

**VIETNAM NATIONAL CONSTRUCTION CONSULTANT  
CORPORATION - JSC**

**INTERIM SAPARATE FINANCIAL STATEMENTS FOR  
3RD QUARTER OF 2025**

**From 01/07/2025 to 30/09/2025**

**Hanoi - Oct 2025**

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FOR 3RD QUARTER OF 2025**

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## **REPORT OF THE BOARD OF GENERAL DIRECTORS**

The Board of General Directors of Vietnam National Construction Consultant Corporation - JSC (hereinafter referred to as "the Corporation") presents its statement and the Corporation's Interim Separate Financial Statements from Jul 1, 2025 to Sep 30, 2025.

### **The Corporation**

Vietnam National Construction Consultant Corporation, formerly a One-Member Limited Liability Company, was transformed from a State-owned Enterprise under Decision No. 744/QD-BXD dated July 22, 2010 of the Ministry of Construction. The Corporation operates under Business Registration Certificate No. 0100105278 issued by the Hanoi Department of Planning and Investment for the first time on December 31, 2010, and changed for the sixth time on Sep 05, 2025.

The Corporation has been transformed into a Joint Stock Company according to the Certificate of Business Registration of a Joint Stock Company issued by the Department of Planning and Investment of Hanoi City on October 7, 2016.

### **Head Office**

- Address : No. 183 Huynh Thuc Khang street, Lang ward, Hanoi city, Vietnam
- Telephone : 024.3.7667463
- Fax : 024.3.7667464

### ***The Corporation has the following affiliated units:***

- VNCC Construction Supervision and Project Management Branch
- Building Science, Technology and Environment Center
- VNCC Branch

### ***The Business activities of the Corporation as stated in the Certificate of Business Registration, including:***

- Provide construction investment consultancy services; full consulting services including EPC form for construction investment projects in civil, industrial, transportation, irrigation, urban infrastructure works, industrial parks and other types of works, including services as:
- Preparation and verification of Eco-technical report, Investment report, Construction Investment Project;
- Verification of the effectiveness and feasibility of projects;
- Design of urban and rural construction planning;
- Preparation and verification of technical design, detailed design, total investment, cost estimate of building types and infrastructure systems;
- Organization of architectural scheme competition and selection;
- Establishment of construction norms, construction unit prices;
- Control of construction investment costs: total investment, project cost estimates, construction norms, construction unit prices, contracts in construction activities;
- Bidding consultancy;
- Management of construction projects;
- Supervision of construction and equipment installations;
- Inspection of construction quality; soil, rock, water, foundation tests, types of construction foundation piles and construction materials;

- Construction survey; survey and measurement; topographic mapping; measurement of settlement, inclination and displacement and construction positioning;
- Inspection and certification of construction quality conformity;
- Environmental impact assessment, social investigation of urban areas and construction works;
- Design of 220KV power lines and transformer station, electrical systems, sound, communication, telephone, building control systems, ventilation, heat supply and air conditioning systems, gas environment treatment, survey and measurement of lightning protection systems; gas systems ;
- Design of fire alarm systems, fire fighting systems and protection equipment;
- Design of anti-termite system for construction works;
- Design of indoor and outdoor water supply and drainage systems; wastewater and solid waste treatment systems;
- Consultancy on foreign construction investment project in Vietnam;
- Consultancy on formation of quality management systems in accordance with ISO-9000 standard;
- Interior and exterior decoration design;
- Construction and installation of works; foundation treatment; underground water exploitation; interior and exterior decoration construction;
- Real estate business;
- Training and development of human resources in the field of construction consultancy and granting training certificates in the fields of construction consultancy;
- Scientific research, research and technology development in the field of planning and construction architecture.

