



DESIGN AND CONSTRUCTION JOINT STOCK COMPANY NO. 1

Address: No 28, Mac Dinh Chi Street, Sai Gon Ward, Ho Chi Minh City

Tel: (028) 3823 0276 - 3827 4711

Website: www.decofi.vn

Email: bantgd@decofi.vn

SEPARATE FINANCIAL STATEMENTS

From 01/01/2025 to 30/09/2025

The Third quarter of 2025

**DESIGN AND CONSTRUCTION JOINT STOCK COMPANY NO. 1**

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SEPARATE BALANCE SHEET

As at September 30, 2025

Currency: VND

Items	Code	Notes	September 30, 2025	January 01, 2025
A - CURRENT ASSETS (100 = 110 + 120 + 130 + 140 + 150)	100		905,735,754,158	626,082,910,539
I. Cash and cash equivalents	110		15,899,535,384	10,207,177,762
1. Cash	111	V.1	15,899,535,384	10,207,177,762
2. Cash equivalents	112		-	-
II. Short-term investments	120		5,000,000,000	-
1. Held-for-trading securities	121		-	-
2. Provisions for diminution in value of held-for-trading securities	122		-	-
3. Held-to-maturity investments	123	V.2	5,000,000,000	-
III. Current accounts receivable	130		669,723,573,391	428,970,467,702
1. Short-term trade receivables	131	V.3	517,027,940,995	366,216,481,561
2. Short-term advances to suppliers	132	V.4	153,099,197,972	65,463,388,607
3. Short-term internal receivables	133		-	-
4. Construction contract receivables based on agreed progress billings	134		-	-
5. Short-term loan receivables	135		-	-
6. Other short-term receivables	136	V.5	5,389,492,045	2,465,791,741
7. Provision for doubtful short-term receivables	137		(5,793,057,621)	(5,175,194,207)
8. Shortage of assets waiting for resolution	139		-	-
IV. Inventories			171,593,805,533	147,023,892,756
1. Inventories	141	V.6	171,593,805,533	147,023,892,756
2. Provision for obsolete inventories	149		-	-
V. Other current assets	150		43,518,839,850	39,881,372,319
1. Short-term prepaid expenses	151	V.10	4,802,954,995	2,478,618,743
2. Value-added tax deductible	152	V.12	38,715,884,855	37,402,753,576
3. Tax and other accounts receivable from the State	153		-	-
4. Government bonds trading	154		-	-
5. Other current assets	155		-	-
B - NON-CURRENT ASSETS (200 = 210 + 220 + 230 + 240 + 250 + 260)	200		446,209,673,642	427,478,748,181
I. Long-term receivables	210		315,456,350,000	315,291,350,000
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Working capital in affiliates	213		-	-

SEPARATE BALANCE SHEET

As at September 30, 2025

Currency: VND

Items	Code	Notes	September 30, 2025	January 01, 2025
4. Long-term internal receivables	214		-	-
5. Long-term loan receivables	215		-	-
6. Other long-term receivables	216	V.5	315,456,350,000	315,291,350,000
7. Provision for doubtful long-term receivables	219		-	-
II. Fixed assets	220		66,535,312,371	61,488,259,872
1. Tangible fixed assets	221	V.7	58,338,991,063	52,582,291,876
- Costs	222		91,383,110,741	81,550,112,701
- Accumulated depreciation	223		(33,044,119,678)	(28,967,820,825)
2. Financial lease assets	224	V.9	434,622,165	850,548,300
- Costs	225		2,218,272,727	2,218,272,727
- Accumulated depreciation	226		(1,783,650,562)	(1,367,724,427)
3. Intangible fixed assets	227	V.8	7,761,699,143	8,055,419,696
- Costs	228		12,406,366,889	12,406,366,889
- Accumulated depreciation	229		(4,644,667,746)	(4,350,947,193)
III. Investment properties	230		-	-
- Costs	231		-	-
- Accumulated depreciation	232		-	-
IV. Long-term assets in progress	240	V.07	6,854,093,026	4,712,660,436
1. Work in progress	241		-	-
2. Construction in progress	242	V.2	6,854,093,026	4,712,660,436
V. Long-term investments	250	V.2	12,458,527,108	12,458,527,108
1. Investments in subsidiaries	251		15,000,000,000	15,000,000,000
2. Investments in associates, joint-ventures	252		-	-
3. Investment in other entities	253		-	-
4. Provisions for diminution in value of long-term investments	254		(2,541,472,892)	(2,541,472,892)
5. Held-to-maturity investments	255		-	-
VI. Other long-term assets	260		44,905,391,137	33,527,950,765
1. Long-term prepaid expenses	261	V.10	44,905,391,137	33,527,950,765
2. Deferred tax assets	262		-	-
3. Long-term tools, supplies and spare parts	263		-	-
4. Other long-term assets	268		-	-
TOTAL ASSETS (270 = 100 + 200)	270		1,351,945,427,800	1,053,561,658,720

SEPARATE BALANCE SHEET

As at September 30, 2025

Currency: VND

Items	Code	Notes	September 30, 2025	January 01, 2025
C - LIABILITIES (300 = 310 + 330)	300		715,040,099,591	568,889,289,704
I. Current liabilities	310		712,341,099,591	566,108,770,664
1. Short-term trade payables	311	V.14	239,333,331,649	262,355,736,277
2. Short-term advances from customers	312	V.15	115,977,197,235	42,282,366,252
3. Statutory obligations	313	V.16	24,835,026,069	8,122,073,033
4. Payables to employees	314		7,212,301,565	13,260,893,786
5. Short-term accrued expenses	315	V.17	114,859,314,086	46,172,129,765
6. Short-term internal payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Short-term unearned revenues	318		-	-
9. Short-term other payables	319	V.18	1,717,021,749	10,934,433,777
10. Short-term borrowings and financial lease liabilities	320	V.13	198,570,503,614	181,640,358,837
11. Provisions for short-term accounts payable	321		-	-
12. Bonus and welfare fund	322		9,836,403,624	1,940,778,937
13. Price stabilisation fund	323		-	-
14. Government bonds under repurchase agreement	324		-	-
II. Non-current liabilities	330		2,699,000,000	2,780,519,040
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Long-term internal payables in relation to capital of dependent units	334		-	-
5. Long-term internal payables	335		-	-
6. Long-term unearned revenues	336		-	-
7. Other long-term liabilities	337	V.18	2,000,000,000	2,000,000,000
8. Long-term borrowings and financial lease liabilities	338	V.13	699,000,000	780,519,040
9. Convertible bonds	339		-	-
10. Preference shares	340		-	-
11. Deferred income tax liabilities	341		-	-
12. Long-term provisions	342		-	-
13. Science and technology development fund	343		-	-

