874	-3.141.000	1.034.580.118.646

b) Details of owner's equity contributions

- Contributions from other entities
- Number of treasury shares:

Total

Closing balance	Opening balance
960.905.560.000	960.905.560.000
3.140.000	3.140.000
960.908.700.000	960.908.700.000
Current year	Prior year

c) Transactions with Owners Regarding Capital and Dividend Distribution

- Owner's Investment Capital
+ Capital contribution at the beginning of
+ Capital contribution at the end of the
- Dividends and Profit Distribution

960.908.700.000
960.908.700.000
0

0

d) Shares

Closing balance
96.090.870
96.090.870
96.090.870
314
314
96.090.556
96.090.556

Opening balance
96.090.870
96.090.870
96.090.870
314
314
96.090.556
96.090.556

* A common share has par value of VND 10,000

e) Corporate Funds

- Development Investment Fund

Closing balance
7.724.293.614

Opening balance
7.724.293.614

VII. Additional Information on Items Presented in the Statement of Comprehensive Income

1. Gross revenue from goods sold and services rendered

- Sales revenue

Total

Unit: VND
Prior period
76.388.536.472
76.388.536.472

3. Cost of sales

- Cost of sales

Total

Prior period
52.541.751.677
52.541.751.677

4. Financial income

- Interest on deposits and loans

Total

Prior period
94.566.343
94.566.343

5. Financial expenses

- Interest expense

- Provision for decline in market value of trading securities and investment losses

Total

Prior period
3.896.635.259
42.241.756
3.938.877.015

6. Other income

Current period

Prior period

- Others	417.228.943	48.000
Total	417.228.943	48.000
7. Other expenses		
- Others	Current period	Prior period
Total	2.342.246.823	100.280.355
	2.342.246.823	100.280.355
0		
8. Selling expenses & General and administration expenses		
a) General and administration expenses arising in the period	Current period	Prior period
+ Administration staff	11.518.101.116	14.415.592.008
+ Raw materials and consumables	6.332.100.456	4.968.613.421
+ Office materials cost	568.912.325	620.761.598
+ Depreciation and amortisation	49.904.436	38.822.260
+ Taxes, fees, and charges	1.478.127.893	1.513.167.840
+ Provision Expense Allocation	427.492.501	165.882.802
+ Out-sourced service expenses	0	3.746.278.412
+ Other monetary expenses	15.674.435	26.246.998
b) Selling expenses arising in the period	2.645.889.070	3.335.818.677
+ Other monetary expenses	1.799.327.629	802.442.910
	1.799.327.629	802.442.910
	-936.314.000	-900.000.000
	-936.314.000	-900.000.000
c) Deductions from selling expenses and administrative expenses		
- Reversal of warranty provisions for products and goods.	Current period	Prior period
	174.050.790.509	58.316.876.380
	6.465.842.111	4.667.001.836
	3.165.821.078	3.200.861.025
	589.630.146	295.514.936
	1.220.718.196	4.318.409.433
Total	185.492.802.040	70.798.663.610
9. Production and business costs by element		
- Material and supplies costs;		
- Labor costs;		
- Depreciation of fixed assets;		
- Outsourced service costs;		
- Other cash costs;		
10. Current corporate income tax expense		
- Profit before tax	Current period	Prior period
Adjustments for taxable profit	16.777.348.704	5.584.206.850
+ Các khoản điều chỉnh tăng	-8.540.739.556	3.696.058.279
+ Các khoản điều chỉnh giảm	2.113.756.330	3.836.423.022
	10.654.495.886	140.364.743

- Taxable profit	8.236.609.148	9.280.265.129
- Tax rate	20%	20%
- Corporate income tax expense based on taxable profit in the period	<u>1.647.321.830</u>	<u>1.856.053.026</u>