**Board of Management, Board of General Directors and Board of Supervision**

The members of the Board of Management, Board of General Directors, and Board of Supervision of the Corporation during the period and the reporting date are:

**Board of Management**

Mr. Than Hong Linh	Chairman
Mr. Tran Duc Toan	Member
Mr. Nguyen Ba Minh	Member
Mrs. Kieu Bich Hoa	Member
Mr. Tong Van Toan	Member

**Board of General Directors**

Mr. Tran Duc Toan	General Director
Mrs. Nguyen Thi To Trinh	Deputy General Director
Mr. Nguyen Dinh Thi	Deputy General Director
Mr. Nguyen Xuan Hai	Deputy General Director
Mr. Nguyen Truong Linh	Deputy General Director
Mr. Nguyen Minh Hong	Deputy General Director
Mr. Doan Duc Phi	Deputy General Director

**Board of Supervision**

Mr. Nguyen Van Phu	The Chief Controller
Mr. Pham Vu Thanh	Member
Mr. Hoang Khanh Duy	Member



### **Legal Representative**

The legal representative of the Corporation during the period and at the date of this Financial Statement is Mr. Tran Duc Toan - General Director.

### **Responsibilities of the General Director**

The Board of General Directors is responsible for preparing the interim financial statements which give a true and fair view of the interim financial position, its interim operation results and its cash flows of the Corporation during the period. In preparing these interim financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material deviations disclosed and explained in the interim financial statements;
- Prepare the interim financial statements on the going concern basis unless it is inappropriate to presume that the Corporation will continue in business;
- Establish and implement an effective internal control system for the purpose of minimizing the risk of material misstatement in the preparation and presentation of the interim financial statements, whether due to fraud or error.

The Board of General Directors is responsible for ensuring that proper accounting records are kept to reflect the financial position of the Corporation, with reasonable accuracy at any time and to ensure that the accounting records comply with the applied accounting system. It is responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of General Directors confirms that it has complied with the above requirements in preparing the Interim Financial Statements.

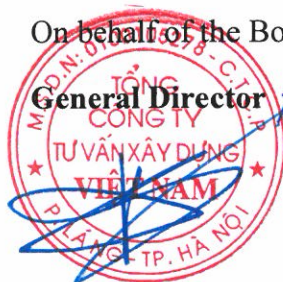
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### **Approval of Interim Financial Statements**

The Board of General Directors approves the attached Interim Financial Statements for the accounting period from 01/07/2025 to 30/09/2025. The Interim Financial Statements give a true and fair view of the financial position of the Corporation as at 30/09/2025, as well as the operation results for the accounting period from 01/07/2025 to 30/09/2025 and its cash flows for the period ended 30/09/2025, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant legal regulations on the preparation and presentation of Interim Financial Statements.