SEPARATE BALANCE SHEET

As at September 30, 2025

Currency: VND

Items	Code	Notes	September 30, 2025	January 01, 2025
D -. OWNERS' EQUITY (400 = 410 + 430)	400		636,905,328,209	484,672,369,016
I. Owners' equity	410	V.19	636,905,328,209	484,672,369,016
1. Share capital	411		529,988,910,000	300,000,000,000
- Ordinary shares with voting rights	411a		529,988,910,000	300,000,000,000
- Preference shares	411b			
2. Share premium	412		348,505,300	100,598,505,300
3. Share conversion options on convertible bond	413			
4. Other owners' capital	414			
5. Treasury shares	415			
6. Differences upon asset revaluation	416			
7. Foreign exchange differences	417			
8. Investment and development fund	418		34,814,674,792	30,876,258,334
9. Enterprise reorganisation assistance fund	419			
10. Other funds belonging to owners' equity	420			
11. Undistributed earnings	421		71,753,238,117	53,197,605,382
- Undistributed earnings by the end of prior year	421a		11,374,654,237	13,813,440,799
- Undistributed earnings of current year	421b		60,378,583,880	39,384,164,583
12. Capital expenditure fund	422			
II. Budget sources and other funds	430		-	-
1. Budget sources	431			
2. Funds that form fixed assets	432			
TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400)	440		1,351,945,427,800	1,053,561,658,720

Prepared by

Chief Accountant

Ho Chi Minh City, October 29, 2025

General Director

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Dương Thị Ninh

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Dương Đình Tâm



NGUYỄN MINH TÂM
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SEPARATE INCOME STATEMENT

For Third quarter of 2025

Currency: VND

Items	Code	Notes	The Third quarter		The Cumulative for Third quarter of 2025	
			Current year	Previous year	Current year	Previous year
1. Revenue from sale of goods and rendering of services	1	VI.1	567,018,640,570	335,819,354,608	1,375,333,550,813	949,306,078,475
2. Deductions	2		-	-	-	-
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	10		567,018,640,570	335,819,354,608	1,375,333,550,813	949,306,078,475
4. Cost of goods sold and services rendered	11	VI.3	521,826,166,420	314,814,259,524	1,257,255,485,833	872,888,065,231
5. Gross profit/(loss) from sale of goods and rendering of services (20 = 10 - 11)	20		45,192,474,150	21,005,095,084	118,078,064,980	76,418,013,244
6. Finance income	21	VI.4	19,373,764	18,199,034	50,917,394	78,583,854
7. Financial expenses	22	VI.5	3,858,205,304	1,692,916,465	11,794,609,973	3,985,221,746
- Including: Interest expense	23		3,858,205,304	1,692,916,465	11,794,609,973	6,147,765,073
8. Selling expenses	25	VI.8	206,457,741	89,826,914	1,230,520,775	488,575,523
9. General and administration expenses	26	VI.8	12,857,185,860	10,324,723,717	37,758,395,191	36,308,139,403
10. Net operating profit/(loss) {30=20+(21-22)+24-(25+26)}	30		28,289,999,009	8,915,827,022	67,345,456,435	35,714,660,426
11. Other income	31	VI.6	7,790,513,315	676,077,995	9,367,340,872	1,377,213,899
12. Other expenses	32	VI.7	427,300,000	427,071,289	1,016,066,899	1,026,718,539
13. Net other profit/(loss) (40 = 31 - 32)	40		7,363,213,315	249,006,706	8,351,273,973	350,495,360
14. Net accounting profit/(loss) before tax (50 = 30 + 40)	50	VI.10	35,653,212,324	9,164,833,728	75,696,730,408	36,065,155,786
15.	51	VI.10	7,141,642,465	1,845,966,745	15,318,146,528	7,828,561,333
16. Deferred income tax expense	52					
17. Net profit/(loss) after tax (60 = 50 - 51 - 52)	60		28,511,569,859	7,318,866,983	60,378,583,880	28,236,594,453

Prepared by


 Đặng Thị Ninh

Chief Accountant




Dương Đình Tâm



Ho Chi Minh City, October 29, 2025

General Director

NGUYỄN MINH TÂM

SEPARATE CASH FLOWS STATEMENT (INDIRECT METHOD)

For Third quarter of 2025

Currency: VND

Items	Code	Notes	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
I. Cash flows from operating activities				
1. Profit/(Loss) before tax	01		75,696,730,408	36,065,155,786
2. Adjustments for				
- Depreciation and amortisation	02		4,785,945,541	4,030,185,535
- Provisions	03		617,863,414	3,012,650,880
- Foreign exchange (gains)/losses arisen from revaluation of monetary items denominated in foreign currency	04		-	-
- (Profits)/losses from investing activities	05		(50,917,394)	(249,947,543)
- Interest expense	06		11,794,609,973	6,147,765,073
- Other adjustments	07		-	-
3. Operating profit/(loss) before changes in working capital	08		92,844,231,942	49,005,809,731
- (Increase)/decrease in receivables	09		(242,849,100,382)	(57,289,417,736)
- (Increase)/decrease in inventories	10		(24,569,912,777)	(45,444,467,592)
- Increase/(decrease) in payables (exclude interest payables and corporate income tax)	11		121,695,058,879	144,943,297,666
- (Increase)/decrease in prepaid expenses	12		(13,701,776,624)	(3,437,329,596)
- (Increase)/decrease in held-for-trading securities	13		-	-
- Interest paid	14		(11,794,609,973)	(6,147,765,073)
- Corporate income tax paid	15		(4,372,604,799)	(14,313,751,256)
	16		-	-
- Other cash outflows for operating activities	17		(11,834,041,145)	(2,649,422,118)
Net cash flows from/(used in) operating activities	20		(94,582,754,879)	64,666,954,026
II. Cash flows from investing activities				
1. Payments for additions to fixed assets and other long-term assets	21		(11,974,430,630)	(16,960,077,234)
2. Receipts from disposals of fixed assets and other long-term assets	22			185,000,000
3. Payments for granting loans, purchase of debt instruments of other entities	23		(5,000,000,000)	-
4. Receipts from collecting loans, sales of debt instruments of other entities	24		-	-
5. Payments for investments in other entities	25		-	-
6. Collections on investments in other entities	26		-	-
7. Receipts of interest and dividends	27		50,917,394	78,583,854
Net cash flows from/(used in) investing activities	30		(16,923,513,236)	(16,696,493,380)
III. Cash flows from financing activities				
1. Proceeds from equity issued or capital contributed by owners	31		99,750,000,000	-
2. Payments for capital refunds and shares redemptions	32		-	-
3. Drawdown of borrowings	33		1,029,902,579,854	437,226,839,594
4. Repayment of borrowings	34		(1,012,110,819,217)	(495,918,473,978)

Items	Code	Notes	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
5. Payments to settle financial lease liabilities	35		(343,134,900)	(343,134,900)
6. Dividends paid/Profit distributed	36		-	(4,302,550)
<i>Net cash flows from/(used in) financing activities</i>	40		117,198,625,737	(59,039,071,834)
Net increase/(decrease) in cash for the year	50		5,692,357,622	(11,068,611,188)
Cash [and cash equivalents] at the beginning of the year	60		10,207,177,762	26,393,593,765
Effect of exchange rate fluctuations on cash and cash equivalents	61		-	-
Cash [and cash equivalents] at the end of the year	70	V.1	15,899,535,384	15,324,982,577

Ho Chi Minh City, October 29, 2025

Prepared by

Chief Accountant

General Director

Dương Thị Ninh

Dương Đình Tâm

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS*For Third quarter of 2025***I. CORPORATE INFORMATION****1. Ownership structure**

Design and Construction Joint Stock Company No.1 ("the Company") is a joint stock company converted from a State-owned enterprise according to Decision No. 792/QD/BNN-TCCB issued by the Ministry of Agriculture and Rural Development on 21 March 2003.