	Current period	Prior period
<i>Income of the Board of Directors, Board of Management, Supervisory Board, a/</i>		
Hoang Trong Duc - Chairman of the Board of Directors	729.114.986	492.385.200
Bui Viet Anh - Member of the Board of Directors - General Director	57.000.000	30.000.000
Hoang Anh Tu - Member of the Board of Directors - Deputy General Director	652.979.251	460.006.899
Phi Manh Hau - Member of the Board of Directors	345.374.874	93.666.667
Nguyen Ngoc Minh - Independent Member of the Board of Directors	34.500.000	666.667
Nguyen Duc Hung - Deputy General Director	531.871.864	405.929.000
Than Huy Toan - Deputy General Director	432.148.963	163.000.000
Pham Van Vu - Finance Director	62.523.810	43.633.540
Tran Quang Trung - Chief Accountant	321.765.703	272.651.572
Nguyen The Dong - Member of the Supervisory Board	21.000.000	21.000.000
Nguyen Hung Cuong - Member of the Supervisory Board	12.000.000	12.000.000
Nguyen The Dong - Member of the Supervisory Board	334.430.410	93.266.667
Total	<u>3.534.709.861</u>	<u>2.088.206.211</u>

Basic Earnings Per Share

Basic earnings per share are not presented in this Company's financial statements but are presented in the Company's consolidated financial statements in accordance with the guidance provided in Vietnamese Accounting Standard No. 30 - Basic Earnings Per Share.

Unit: VND

IX. Other Information

2. Events Occurring After the End of the Reporting Period

The Company's management confirms that, in all material respects, there have been no unusual events occurring after the accounting closing date that would affect the Company's financial position or operations, requiring adjustment or disclosure in the financial statements for the fiscal year/quarter.

3. Information about Related Parties

a/ List of Related Parties

Related Party	Relationship
BGI Construction Joint Stock Company	Subsidiary
BGI Building Materials Joint Stock Company	Subsidiary
IUC Group Joint Stock Company	Associate company
IUC Hoa Binh Hill Co., Ltd.	Associate company
Vina 11 Investment and Construction Joint Stock Company	Associate company

Viet Yen Real Estate Company Limited
 BGI Homes Investment Joint Stock Company
 Mr. Hoang Trong Duc
 Mr. Bui Viet Anh
 Mr. Pham Van Vu
 Mr. Phan Huy Toan
 Mr. Hoang Anh Tu
 Mr. Nguyen Duc Hung
 Mr. Phi Manh Hau
 Mr. Nguyen The Dong

Associate company
 Subsidiary of an affiliated company
 Chairman of the Board
 Board Member - CEO
 CFO
 Deputy General Director
 Board Member - Deputy General Director
 Deputy General Director
 Board Member
 Member of the Supervisory Board

b/ Transactions with Related Parties

Sales/Services
 BGI Construction Joint Stock Company
 BGI Building Materials Joint Stock Company
 IUC Group Joint Stock Company
 Viet Yen Real Estate Company Limited
 BGI Homes Investment Joint Stock Company
Cash Receipts from Sales/Services
 BGI Construction Joint Stock Company
 BGI Building Materials Joint Stock Company
 IUC Group Joint Stock Company
 Viet Yen Real Estate Company Limited
 BGI Homes Investment Joint Stock Company

Purchases/Services
 BGI Construction Joint Stock Company
Payment for Purchases/ Services
 BGI Construction Joint Stock Company
 IUC Group Joint Stock Company

Advance payment
 Mr. Nguyen Duc Hung
 Mr. Nguyen The Dong
Reimbursement of Advances
 Mr. Nguyen Duc Hung
 Mr. Nguyen The Dong

Loan
 BGI Construction Joint Stock Company
 Mr. Hoang Trong Duc

Đến 31/12/2024

Current period

Subsidiary	165.252.964	159.045.895
Subsidiary	120.023.242	87.041.558
Associate company	66.710.380.321	79.054.018.124
Công ty liên kết	84.527.656.481	0
Subsidiary of an affiliated company	79.282.565	0
Subsidiary	0	173.969.495
Subsidiary	116.278.771	71.000.817
Associate company	57.295.177.403	53.917.797.608
Associate company	103.037.065.644	0
Subsidiary of an affiliated company	60.535.401	0
Subsidiary	5.624.834.922	40.468.853.425
Subsidiary	25.454.092.594	58.329.971.694
Associate company	0	513.598.021
Insider	181.000.000	30.079.000.000
Insider	0	251.519.000
Insider	35.432.776.890	9.120.724.360
Insider	397.645.730	5.530.000
Subsidiary	0	17.700.000.000
Insider	71.255.000.000	0