On behalf of the Board of General Directors,

**General Director**



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**Tran Duc Toan**

Oct 29 , 2025

**Form B 01 - DN**

**INTERIM SEPARATE BALANCE SHEET**

As at 30 Sep 2025

Unit: VND

ASSETS	Code	Note	30/09/2025	01/01/2025
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>416,313,248,980</b>	<b>364,096,490,511</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>V.1</b>	<b>71,753,005,636</b>	<b>36,258,673,905</b>
Cash	111		49,753,005,636	13,258,673,905
Cash equivalents	112		22,000,000,000	23,000,000,000
<b>II. Short-term investments</b>	<b>120</b>		<b>186,035,850,000</b>	<b>169,872,882,901</b>
Held to maturity investments	123	V.2a	186,035,850,000	169,872,882,901
<b>III. Short-term receivables</b>	<b>130</b>		<b>76,516,010,587</b>	<b>79,362,005,164</b>
Short-term trade receivables	131	V.3	54,854,983,418	61,518,638,922
Short-term prepayments to suppliers	132	V.4	2,196,449,128	1,322,599,393
Other short-term receivables	136	V.5a	23,678,509,630	21,881,967,979
Provision for short-term doubtful debts (*)	137	V.6	(4,213,931,589)	(5,361,201,130)
<b>IV. Inventories</b>	<b>140</b>		<b>80,290,062,872</b>	<b>78,585,225,208</b>
Inventories	141	V.7	80,290,062,872	78,585,225,208
<b>V. Other short-term assets</b>	<b>150</b>		<b>1,718,319,885</b>	<b>17,703,333</b>
Short-term prepaid expenses	151	V.8a	19,650,000	17,703,333
Taxes and other receivables from State budget	153	V.14	1,698,669,885	-
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>238,733,339,059</b>	<b>242,790,138,488</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>107,902,000</b>	<b>107,902,000</b>
Other long-term receivables	216	V.5b	107,902,000	107,902,000
<b>II. Fixed assets</b>	<b>220</b>		<b>74,921,576,513</b>	<b>78,563,429,138</b>
Tangible fixed assets	221	V.9	74,370,809,846	77,298,902,471
<i>Historical costs</i>	222		118,878,150,360	118,023,626,724
<i>Accumulated depreciation (*)</i>	223		(44,507,340,514)	(40,724,724,253)
Intangible fixed assets	227	V.10	550,766,667	1,264,526,667
<i>Historical costs</i>	228		10,076,648,420	10,076,648,420
<i>Accumulated amortization (*)</i>	229		(9,525,881,753)	(8,812,121,753)
<b>III. Investment properties</b>	<b>230</b>	<b>V.11</b>	<b>7,742,962,352</b>	<b>8,029,801,064</b>
<i>Historical costs</i>	231		11,856,000,000	11,856,000,000
<i>Accumulated depreciation (*)</i>	232		(4,113,037,648)	(3,826,198,936)
<b>V. Long-term investments</b>	<b>250</b>	<b>V.2b</b>	<b>155,155,538,883</b>	<b>155,155,538,883</b>
Investment in subsidiaries	251	V.2b	68,243,850,433	68,243,850,433
Investments in joint ventures and associates	252	V.2b	48,885,994,941	48,885,994,941
Equity investments in other entities	253	V.2b	38,025,693,509	38,025,693,509
<b>VI. Other long-term assets</b>	<b>260</b>		<b>805,359,311</b>	<b>933,467,403</b>
Long-term prepaid expenses	261	V.8b	805,359,311	933,467,403
<b>TOTAL ASSETS</b>	<b>270</b>		<b>655,046,588,039</b>	<b>606,886,628,999</b>



**INTERIM SEPARATE BALANCE SHEET (Continued)**

As at 30 Sep 2025

Unit: VND

CAPITAL	Code	Note	30/09/2025	01/01/2025
<b>A. LIABILITIES</b>	<b>300</b>		<b>256,997,153,854</b>	<b>206,460,463,231</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>256,675,945,992</b>	<b>206,114,686,731</b>
Short-term trade payables	311	V.12	20,246,021,945	13,038,494,541
Short-term prepayments from customers	312	V.13	141,563,899,977	131,533,576,123
Taxes and other payables to State budget	313	V.14	2,910,836,855	5,054,643,966
Payables to employees	314		26,229,042,777	21,391,917,086
Short-term accrued expenses	315	V.15	1,988,555,293	1,088,234,023
Short-term unearned revenue	318		199,230,842	241,124,423
Other short-term payments	319	V.16	58,225,193,295	31,432,227,185
Provisions for short-term payables	321	V.17	634,422,000	634,422,000
Bonus and welfare fund	322	V.18	4,678,743,008	1,700,047,384
<b>II. Non-current liabilities</b>	<b>330</b>		<b>321,207,862</b>	<b>345,776,500</b>
Other long-term payables	337		321,207,862	345,776,500
<b>B. OWNER'S EQUITY</b>	<b>400</b>		<b>398,049,434,185</b>	<b>400,426,165,768</b>
<b>I. Owner's equity</b>	<b>410</b>	<b>V.19</b>	<b>398,049,434,185</b>	<b>400,201,165,768</b>
Contributed capital	411		357,744,480,000	357,744,480,000
Ordinary shares with voting rights	411a		357,744,480,000	357,744,480,000
Development and investment funds	418		6,867,881,744	5,267,881,744
Retained earnings	421		33,437,072,441	37,188,804,024
Retained earnings of the current year	421b		33,437,072,441	37,188,804,024
<b>II. Non-business funds and other funds</b>	<b>430</b>		<b>-</b>	<b>225,000,000</b>
Non-business funds	431		-	225,000,000
<b>TOTAL CAPITAL</b>	<b>440</b>		<b>655,046,588,039</b>	<b>606,886,628,999</b>