First Enterprise Registration Certificate No. 4103001711 issued by the Department of Planning and Investment of Ho Chi Minh City on 14 July 2003 and changed for the 15th time by Enterprise Registration Certificate No. 0301248798 on 15 October 2025.

+ The Company's head office is located at 28 Mac Dinh Chi Street, Sai Gon Ward, Ho Chi Minh City.

+ The Company's branch in Binh Duong is located at Ba Tri Hamlet, Tan Hiep Ward, Ho Chi Minh City.

2. Operating field

The Company is operating in construction.

3. Principal activities

The Company's principal activities are to provide industrial and civil construction services and factory for rent.

4. Normal operating cycle

Due to the nature of the construction company, the Company's normal operating cycle is not fixed.

5. The Company's structure

List of subsidiaries:

1. Decofi - Hoang An Construction Company Limited

6. Declaration of Comparability of Information in Separate Financial Statements

There has been no change in accounting policies, so there is no impact on the comparability of the information in the financial statements.

II.**1. Fiscal year**

The fiscal year of the Company is from 1 January to 31 December.

2. Accounting and presentation currency

The Company's accounting currency is Vietnam Dong ("VND").

III. ACCOUNTING STANDARD AND SYSTEM**1. Accounting Standards and System**

The Company has been applying the Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises issued in accordance with Circular No. 200/2014/TT-BTC dated 22 December 2014 and circulars guiding for implementation Accounting Standard of Ministry of Finance for the preparation and presentation of financial statements.

2. Declaration of compliance with Accounting Standards and System

The Company has applied Vietnamese Accounting Standards and circulars guiding for implementation of the Standards issued by the State. The Company's separate financial statements are prepared and presented in accordance with all regulations of each standard and circulars guiding for implementation of the Accounting Standards and the current applicable Accounting System.

3. Applicable accounting form

Applicable accounting form: General Journal System

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Foreign currency transactions

Transactions in currencies other than the Company's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment;
- Capital contributions are recorded at the buying exchange rates of the commercial banks designated for capital contribution; and
- Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

At the end of the period, monetary items denominated in foreign currencies such as assets (cash, receivables and other monetary assets) and liabilities (borrowings, payables and other liabilities) are translated at the buying and selling exchange rates of the commercial banks where the Company conducts transactions regularly at the end of the accounting period. All actual exchange rate differences arising during the year and revaluation differences at the end of the accounting period are recognized in the statement of income.

2. Cash and cash equivalents

Cash include cash on hand, demand deposits and cash in transit.

Cash equivalents are short-term investments of which the due dates cannot exceed 3 months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash as of the balance sheet date.

3. Investments

Equity investments in other entities reflect investments in equity instruments but the Company does not have control, joint control or significant influence over the investee. Equity investments in other entities are stated at costs less provisions for diminution in value of the investments. The provisions are made in accordance with current regulations.

Held-to-maturity investments are recognized on the date of acquisition and are initially measured at costs, including the purchase price and any costs related to the transaction. Interest income from held-to-maturity investments after the acquisition date is recognized in the income statement on accrual basis and cash basis.

Investments at the reporting date, if:

- The recovery period within 01 year is classified as short-term;
- The recovery period over 01 year is classified as long-term.

The provisions for diminution in value of investments made at the end of the accounting period is the higher difference between the costs of investments and their market price at the time of making the provision.

4. Receivables

Receivables are presented in the financial statements at the carrying amounts due from customers and other debtors after provisions for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expenses in the income statement.

Trade receivables, prepayments to suppliers and other receivables at the reporting date, if:

- The recovery or payment period within 01 year (or within a normal operating cycle) are classified as short-term.
- The recovery or payment period over 01 year (or over a normal operating cycle) are classified as long-term.

5. Inventories

Inventories are stated at costs. In case of the net realizable value is lower than the costs, the net realizable value shall be used. The costs of inventories comprises purchase costs, conversion costs and other costs related to bringing the inventories to their current location and condition directly.

Inventories value is determined by the specific identification method.

Inventories are accounted for using the perpetual inventory method.

Provision for obsolete inventories is made at the end of the accounting period as the higher difference between the costs of inventories and their net realizable value.

6. Fixed assets

Tangible fixed assets and intangible fixed assets are recorded at historical costs. In the balance sheet, tangible fixed assets and intangible fixed assets are reflected at cost, accumulated depreciation and residual value.

Depreciation is calculated using the straight-line method. The estimated useful life is as follows:

- Buildings and structures	25 - 50 years
- Machinery and equipment	10 - 25 years
- Means of transportation	06 - 10 years
- Office equipments	03 - 05 years
- Land use rights	05 - 49 years
- Computer software	10 years

The costs of fixed assets and estimated useful life are determined according to Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance on guiding regulation on management, use and depreciation of fixed assets.

7. Prepaid expenses

Prepaid expenses related only to current fiscal year manufacturing and operating expenses are recorded as short-term prepaid expenses and included in manufacturing and operating expenses in the fiscal year.

The calculation and amortization of long-term prepaid expenses into manufacturing and operating expenses for each accounting period is based on the nature and extent of each prepaid expense to select a reasonable amortization method and criteria. Prepaid expenses are gradually amortized into manufacturing and operating expenses using the straight-line method.

8. Payables

Trade payables and other payables at the reporting date, if:

- Payment term within 01 year (or within a normal operating cycle) is classified as short-term.
- Payment term over 01 year (or over a normal operating cycle) is classified as long-term.

9. Accruals

Expenses have not actually incurred but are accrued to manufacturing and operating expenses for this year based on matching concept to ensure that when actual expenses incur, they do not change manufacturing and operating expenses suddenly. When such expenses incur, if there is a difference with the amount accrued, the accountant will record additional expenses or reduce the expenses corresponding to the difference.

10. Borrowing costs

Borrowing costs are recorded as manufacturing and operating expenses when it incurred. In case of borrowing costs directly related to the construction or production of an asset in progress, these costs will be included in the costs of that asset (capitalized) when meeting all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs".

Borrowing costs directly related to the construction or production of an asset in progress are included in the costs of that asset (capitalized), including interest, amortization of discounts or premiums when issuing bonds, and additional costs related to the borrowing process.



11. Owners' equity

Share capital is recognized on the contribution date at the actual amount contributed less any directly attributable transaction costs.

Undistributed profit after tax is the profit from the Company's operations after deducting (-) adjustments due to retrospective application of changes in accounting policies and retrospective restatement of material errors of previous years.

Dividends payable to shareholders are recorded as payables in the Company's Balance Sheet after the Resolution of the Annual General Meeting of Shareholders, the Resolution of the Board of Directors and the Notice of dividends payment of the Securities Depository Center are approved.

12. Revenue recognition

Goods sold

Revenue from the sale of goods is recognised when all following conditions are satisfied:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The Company retains neither continuing managerial involvement to the degree usually associated with; ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Services rendered

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

- The amount of revenue can be measured reliably;
 - It is probable that the economic benefits associated with the transaction will flow to the Company;
 - The percentage of completion of the transaction at the balance sheet date can be measured reliably; and
 - The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.
- The portion of service work completed is determined by the method of assessing completed work.