Repayment of loan principal			
BGI Construction Joint Stock Company	Subsidiary	12.020.000.000	5.680.000.000
Mr. Hoang Trong Duc	Insider	37.365.000.000	0
Other receivables			
IUC Group Joint Stock Company	Associate company	6.589.287.318	9.234.141.305
Viet Yen Real Estate Company Limited	Associate company	81.740.000.000	0
Collection of other receivables			
IUC Group Joint Stock Company	Associate company	2.000.000.000	16.600.000.000
Loan interest			
BGI Construction Joint Stock Company	Subsidiary	164.383.011	46.025.202
Mr. Hoang Trong Duc	Insider	1.109.765.751	0
Pay loan interest			
BGI Construction Joint Stock Company	Subsidiary	44.600.544	0
Mr. Hoang Trong Duc	Insider	1.109.765.751	0
Dividends Distributed			
BGI Building Materials Joint Stock Company	Subsidiary	0	3.679.200.000
c/ Balance with related parties	Relationship	Current period	Đến 31/12/2024
Advance payment from customer			
IUC Group Joint Stock Company	Associate company	129.369.368.902	128.090.335.135
Viet Yen Real Estate Company Limited	Associate company	11.747.196.644	0
Accounts Receivable			
BGI Construction Joint Stock Company	Subsidiary	181.392.784	0
BGI Building Materials Joint Stock Company	Subsidiary	39.678.000	24.196.530
IUC Group Joint Stock Company	Associate company	63.072.489.993	47.034.028.808
BGI Homes Investment Joint Stock Company	Subsidiary of an affiliated company	26.520.000	0
Accounts Payable			
BGI Construction Joint Stock Company	Subsidiary	5.785.206.143	25.164.477.022
Công ty cổ phần đầu tư và xây dựng Vina 11	Associate company	1.131.248.676	1.131.248.676
Advance			
Mr. Nguyen Duc Hung	Insider	0	35.251.776.890
Mr. Nguyen The Dong	Insider	0	397.645.730
Contribute equity capital			
BGI Construction Joint Stock Company	Công ty con	8.990.000.000	8.990.000.000
BGI Building Materials Joint Stock Company	Công ty con	18.396.000.000	18.396.000.000
IUC Group Joint Stock Company	Công ty liên kết	296.000.000.000	296.000.000.000
IUC Hoa Binh Hill Co., Ltd.	Công ty liên kết	2.730.000.000	2.730.000.000
Other receivables			
IUC Group Joint Stock Company	Associate company	731.445.427.959	726.856.140.641

Viet Yen Real Estate Company Limited
Loan principal payable
 BGI Construction Joint Stock Company
 Mr. Hoang Trong Duc
Loan interest
 BGI Construction Joint Stock Company

Associate company
 Subsidiary
 Insider
 Subsidiary

81.740.000.000
 0
 33.890.000.000
 164.383.011
 44.600.544
 Unit: VND

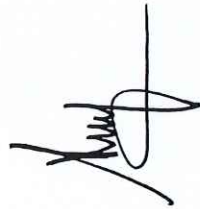
IX. Other Information
4. Segment Reporting Information
a/ Segment Reporting Information by Business Area

Items	Total
1. Net revenue from external sales	204.133.063.801
2. Net revenue from sales	-
3. Cost of sales	165.140.292.190
4. Gross profit	38.992.771.611
5. Depreciation and amortization	3.165.821.078
6. Total expenses incurred to acquire	-
7. Assets	111.843.873.042
8. Unallocated assets	1.364.924.486.697
Total assets	1.476.768.359.739
9. Liabilities	253.737.070.561
10. Unallocated liabilities	188.451.170.532
Total liabilities	442.188.241.093

b/ Segment reporting by geographical area:

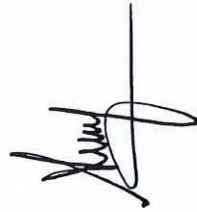
All of the Company's business activities take place within Vietnam, therefore, the Company does not prepare segment reports by geographical area.
 October 24, 2025

Preparer



Tran Quang Trung

Chief Accountant



Tran Quang Trung

Chairman of the Board



Hoang Trong Duc