Hanoi, Oct 29 , 2025

Prepared by



**Trinh Tuan Anh**

Chief Accountant



**Nguyen Thi Doan Trang**

General Director



**Tran Duc Toan**

Form B 02 - DN

**INTERIM SEPARATE STATEMENT OF INCOME**  
For the accounting period from 01/07/2025 to 30/09/2025

ITEM	Code	Note	Unit: VND			
			From 01/07/2025 to 30/09/2025 VND	From 01/07/2024 to 30/09/2024 VND	From 01/01/2025 to 30/09/2025 VND	From 01/01/2024 to 30/09/2024 VND
1. Revenue from sales of goods and rendering of services	1	VI.1	105,557,207,883	76,441,118,849	250,163,344,696	184,686,346,590
3. Net revenue from sales of goods (10=01-02)	10		105,557,207,883	76,441,118,849	250,163,344,696	184,686,346,590
4. Cost of goods sold and services rendered	11	VI.2	88,267,376,872	65,411,197,308	210,394,398,816	156,050,012,569
<b>5. Gross profit from sales of goods and rendering of services (20=10-11)</b>	<b>20</b>		<b>17,289,831,011</b>	<b>11,029,921,541</b>	<b>39,768,945,880</b>	<b>28,636,334,021</b>
6. Financial income	21	VI.3	2,039,277,827	2,280,465,965	19,211,859,248	18,864,265,209
7. Financial expense	22		0	24,913,185	0	24,913,185
<i>In which: Interest expenses</i>	23		0	0	0	0
8. Selling expenses	24		0	0	0	0
9. General and administrative expense	26	VI.4	7,554,436,043	6,429,849,466	21,160,384,219	13,786,135,937
<b>10. Net profit from operating activities (30=20+21-26)</b>	<b>30</b>		<b>11,774,672,795</b>	<b>6,855,624,855</b>	<b>37,820,420,909</b>	<b>33,689,550,108</b>
11. Other income	31	VI.5	420,925,926	4,937,879	574,853,814	194,374,546
12. Other expense	32	VI.6	120,225,574	259,554,830	282,325,375	523,201,826
<b>13. Other profit</b>	<b>40</b>		<b>300,700,352</b>	<b>(254,616,951)</b>	<b>292,528,439</b>	<b>(328,827,280)</b>
<b>14. Total net profit before tax</b>	<b>50</b>		<b>12,075,373,147</b>	<b>6,601,007,904</b>	<b>38,112,949,348</b>	<b>33,360,722,828</b>
15. Current corporate income tax expense	51		2,364,145,525	1,599,085,730	4,675,876,907	4,290,689,724
<b>17. Profit after corporate income tax (60=50-51)</b>	<b>60</b>		<b>9,711,227,622</b>	<b>5,001,922,174</b>	<b>33,437,072,441</b>	<b>29,070,033,104</b>

Hanoi, Oct 29, 2025

Prepared by



**Trinh Tuan Anh**

Chief Accountant



**Nguyen Thi Doan Trang**

General Director



**Tran Duc Toan**



Form B 03 - DN

**INTERIM STATEMENT OF CASH FLOW**

(By indirect method)

For the accounting period ending on 30/09/2025

ITEM	Note	Unit: VND	
		From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
1. <i>Profit before tax</i>	01	38,112,949,348	33,360,722,828
2. <i>Adjustments for</i>			
Depreciation and amortization of fixed assets and investm	02	4,783,214,973	4,698,743,875
Provisions	03	(1,147,269,541)	(1,672,346,931)
Exchange gains / losses from retranslation of monetary items denominated in foreign currency	04	(615,327)	24,913,185
Gains / losses from investment	05	(19,211,243,921)	(18,833,851,898)
3. <i>Operating profit before changes in working capital</i>	08	22,537,035,532	17,578,181,059
Increase or decrease in receivables	09	3,029,263,166	1,032,699,928
Increase or decrease in inventories	10	(1,704,837,664)	(4,417,860,141)
Increase or decrease in payables	11	17,649,259,692	1,288,710,940
Increase or decrease in prepaid expenses	12	128,108,092	128,362,795
Corporate income tax paid	15	(3,522,066,200)	(5,369,720,394)
Other receipts from operating activities	16	-	320,400,000
Other payments on operating activities	17	(4,215,550,000)	(5,887,302,000)
<b>Net cash flows from operating activities</b>	20	33,901,212,618	4,673,472,187
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
1. Purchase or construction of fixed assets and other long-t	21	(854,523,636)	(138,613,636)
3. Loans and purchase of debt instruments from other entiti	23	(27,948,865,917)	(21,322,190,079)
4. Collection of loans and resale of debt instrument of other	24	11,785,898,818	15,825,720,000
7. Interest and dividend received	27	18,609,994,521	15,648,782,406
<b>Net cash flows from investing activities</b>	30	1,592,503,786	10,013,698,691
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
<b>Net cash flows in the year</b>	50	35,493,716,404	14,687,170,878
<b>Cash and cash equivalents at beginning of the year</b>	60	36,258,673,905	48,172,276,259
<i>Effect of exchange rate fluctuations</i>	61	615,327	(24,913,185)
<b>Cash and cash equivalents at end of the year</b>	70	71,753,005,636	62,834,533,952