Construction contracts

Construction contract revenue can be estimated reliably:

- For the construction contracts specifying that the contractors will receive payments according to planned progress: Revenue and costs related to the contract are recognized corresponding to the stage of completed work determined by the Company at the end of the accounting period.
- For the construction contracts specifying that the contractors will receive payments according to completed work: Revenue and costs are recognized by reference to the stage of completion of the contract activity at the balance sheet date which is confirmed by the customers and reflected on the issued invoice.

Financial income

Income arising from interest, royalties, dividends, shared profits and other financial income is recorded when both (02) of the following conditions are satisfied:

- It is possible to obtain economic benefits from the transaction;
- Revenue is determined relatively certainly.

Dividends and shared profits are recognized when the Company is entitled to receive dividends or profits from capital investments.

13. Cost of goods sold recognition

Cost of goods sold reflects the cost of products, goods, services, investment properties and cost of construction products (for construction enterprises) sold during the year. In addition, it also reflects costs related to investment properties such as: Depreciation expense; repair costs; service costs for investment properties for operating lease (in case of small value); transfer and liquidation costs of investment properties, etc.

The provision for obsolete inventories is included in the cost of goods sold based on the quantity of inventories and the difference between the net realizable value and the historical costs of inventories.

When determining the volume of inventories with reduced value that needs to be provisioned, accountants must exclude the volume of inventories for which a sales contract has been signed (with a net realizable value not lower than the book value) but has not been transferred to customers if there is certain evidence that the customer will not abandon the contract.

14. Financial expenses recognition

Expenses recorded in financial expenses include:

- Costs or losses related to financial investment activities;
- Cost of lending and borrowing;
- Losses due to changes in exchange rates of transactions involving foreign currencies;
- Provision for diminution in value of securities investment.

The above items are recorded at the total amount incurred during the period, without offsetting against financial revenue.

15. Selling and General & Administrative expenses recognition

Selling expenses reflect actual costs incurred in the process of selling of goods and rendering of services, including costs of offering, introducing products, advertising, sales commissions, warranty costs for goods sold (except construction contract), storage, packaging, and transportation costs.

General & Administrative expenses reflect the general administration costs of the enterprise, including: Staff costs of management department (salaries, wages, allowances, etc.); Social insurance, health insurance, unemployment insurance and union fees for management employees; Costs of tools and supplies, depreciation expenses of fixed assets used for administration; Land rent, business license tax; provision for doubtful debts; outsourcing services (electricity, water, telephone, fax, property insurance, fire and explosion insurance, etc.); Other expenses paid in cash (reception costs, customer conferences, etc.).

16. Taxation

Corporate income tax expense recognized in the income statement includes: Current corporate income tax expense and Deferred corporate income tax expense.

Current corporate income tax expense is calculated using taxable income and corporate income tax rate in the current year.

Deferred corporate income tax expense is determined based on deductible temporary differences, taxable temporary differences and the corporate income tax rates that are expected to apply in the period when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

17. Segment information

Business segment: A distinguishable component of an entity that is engaged in providing an individual product or service or a group of related products or services, which is subject to risks and rewards that are different from those of other segments.

Geographical segment: A distinguishable component of an entity that is engaged in providing products or services within a particular economic environment , which is subject to risks and rewards that are different from those of other segments.

18. Financial instruments

Initial recognition

Financial asset

At the date of initial recognition, financial assets are recorded at costs plus transaction costs directly related to the acquisition of the financial assets.

The Company's financial assets include cash, short-term deposits, short-term receivables, other receivables and investments.

Financial liability

At the date of initial recognition, financial liabilities are recorded at costs less transaction costs directly related to the issuance of that financial liability.

The Company's financial liabilities include trade payables, accrued expenses, other payables and loans.

Off-setting of financial instruments

Financial assets and financial liabilities are offset against each other and presented at net value in the separate balance sheet when the Company:

- Has a legal right to offset; and
- Intend to settle on a net value or to recognise the asset and settle the liability simultaneously.

Re-evaluation

Currently, there are no regulations on revaluation of financial instruments after initial recognition.

19. Related parties

Parties are considered to be related parties of the Company if one party has the ability to directly or indirectly, control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related parties if they are under common control or under common significant influence.

In considering related parties relationship, the substance of the relationship is more important than the legal form.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Next)*For Third quarter of 2025***V. Supplementary information to items disclosed in the Separate Balance Sheet****1. Cash and cash equivalents**

Currency: VND

Items	September 30, 2025	January 01, 2025
Cash on hand	2,129,433,388	1,206,765,386
Cash in bank	13,770,101,996	9,000,412,376
Total	15,899,535,384	10,207,177,762

2. Investments**a) Business securities****b) Held-to-maturity investment**

Items	September 30, 2025		January 01, 2025	
	Cost	Book value	Cost	Book value
Term deposits	5,000,000,000	5,000,000,000		
Total	5,000,000,000	5,000,000,000		

c) Equity investments in other entities (details for each investment according to the capital holding ratio and voting rights ratio)

Items	September 30, 2025			January 01, 2025		
	Voting right (%)	Effective interest (%)	Cost of investment	Voting right (%)	Effective interest (%)	Cost of investment
Investments in subsidiaries						
Decofi - Hoang An Construction Company Limited	100%	-	15,000,000,000	100%	-	15,000,000,000

d) Provision for impairment of long-term financial investments and doubtful receivables.

Chỉ tiêu	September 30, 2025	January 01, 2025
Opening balance	7,716,667,099	4,704,016,219
Provision made during the period	617,863,414	6,017,387,820
Reversal during the period		3,004,736,940
Closing balance	8,334,530,513	7,716,667,099

3. Receivables from customers

Items	September 30, 2025	January 01, 2025
a. Short-term	517,027,940,995	366,216,481,561
New Era Cold Storage Joint Stock Company	46,549,192,951	37,516,832,576
Phuc An Gia Real Estate Investment Company Limited	-	47,457,446,426
Dat Gia Real Estate Consulting and Trading Company Limited	7,919,461,796	60,296,314,908
Phu My - Quy Nhon Invesment Construction Company Limited	83,716,068,336	58,464,385,151
DCT Partners Vietnam Company Limited	14,288,725,461	41,488,186,117
Marine Stock Company	72,875,515,031	4,094,843,049
Other customers	291,678,977,420	116,898,473,334
b. Amount due from related parties		
Total	517,027,940,995	366,216,481,561

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Next)*For Third quarter of 2025***4. Prepayments to suppliers**

Items	September 30, 2025	January 01, 2025
a. Short-term	153,099,197,972	65,463,388,607
Nguyen Dan Trading Service Company Limited	-	9,322,969,977
Phu Khai Manufacturing Trading Construction Company Limited	14,661,304,575	9,150,000,000
An Hiep Phat Trading Construction Design Investment Joint Stock Company	15,949,234,884	15,949,234,884
Diem Noi Company Limited	9,502,985,655	7,355,212,423
Other suppliers	112,985,672,858	23,685,971,323
b. Amount due from related parties		
Total	153,099,197,972	65,463,388,607

5. Other receivables

Items	September 30, 2025	January 01, 2025
a. Short-term	5,389,492,045	2,465,791,741
Short-term deposits	576,420,012	827,405,130
Advances	4,776,232,771	1,569,191,245
Other receivables	36,839,262	69,195,366
b. Long-term	315,456,350,000	315,291,350,000
Era Development and Construction Investment Company Limited (*)	160,000,000,000	160,000,000,000
Green View Development and Investment Company Limited (**)	155,000,000,000	155,000,000,000
Long-term deposits	456,350,000	291,350,000
Total	320,845,842,045	317,757,141,741

(*) Contribute capital to cooperate with Era Development and Construction Investment Company Limited under business cooperation contract No. 06/2024/HDHT/KN-DCF dated 20 June 2024 to implement the Damri Model Rural Residential Area project with an area of 41 hectares in Damri commune, Bao Loc city, Lam Dong province. Currently, the parties are implementing the contract.

(**) Contribute capital to cooperate with Green View Development and Investment Company Limited under business cooperation contract No. 2024.1607-HDNT/DCF-GRV dated 16 July 2024 to implement the Green View Model Rural Residential Area project with an area of 98 hectares in Loc Son commune, Bao Loc city, Lam Dong province. Accordingly, Green View Development and Investment Company Limited will complete the legal procedures so that the project is approved to go into operation, build infrastructure, and ensure the supply of high-quality products to the market. Currently, the parties are implementing the contract.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Next)*For Third quarter of 2025***6. Inventories**

Items	September 30, 2025		January 01, 2025	
	Costs	Provisions	Costs	Provisions
Raw materials	15,215,790,008		9,691,710,674	
Tools and supplies	2,147,239,803		1,010,487,916	
Work in progress	154,230,775,722		136,321,694,166	
Total	171,593,805,533		147,023,892,756	

7. Tangible fixed assets:

Items	Buildings and structures	Machinery and equipment	Means of transportation	Office equipments	Total
COSTS					
Opening balance	40,158,709,536	33,917,141,480	4,320,784,469	3,153,477,216	81,550,112,701
Additional	-	6,311,057,831	2,249,866,182	1,272,074,027	9,832,998,040
- New purchases	-	6,311,057,831	2,249,866,182	1,272,074,027	9,832,998,040
Decrease	-		-	-	-
- Disposals	-		-	-	-
- Other decrease	-	-	-	-	-
Ending balance	40,158,709,536	40,228,199,311	6,570,650,651	4,425,551,243	91,383,110,741
ACCUMULATED DEPRECIATION					
Opening balance	19,333,579,716	6,065,561,895	2,597,070,321	971,608,893	28,967,820,825
Additional	1,115,631,324	2,218,771,947	372,154,266	369,741,316	4,076,298,853
- Charge for the year	1,115,631,324	2,218,771,947	372,154,266	369,741,316	4,076,298,853
- Reclassification	-	-	-	-	-
Decrease	-	-	-	-	-
- Reclassification	-	-	-	-	-
- Disposals	-		-	-	-
- Other decrease	-	-	-	-	-
Ending balance	20,449,211,040	8,284,333,842	2,969,224,587	1,341,350,209	33,044,119,678
NET BOOK VALUE					
Opening balance	20,825,129,820	27,851,579,585	1,723,714,148	2,181,868,323	52,582,291,876
Ending balance	19,709,498,496	31,943,865,469	3,601,426,064	3,084,201,034	58,338,991,063

- Included in the cost of tangible fixed assets were assets costing VND 2,456,523,959 which were fully depreciated, but which are still in active use.

- Tangible fixed asset with a carrying value of VND 27,434,292,752 was pledged with bank as security for loans granted to the Company.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Next)*For Third quarter of 2025***8. Intangible fixed assets:**

Items	Land use right	Computer software	Total
COSTS			
Opening balance	10,793,470,889	1,612,896,000	12,406,366,889
- Additional	-		-
- Decrease	-	-	-
Ending balance	10,793,470,889	1,612,896,000	12,406,366,889
ACCUMULATED DEPRECIATION			
Opening balance	3,951,813,648	399,133,545	4,350,947,193
- Additional	160,351,344	133,369,209	293,720,553
- Decrease	-	-	-
Ending balance	4,112,164,992	532,502,754	4,644,667,746
NET BOOK VALUE			
Opening balance	6,841,657,241	1,213,762,455	8,055,419,696
Ending balance	6,681,305,897	1,080,393,246	7,761,699,143

- Intangible fixed asset with a carrying value of VND 413,700,000 was pledged with bank as security for loans granted to the Company.

- Included in the cost of tangible fixed assets were assets costing VND 6,681,305,897 which were fully depreciated, but which are still in active use.

9. Financial lease assets:

Items	Means of transportation
COSTS	
Opening balance	2,218,272,727
- Additional	-
- Decrease	-
Ending balance	2,218,272,727
ACCUMULATED DEPRECIATION	
Opening balance	1,367,724,427
- Additional	415,926,135
- Decrease	-
Ending balance	1,783,650,562
NET BOOK VALUE	
Opening balance	850,548,300
Ending balance	434,622,165

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Next)*For Third quarter of 2025***10. Prepaid expenses:**

Items	September 30, 2025	January 01, 2025
a. Short-term	4,802,954,995	2,478,618,743
- Tools and supplies	615,031,306	413,969,045
- Other prepaid expenses	4,187,923,689	2,064,649,698
b. Long-term	44,905,391,137	33,527,950,765
- Repair and renovation costs	2,951,080,601	580,187,110
- Tools and supplies	41,954,310,536	32,947,763,655
Total	49,708,346,132	36,006,569,508

11. Long-term construction in progress

Items	September 30, 2025	January 01, 2025
Costs of machinery and equipment	552,930,000	
Office renovation	6,301,163,026	4,712,660,436
Total	6,854,093,026	4,712,660,436

12. Other assets

Items	September 30, 2025	January 01, 2025
a. Short-term		
Value Added Tax deductible on goods and services	38,715,884,855	37,402,753,576
b. Long-term		
Total	38,715,884,855	37,402,753,576

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Next)*For Third quarter of 2025***13. Borrowings and financial lease liabilities:**

Items	September 30, 2025		Incurred during the period		January 01, 2025	
	Amount	Amount within payment capacity	Increase	Decrease	Amount	Amount within payment capacity
a. Borrowings and financial lease liabilities short-term	198,570,503,614	198,570,503,614	1,029,920,098,894	1,012,389,954,117	181,040,358,837	181,040,358,837
Short-term liabilities	196,836,587,274	196,836,587,274	1,028,755,579,854	1,010,681,762,217	178,762,769,637	178,762,769,637
- Nam A Commercial Joint Stock Bank - An Dong Branch (a1)	176,975,652,018	176,975,652,018	1,008,894,644,598	1,010,681,762,217	178,762,769,637	178,762,769,637
- Vietnam International Commercial Joint Stock Bank - Sai Gon Branch (a2)	19,860,935,256	19,860,935,256	19,860,935,256			
Current portion of long-term liabilities	1,733,916,340	1,733,916,340	1,164,519,040	1,708,191,900	2,277,589,200	2,277,589,200
- Nam A Commercial Joint Stock Bank - An Dong Branch (b1)	991,377,940	991,377,940	536,358,940	1,365,057,000	1,820,076,000	1,820,076,000
- Sacombank - Leasing Company Limited (b2)	358,538,400	358,538,400	244,160,100	343,134,900	457,513,200	457,513,200
- Ho Chi Minh City Development Joint Stock Commercial Bank – Cong Hoa Branch (b3)	384,000,000	384,000,000	384,000,000			
b. Borrowings and financial lease liabilities long-term	699,000,000	699,000,000	1,147,000,000	1,228,519,040	780,519,040	780,519,040
Long-term liabilities	699,000,000	699,000,000	1,147,000,000	984,358,940	536,358,940	536,358,940
- Nam A Commercial Joint Stock Bank - An Dong Branch (b1)	-	-	-	536,358,940	536,358,940	536,358,940
- Ho Chi Minh City Development Joint Stock Commercial Bank – Cong Hoa Branch (b3)	699,000,000	699,000,000	1,147,000,000	448,000,000		
Financial lease liabilities	-	-	-	244,160,100	244,160,100	244,160,100
- Sacombank - Leasing Company Limited (b2)	-	-	-	244,160,100	244,160,100	244,160,100
Total		199,269,503,614	1,031,067,098,894	1,013,618,473,157	181,820,877,877	181,820,877,877