Hanoi, Oct 29 , 2025

Prepared by

Chief Accountant

General Director



**Trinh Tuan Anh**



**Nguyen Thi Doan Trang**



**Tran Duc Toan**

**NOTES TO INTERIM SEPARATE FINANCIAL STATEMENTS**

**From 01/07/2025 to 30/09/2025**

**I. GENERAL INFORMATION OF THE CORPORATION**

**1. Form of ownership**

Vietnam National Construction Consultant Corporation - JSC, formerly a One-Member Limited Liability Company, was converted from a State-owned Enterprise under Decision No. 744/QĐ-BXD dated July 22, 2010 of the Ministry of Construction. The Corporation operates under Business Registration Certificate No. 0100105278 issued by the Hanoi Department of Planning and Investment for the first time on December 31, 2010, and changed for the sixth time on Sep 5, 2025. The Corporation has been converted into a Joint Stock Company under the Business Registration Certificate of a Joint Stock Company issued by the Hanoi Department of Planning and Investment on October 7, 2016.

The Corporation's head office is located at 183 Huynh Thuc Khang street, Lang ward, Hanoi city, Vietnam.

Corporation's Charter capital as registered is: VND 357,744,480,000, the actual contributed charter capital as of Sep 30, 2025 is VND 357,744,480,000; equivalent to 35,774,448 shares, with a par value of VND 10,000 per share.

**2. Business field**

The business field of the Corporation is design consulting services.

**3. Business activities**

The main business activities of the Corporation are: Investment and construction consultancy, full consulting services including EPC form for civil and industrial construction investment projects; Preparation and assessment of technical economic reports, investment reports, construction investment projects; Preparation and assessment of technical designs, construction drawing designs, total estimates, construction estimates and technical infrastructure systems; Construction supervision.

**4. Normal business and production cycle**

The normal business and production cycle of the Corporation does not exceed 12 months.

## NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

## 5. Corporation structure

As of Sep 30, 2025, the Corporation has the following subsidiaries, associates and affiliated units:

*Subsidiaries*

<b>Company name</b>	<b>Main business activities</b>	<b>Capital contribution ratio</b>	<b>Interest ratio</b>	<b>Voting rights ratio</b>
Consultancy on Construction Building Material Projects Joint Stock Company (CCBM)	Construction Consultancy	51%	51%	51%
Vietnam Investment Consulting and Construction Designing Joint Stock Company (CDC)	Construction Design Consultancy	51%	51%	51%
VCC Engineering Consultants Joint-Stock Company (VCC)	Construction Consultancy	51%	51%	51%
Union of Survey and Construction Joint Stock Company - USCO	Construction Survey	57,76%	57,76%	57,76%

*Affiliated Companies*

<b>Company name</b>	<b>Main business activities</b>	<b>Capital contribution ratio</b>	<b>Interest ratio</b>	<b>Voting rights ratio</b>
National General Construction Consulting Joint Stock Company (NAGECCO)	Construction Consultancy	48,57%	48,57%	48,57%
Vietnam Water, Sanitation and Environment Joint Stock Company (VIWASE)	Construction Consultancy	35,35%	35,35%	35,35%
Construction Consultant and Safety Technique Inspection Joint Stock Company (INCOSAF)	Construction Inspection	49%	49%	49%
CIC Technology and Consultancy Joint Stock Company	Construction Information Technology and Consultancy	49%	49%	49%