Information about short-term loan contracts

(a1) Short-term loans from Nam A Commercial Joint Stock Bank - An Dong Branch under credit contract No. 0098/2025/902-CV dated 16 May 2025, loans term of 12 months, interest rate according to each loan disbursement application, loans purpose: supplementing working capital and issuance of guarantee certificates, according to each loan disbursement application. The collateral is detailed in Contract No. 0098/2025/902-CV. Balance at 30 September 2025 is VND 176,975,652,018

(a2) Short-term loans from Vietnam International Commercial Joint Stock Bank - Sai Gon Branch under credit contract No. 1085680.25 dated 27 August 2025, maximum loans limit of VND300,000,000,000, loans term of 6 months, interest rate according to each debt receipt, loan purpose: supplement working capital for construction activities in accordance with business registration and issuance of guarantee certificates, detailed loan purpose according to each debt receipt. Assets secured by deposit mortgage contract No. 1094305.25 dated 19 September 2025 of Vietnam International Commercial Joint Stock Bank - Sai Gon Branch. Balance as of 30 September 2025 is VND 19,860,935,256

Information about Long-term loan contracts

(b1) Long-term loans from Nam A Commercial Joint Stock Bank - An Dong Branch under credit contract No. 0171/2021/902-CV dated 17 March 2021 and amendment, supplement agreements No. 01/SĐ-0171/2021/902-CV dated 5 October 2021; No. 02/SĐ-0171/2021/902-CV dated 29 February 2021, maximum loans limit of VND50,000,000,000, loans term of 60 months, interest rate according to each loan disbursement application, loans purpose: investment in construction and expansion of steel structure workshop, investment in machinery and equipment for manufacturing and operating. The loans is secured by mortgage contract No. 0002/2021/902-BD dated 7 January 2021, No. 0033/2021/902-BD dated 5 October 2021, amendment and supplement agreements No. 01/SĐ-0171/2021/902-CV dated 5 October 2021; No. 02/SĐ-0171/2021/902-CV dated 29 February 2021. Balance as at 30 September 2025 is VND 991,377,940 (of which the long-term loan due for payment is VND991,377,940).

(b2) Long-term financial lease liabilities from Sacombank - Leasing Company Limited under financial leasing contract No. SBL010202206030 dated 20 June 2022 and SBL010202207046 dated 26 July 2022, maximum debts limit of VND2,153,000,000, payments term of 48 months, interest rate of 9%/year; purpose: purchase of vehicles for manufacturing and operating, balance as at 30 September 2025 is VND 358,538,400 (of which long-term loan due for payment is VND358,538,400)

(b3) Long-term debt to Ho Chi Minh City Development Joint Stock Commercial Bank - Cong Hoa Branch according to financial leasing contract No. 18615/25MN/HDTD dated 1 August 2025, maximum debt amount of VND 1,147,000,000, debt term of 36 months, interest rate of 10.27%/year; Debt purpose: purchase of vehicles for production and business purposes, balance as of 30 September 2025 is VND 1,083,000,000 (of which long-term loan due for payment is VND 384,000,000)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Next)*For Third quarter of 2025***14. Payables to suppliers:**

Items	September 30, 2025		January 01, 2025	
	Amount	Amount within payment capacity	Amount	Amount within payment capacity
a. Payables to suppliers short-term	239,333,331,649	82,619,770,175	262,355,736,277	262,355,736,277
Decofi - Hoang An Construction Company Limited	13,123,587,703	13,123,587,703	13,123,587,703	13,123,587,703
Nhan Luat Mien Nam Steel Joint Stock Company	12,943,995,405	12,943,995,405	20,238,526,297	20,238,526,297
QH Plus Steel Structure Joint Stock Company	14,601,342,816	14,601,342,816	6,933,568,740	6,933,568,740
Dong Tay Trade and Construction Investment Joint Stock Company	-	-	14,389,480,672	14,389,480,672
Hong Ha Concrete Joint Stock Company	6,685,046,717	6,685,046,717	13,003,287,751	13,003,287,751
Trung Dung Steel Joint Stock Company	23,610,487,560	23,610,487,560	1,198,944,186	1,198,944,186
An Phu Steel Investment - Trade - Import Export Company Limited	11,655,309,974	11,655,309,974	-	-
Other suppliers	156,713,561,474	-	193,468,340,928	193,468,340,928
b. Payables to suppliers long-term	-	-	-	-
Total	239,333,331,649	82,619,770,175	262,355,736,277	262,355,736,277

15. Advances from customers:

Items	September 30, 2025		January 01, 2025	
	Amount	Amount within payment capacity	Amount	Amount within payment capacity
a. Advances from customers short-term	115,977,197,235	52,308,056,757	42,282,366,252	42,282,366,252
Kim Son Hotel Investment Joint Stock Company	-	-	32,800,515,921	32,800,515,921
Green View Development and Investment Company Limited	-	-	9,376,263,981	9,376,263,981
Phuc An Gia Real Estate Investment Company Limited	63,669,140,478	-	-	-
Eco Grand Land Development and Investment Company Limited	51,984,608,430	51,984,608,430	-	-
Other customers	323,448,327	323,448,327	105,586,350	105,586,350
b. Long-term advances from customers	-	-	-	-
Total	115,977,197,235	52,308,056,757	42,282,366,252	42,282,366,252

16. Taxes payable to the state Treasury:

Items	January 01, 2025	Payables	Paid	September 30, 2025
a. Payables:	8,122,073,033	31,382,522,485	14,669,569,449	24,835,026,069
Value added tax	2,572,410,198	10,599,433,234	4,646,052,567	8,525,790,865
Corporate income tax	4,372,604,799	15,318,146,528	4,372,604,799	15,318,146,528
Personal income tax	1,177,058,036	5,377,178,765	5,597,024,283	957,212,518
Land tax	-	52,542,158	18,666,000	33,876,158
Other taxes and fees	-	35,221,800	35,221,800	-
b. Receivable:				
Total	8,122,073,033	31,382,522,485	14,669,569,449	24,835,026,069

17. Accrued expenses:

Items	September 30, 2025	January 01, 2025
a. Short-term	114,859,314,086	46,172,129,765
Construction costs	114,474,314,086	46,172,129,765
Other expenses	385,000,000	-
b. Long-term	-	-
Total	114,859,314,086	46,172,129,765

18. Other payables:

Items	September 30, 2025	January 01, 2025
a. Short-term	1,717,021,749	10,934,433,777
Union fee	262,025,000	43,302,600
Must pay severance allowance	58,435,149	58,435,149
Dividends payables	602,634,900	602,634,900
Decofi Steel Structure Joint Stock Company	165,000,000	165,000,000
Winbuild Construction - Investment Joint Stock Company	-	10,000,000,000
Other payables	628,926,700	65,061,128
b. Long-term	2,000,000,000	2,000,000,000
Long-term deposits received	2,000,000,000	2,000,000,000
Total	3,717,021,749	12,934,433,777

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Next)*For Third quarter of 2025***19. Owners' equity****a. Increase and decrease in owners' equity**

	Issued share capital	Share premium	Investment and development fund	Undistributed earnings	Total
A	1	2	3	4	5
Balance at January 01, 2024	300,000,000,000	100,598,505,300	29,816,489,487	16,462,862,917	446,877,857,704
- Net profit for the year				39,384,164,583	39,384,164,583
- Appropriation to bonus and welfare funds					-
- Appropriation to investment and development fund			1,059,768,847		1,059,768,847
- Remuneration for Executives Board					-
- Decreased in investment and development fund				(2,649,422,118)	(2,649,422,118)
Balance at January 01, 2025	300,000,000,000	100,598,505,300	30,876,258,334	53,197,605,382	484,672,369,016
- Issuance of new shares	229,988,910,000	(100,250,000,000)	-	(29,988,910,000)	99,750,000,000
- Net profit for the year				60,378,583,880	60,378,583,880
- Appropriation to bonus and welfare funds	-	-	-	(5,907,624,687)	(5,907,624,687)
- Appropriation to investment and development fund	-	-	3,938,416,458	(3,938,416,458)	-
- Remuneration for Executives Board	-	-	-	(1,988,000,000)	(1,988,000,000)
Balance at September 30, 2025	529,988,910,000	348,505,300	34,814,674,792	71,753,238,117	636,905,328,209

b. Details of owners' equity:

Name	September 30, 2025		January 01, 2025	
	Contribute capital	Proportion	Contribute capital	Proportion
- Thai Hung Long Company Limited	85,998,000,000	16.2%	60,000,000,000	20.0%
- Hoang Vu Company Limited	59,044,360,000	11.1%	41,194,700,000	13.7%
- Other shareholders	384,946,550,000	72.6%	198,805,300,000	66.3%
Total	529,988,910,000	100%	300,000,000,000	100%

c. Capital transactions with owners and dividends and profits distribution:

Items	Year 2025	Year 2024
- Share capital		
+ Opening balance	300,000,000,000	300,000,000,000
+ Additional	229,988,910,000	
+ Decreased	-	-
+ Ending balance	529,988,910,000	300,000,000,000
- Dividends		

d. Shares:

Items	September 30, 2025	January 01, 2025
- Number of shares registered to be issued	52,998,891	30,000,000
- Number of shares already sold to the public	52,998,891	30,000,000
+ Ordinary shares	52,998,891	30,000,000
+ Preferred shares		
- Number of shares bought back		
+ Ordinary shares		
+ Preferred shares		
- Number of shares outstanding	52,998,891	30,000,000
+ Ordinary shares	52,998,891	30,000,000
+ Preferred shares		

* Par value of outstanding shares: 10,000 VND

đ. Dividends:

e. The Company's funds:

f. Income and expenses, gains or losses are recognized directly in Equity in accordance with specific accounting standards:

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Next)*For Third quarter of 2025***VI. Supplementary information to items disclosed in the separate income statement****1. Revenue from sale of goods and rendering of services (Code 1)**

Items	The Third quarter of 2025	The Third quarter of 2024	The Cumulative for Third quarter of 2025	The Cumulative for Third quarter of 2024
Revenue				
Revenue from sale of goods and rendering of services	5,543,907,360	12,284,983,730	18,581,285,373	32,996,660,158
Construction contract revenue	561,474,733,210	323,534,370,878	1,356,752,265,440	916,309,418,317
Total	567,018,640,570	335,819,354,608	1,375,333,550,813	949,306,078,475

2. Revenue deductions (Code 2)

Items	The Third quarter of 2025	The Third quarter of 2024	The Cumulative for Third quarter of 2025	The Cumulative for Third quarter of 2024
Revenue from sale of goods and rendering of services				
Construction contract revenue				
Other revenue				
Total	-	-	-	-

3. Cost of sales (Code 11)

Items	The Third quarter of 2025	The Third quarter of 2024	The Cumulative for Third quarter of 2025	The Cumulative for Third quarter of 2024
Cost of goods sold and services rendered	4,008,021,322	10,316,768,480	13,703,322,265	27,339,826,830
Cost of construction contract	517,818,145,098	304,497,491,044	1,243,552,163,568	845,548,238,401
Total	521,826,166,420	314,814,259,524	1,257,255,485,833	872,888,065,231

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Next)*For Third quarter of 2025***4. Financial income (Code 21)**

Items	The Third quarter of 2025	The Third quarter of 2024	The Cumulative for Third quarter of 2025	The Cumulative for Third quarter of 2024
Interest income	19,373,764	18,199,034	50,917,394	78,583,854
Total	19,373,764	18,199,034	50,917,394	78,583,854

5. Financial expenses (Code 22)

Items	The Third quarter of 2025	The Third quarter of 2024	The Cumulative for Third quarter of 2025	The Cumulative for Third quarter of 2024
Interest expenses	3,858,205,304	1,692,916,465	11,794,609,973	6,147,765,073
Provisions and reversals of provisions for diminution in value of investments			-	(2,162,543,327)
Total	3,858,205,304	1,692,916,465	11,794,609,973	3,985,221,746

6. Other income (Code 31)

Items	The Third quarter of 2025	The Third quarter of 2024	The Cumulative for Third quarter of 2025	The Cumulative for Third quarter of 2024
Sale of scrap		171,363,689		171,363,689
Others	7,790,513,315	504,714,306	9,367,340,872	1,205,850,210
Total	7,790,513,315	676,077,995	9,367,340,872	1,377,213,899

7. Other expense (Code 32)

Items	The Third quarter of 2025	The Third quarter of 2024	The Cumulative for Third quarter of 2025	The Cumulative for Third quarter of 2024
Others	427,300,000	427,071,289	1,016,066,899	1,026,718,539
Total	427,300,000	427,071,289	1,016,066,899	1,026,718,539

For Third quarter of 2025

	Items	The Third quarter of 2025	The Third quarter of 2024	The Cumulative for Third quarter of 2025	The Cumulative for Third quarter of 2024
a.	Selling expenses:	206,457,741	89,826,914	1,230,520,775	488,575,523
	Other expenses paid in cash	206,457,741	89,826,914	1,230,520,775	488,575,523
b.	General & administrative expenses:	12,857,185,860	10,324,723,717	37,758,395,191	36,308,139,403
	Staff expenses	7,361,235,066	6,267,805,375	20,522,510,333	19,273,701,483
	Office supply expenses	909,348,805	430,398,243	2,277,518,124	2,703,472,607
	Depreciation expenses	335,063,910	277,954,742	908,869,727	813,265,662
	Outsourcing services expenses	725,219,437	650,415,408	2,234,064,969	2,256,117,824
	Other expenses paid in cash	3,526,318,642	2,698,149,949	11,815,432,038	11,261,581,827
c.	Deductions in selling expenses and business administration expenses				