**NOTES TO FINANCIAL STATEMENTS**

FORM B 09 - DN

*Affiliated units without legal status have dependent accounting*

<b>Unit name</b>	<b>Address</b>
Construction Supervision and Project Management Branch	No. 183 Huynh Thuc Khang street, Lang ward, Hanoi city
Building Science, Technology and Environment Center	No. 183 Huynh Thuc Khang street, Lang ward, Hanoi city
VNCC Branch	8th Floor - HUD BUILDING, 159 Dien Bien Phu, Gia Dinh ward, Ho Chi Minh city

**6. Statement on the comparability of information in the Interim Financial Statements**

The corresponding figures of the previous period are comparable with the figures of the current period.

**7. Employees**

At the end of the accounting period, the Corporation had 469 employees working (at the beginning of the year, there were 437 employees).

**II. FINANCIAL YEAR, CURRENCY USED IN ACCOUNTING**

**1. Financial year**

The Corporation's fiscal year begins on January 1 and ends on December 31 of each year.

**2. Currency used in accounting**

The currency used in accounting is Vietnamese Dong (VND) because most transactions are performed in VND.

**III. ACCOUNTING SYSTEM AND ACCOUNTING POLICY**

**1. Applicable accounting policies**

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

**2. Declaration of compliance with Accounting Standards and Accounting System**

The Corporation has applied Vietnamese Accounting Standards and documents guiding Accounting Standards issued by the State. Financial statements are prepared and presented in accordance with the provisions of each standard, circular guiding the implementation of current applicable corporate accounting standards and policies.



**IV. APPLICABLE ACCOUNTING POLICIES**

**1. Basis for preparation of Interim Financial Statements**

The interim financial statements are prepared on the basis of accrual accounting (except for information related to cash flows). The subsidiaries form their own accounting apparatus and account for themselves. The interim financial statements of the Corporation are prepared on the basis of aggregating the financial statements of the subsidiaries. Revenue and balances between the subsidiaries are eliminated when preparing the interim financial statements.

Interim financial statements are prepared on the accrual basis of accounting (except for information relating to cash flows).

The affiliated units form their own accounting apparatus and perform dependent accounting. The interim financial statements of the Corporation are prepared on the basis of aggregating the financial statements of the affiliated units. Revenue and balances between affiliated units are eliminated when preparing the interim financial statements.

**2. Foreign currency transactions**

Foreign currency transactions during the accounting period are translated into Vietnam Dong using the actual rate at transaction date.

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

- For asset accounts: applying the bid rate of the commercial bank In which the Corporation regularly conducts transactions.
- For foreign currency deposits in bank: applying the bid rate of the commercial bank In which the Corporation opens its foreign currency account.
- For liability accounts: applying the offer rate of the commercial bank In which the Corporation regularly conducts transactions.

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

**3. Cash and cash equivalents**

Cash comprises cash on hand, demand deposits

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

**4. Financial investments**

*Investments held to maturity comprise:* Term deposits held to maturity to earn profits periodically and other held to maturity investments.

*Investments in Subsidiaries and Associates:* Adjusted according to the revaluation value according to Decision No. 980/QĐ-BXD of the Ministry of Construction dated August 25, 2015 on approving the enterprise value for equitization of the Corporation at 0:00 on January 1, 2015 and the Equitization Finalization Minutes at October 7, 2016 prepared by CPA



**NOTES TO FINANCIAL STATEMENTS**

FORM B 09 - DN

Vietnam Auditing Company Limited on October 10, 2018. Decision 607/QD-BXD of the Ministry of Construction dated May 24, 2021 on the value of state capital at the time of handover of the Parent company - Vietnam National Construction Consultant Corporation to Vietnam National Construction Consultant Corporation - JSC.

*Investments in other entities comprise:* investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost and adjusted according to the revaluation value according to Decision No. 980/QD-BXD of the Ministry of Construction dated August 25, 2015 on approving the enterprise value for equitization of the Corporation at 0:00 on January 1, 2015 and the Minutes of equitization settlement at October 7, 2016 prepared by CPA Vietnam Auditing Company Limited on October 10, 2018 and Decision 607/QD-BXD dated May 24, 2021 on the value of State capital at the time of handover of the Parent Company - Vietnam National Construction Consultant Corporation to Vietnam National Construction Consultant Corporation - JSC) and adjusted for changes in the interest on net assets of the Associate after the date of handover to the Joint Stock Company.

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

- Investments in subsidiaries and associates: provisions for loss investments shall be made based on the Financial Statements of the subsidiaries and associates at the provision date.
- Long-term investments (other than trading securities) without significant influence on the investee: if the fair value of the investment is not determined at the reporting date, provision shall be made based on the Financial Statements at the provision date of the investee.
- Investments held to maturity: provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

**5. Receivables**

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

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

**6. Inventories**

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

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

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The cost of inventory is calculated by the specific identification method.

Inventory is recorded by perpetual method.

Inventories are accounted for using the perpetual inventory method.

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

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

**7. Prepaid expenses**

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

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

Types of prepaid expenses of the Corporation include:

- Tools and supplies include assets which are possessed by the Corporation in an ordinary course of business, with historical cost of each asset less than 30 million dong and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from 02 to 36 months.
- Other prepaid expenses are recorded at their historical costs and allocated on the straight-line basis from 1 to 2 years.

**8. Fixed assets**

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

*Subsequent measurement after initial recognition.*

If these costs augment future economic benefits obtained from the use of tangible fixed assets are extended to their initial standards conditions, these costs are capitalized as an incremental in their historical cost.

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

The original price of tangible fixed assets is readjusted according to the revaluation value according to Decision No. 980/QĐ-BXD of the Ministry of Construction dated August 25, 2015 on approving the enterprise value for equitization of the Corporation at 0:00 on January 1, 2015.



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Fixed asset depreciation is provided using the straight-line method with the estimated depreciation period as follows:

<u>Type of fixed asset</u>	<u>Number of years</u>
Building, structures	10 - 45
Machinery and equipment	03
Transportation and transmission vehicles	03 - 08
Management equipment and tools	02 - 03
Management software	03 - 05

**9. Investment properties**

Investment properties are initially recognised at historical cost.

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

<u>Number of year</u>
Building, structures
31

An item of owner-occupied property or inventories only becomes an investment property when its using purposes has been changed, evidenced by commencement of stopping using that item and starting to operate leasing for the third party or completing the construction period. The investment property is transferred to owner-occupied property or inventories only in which it undergoes a change in use, evidenced by commencement of starting using the assets by owner or development with a view to sale. The transferring from investment property to owner-occupied property or inventories will not change the original cost and carrying amount of asset as at the date of transfer.

**10. Payables**

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

**11. Accrued expenses**

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as provisional costs for construction costs, etc. which are recorded as operating expenses of the reporting year.

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

**12. Provision for payables**

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



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

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

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

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

**13. Unearned revenues**

Unearned revenue includes prepayments from customers for one or or many accounting periods relating to asset leasing and other unearned revenues.

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

**14. Owner's equity**

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

Differences arising from asset revaluation shall be recorded when receiving decision of State on asset revaluation; or when carrying out the equitization of State-owned enterprises and other cases in accordance with legal regulations.

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

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

**15. Revenue**

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

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*Revenue from rendering of services:*

- The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

*Financial income:*

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

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

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

**16. Cost of services rendered**

Costs of services rendered are costs of services rendered during the period, and recorded on the basis of matching with revenue during the period and on a prudence basis.

**17. Financial expenses**

Items recorded into financial expenses comprise:

- Losses from sale of foreign currency, exchange loss, etc.

**18. Corporate income tax**

*Current Corporate Income Tax Expenses*

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

*Current Corporate income tax rate*

The Corporation applies the corporate income tax rate of 20% for production and business activities with taxable income from Jul 1, 2025 to Sep 30, 2025.

**19. Related Parties**

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

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;



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- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

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

**20. Segment information**

Because the Corporation's business activities during the period are mainly in the field of construction consultancy and take place in the territory of Vietnam, the Corporation did not prepare Segment Reports by business sector and geographical area.