Items	The Third quarter of 2025	The Third quarter of 2024	The Cumulative for Third quarter of 2025	The Cumulative for Third quarter of 2024
Raw material expenses	201,258,740,586	120,848,335,907	568,082,833,720	348,147,521,047
Labour costs	25,203,781,403	21,267,559,916	66,806,416,884	52,739,775,250
Depreciation expenses	1,700,898,987	1,516,611,465	4,785,945,541	4,030,185,535
Outsourcing service expenses	262,422,369,268	177,232,888,687	645,264,930,302	528,693,514,445
Other expenses paid in cash	8,300,635,493	8,120,595,473	21,413,048,657	16,662,843,726
Total	498,886,425,737	328,985,991,448	1,306,353,175,104	950,273,840,003

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Next)*For Third quarter of 2025***10. Current corporate income tax expense (Code 51)**

Items	The Third quarter of 2025	The Third quarter of 2024	The Cumulative for Third quarter of 2025	The Cumulative for Third quarter of 2024
Total accounting profit before tax	35,653,212,324	9,164,833,728	75,696,730,408	36,065,155,786
Adjusting increase or decrease in total accounting profit before tax			894,002,232	3,077,650,880
- Adjustments to increase total accounting profit before tax	55,000,000	65,000,000	894,002,232	6,082,387,820
+ Non-deductible expenses	55,000,000	65,000,000	894,002,232	6,082,387,820
- Adjustments to decrease total accounting profit before tax	-	-	-	3,004,736,940
+ Tax exempt income				3,004,736,940
Taxable income	35,708,212,324	9,229,833,728	76,590,732,640	39,142,806,666
Tax rate	20%	20%	20%	20%
Current corporate income tax expense	7,141,642,465	1,845,966,745	15,318,146,528	7,828,561,333
Total CIT	7,141,642,465	1,845,966,745	15,318,146,528	7,828,561,333

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Next)*For Third quarter of 2025***VII. OTHER FINANCIAL INFORMATION:**

1. Salaries and remuneration paid to members of the Board of Directors, Board of Supervision, and Chief Accountant during the period are as follows:

	Name	Position	Content	The Third quarter of 2025	The Cumulative for Third quarter of 2025	The Third quarter of 2024	The Cumulative for Third quarter of 2024
I	Board of Directors						
1	Mr. Pham Hung Cuong	Chairman	Remuneration	90,000,000	690,000,000	90,000,000	221,000,000
2	Mr. Nguyen Ba Tho	Member	Remuneration	36,000,000	202,000,000	30,000,000	30,000,000
5	Mr. Ho Viet Trung	Member	Remuneration	36,000,000	102,000,000	30,000,000	60,000,000
6	Mr. Nguyen Minh Tam	Member	Remuneration	36,000,000	102,000,000	30,000,000	60,000,000
		General Director	Income	451,989,426	1,555,552,712	405,217,569	1,317,231,275
7	Mr. Chu Quang Huan	Vice Chairman	Remuneration	36,000,000	102,000,000	30,000,000	60,000,000
		Vice General Director	Income	484,784,444	1,469,163,291	360,742,308	1,161,239,016
8	Mr. Tran Thuan Loi	Vice General Director	Income		100,011,000	88,005,333	264,232,016
II	Board of Supervision						
1	Ms. Tran Thi Binh An	Head of Board of Supervision	Remuneration	60,000,000	400,000,000	60,000,000	152,000,000
2	Ms. Le Thi Minh	Member	Remuneration	36,000,000	102,000,000	30,000,000	72,000,000
3	Mr. Nguyen Ba Tho	Member	Remuneration		-		55,000,000
4	Ms. Le Thi Tinh	Member	Remuneration	-	24,000,000	24,000,000	24,000,000
5	Mr. Vu Ngoc Tue	Member	Remuneration	36,000,000	36,000,000		-
III	Other key management personnel						
1	Mr. Le Thanh Tung	Chief Financial Officer	Income	237,531,622	695,439,340	178,818,283	502,569,918
2	Mr. Duong Dinh Tam	Chief Accountant	Income	243,430,511	778,119,479	185,718,783	614,700,400


NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Next)*For Third quarter of 2025***VII. OTHER FINANCIAL INFORMATION:****2. Information about the parties involved**

	Related Parties	Relationship	Transactions	Transaction value		Receivables/Payables Amount (VND)
				The Thirs quarter of 2025	The Cumulative for Third quarter of 2025	
a	Phan Thiet Homeland Beach Company Limited	Related party	Construction contract revenue	26,977,120,958	97,361,398,767	12,634,366,044
b	New Era Cold Storage Joint Stock Company	Related party	Construction contract revenue	43,296,540,882	169,091,110,629	46,549,192,951
			Electricity, water cost	50,444,707	195,581,750	-
c	Bao Minh Securities Company	Related party	Consulting fees	400,000,000	500,000,000	-
d	Eras Da Lat Joint Stock Company	Related party	Construction contract revenue	3,964,579,146	3,964,579,146	1,453,426,511
e	Green View Development and Investment Company Limited	Related party	Share transfer	2,654,618,893	31,883,615,792	14,262,964,844
			Capital contribution		-	155,000,000,000
f	Eco Grand Land Investment and Development Company Limited	Related party			60,000,000,000	
			Construction contract revenue	7,421,658,861	7,421,658,861	(51,984,608,430)
g	Phuc An Gia Company Limited	Related party	Construction contract revenue	51,974,549,568	181,465,975,697	(63,669,140,478)
			Electricity, water cost	121,750,158	280,085,953	-
h	Era Development and Construction Investment Company Limited	Related party	Construction contract revenue	27,821,979,514	64,709,144,315	22,972,790,795
			Capital contribution		-	160,000,000,000
i	Decofi - Hoang An Construction Company Limited	Subsidiary	Hire for construction		-	(13,123,587,703)
j	Pham Hung Cuong	Related party	Capital contribution	25,000,000,000	25,000,000,000	
k	Nguyen Minh Tam	Related party	Capital contribution	25,000,000,000	25,000,000,000	
l	Chu Quang Huan	Related party	Capital contribution	20,000,000,000	20,000,000,000	
m	Le Thanh Tung	Related party	Capital contribution	10,000,000,000	10,000,000,000	
n	Duong Dinh Tam	Related party	Capital contribution	10,000,000,000	10,000,000,000	
o	Le Nhat Truong	Related party	Capital contribution	5,000,000,000	5,000,000,000	
p	Duong Duy Khoa	Related party	Capital contribution	5,000,000,000	5,000,000,000	

3. Present assets, revenues, and business results by segment (according to business sectors or geographical areas) in accordance with the provisions of Accounting Standard No. 28 'Segment Reporting
4. Comparative information (changes in the financial statement information from previous accounting periods)
5. Information about going concern
6. Other information

Prepared by

Chief Accountant


Dang Thi Ninh


Duong Dinh Tam


Ho Chi Minh City, October 29, 2025
General Director

NGUYỄN MINH TÂM