**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM BALANCE SHEET**

**1. Cash and cash equivalents**

	<b>30/09/2025</b>	<b>01/01/2025</b>
	<b>VND</b>	<b>VND</b>
Cash on hand	30,918,688,396	5,034,728,500
Demand deposits	18,834,317,240	8,223,945,405
Cash equivalents	22,000,000,000	23,000,000,000
<b>Total</b>	<b>71,753,005,636</b>	<b>36,258,673,905</b>

**2. Financial investments**

The Corporation's financial investments include investments held to maturity and capital contributions to other entities. Information on the Corporation's financial investments is as follows:

**2a. Held to maturity investments**

Term deposits with terms of over 3 months and up to 13 months, with a book value equal to the original price.

	<b>30/09/2025</b>		<b>01/01/2025</b>	
	Original cost	Provision	Original cost	Provision
- Term deposits (from 03 months to 13 months)	186,035,850,000	-	169,872,882,901	-
<b>Total</b>	<b>186,035,850,000</b>	<b>-</b>	<b>169,872,882,901</b>	<b>-</b>

Unit: VND

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**2b. Investment in equity to other entities**

The book value of capital contributions to other entities is recorded according to the Equitization Finalization Minutes as of October 6, 2016 prepared by CPA Vietnam Auditing Company Limited on October 10, 2018 and Decision No. 607/QD-BXD dated May 24, 2021 on the value of state capital at the time of handover of the parent company - Vietnam National Construction Consultant Corporation to Vietnam National Construction Consultant Corporation - JSC.

Information on the Corporation's financial investments is as follows:

	<b>30/09/2025</b>		<b>01/01/2025</b>	
	Ownersh ip ratio	Book value	Ownersh ip ratio	Book value
<b>Investments in Member companies</b>		<b>68,243,850,433</b>		<b>68,243,850,433</b>
Consultancy on Construction of Building Material Projects JSC (CCBM)	51%	11,599,524,738	51%	11,599,524,738
Vietnam Investment Consulting and Construction Designing JSC (CDC)	51%	10,152,212,002	51%	10,152,212,002
Vietnam National Consultant JSC. for Industrial and Urban Construction (VCC)	51%	14,039,197,402	51%	14,039,197,402
Union of Survey JSC(Usco)	57,76%	32,452,916,291	57,76%	32,452,916,291
<b>Investment in Associates</b>		<b>48,885,994,941</b>		<b>48,885,994,941</b>
National General Construction Consulting JSC (NAGECCO)	48,57%	22,098,023,547	48,57%	22,098,023,547
Vietnam Water, Sanitation and Environment JSC (VIWASE)	35,35%	16,079,573,733	35,35%	16,079,573,733
Construction Consultant Safety Technique Inspection JSC (INCOSAF)	49%	5,723,981,751	49%	5,723,981,751
Technology and Consultancy JSC (CIC)	49%	4,984,415,910	49%	4,984,415,910
<b>Investment in other entities</b>		<b>38,025,693,509</b>		<b>38,025,693,509</b>
Consultant and Inspection JSC of Construction Technology and Equipment (CONINCO)	19,7%	21,114,000,000	19,7%	21,114,000,000
Lilamaland Corporation (LILAMA)	6,21%	6,626,292,837	6,21%	6,626,292,837
Tan Cang infrastructure Development Investment Joint Stock Company	10%	8,860,349,441	10%	8,860,349,441
Asia Pacific Engineering Consultants (APECO)	13,8%	1,425,051,231	13,8%	1,425,051,231
<b>Total</b>		<b>155,155,538,883</b>		<b>155,155,538,883</b>

*Fair value*

The Corporation has not determined the fair value of these financial investments because Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Systems do not have specific guidance on determining fair value. For investments in public companies, because the shares of these companies have low trading volume on the stock market and are illiquid, the Corporation has not determined the fair value based on the closing price on December 31, 2024 and Sep 30, 2025 of these companies.

*Performance of Subsidiaries and Affiliates*

Other Subsidiaries and Associates are operating normally, with no major changes compared to the previous period.



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*Transactions with Subsidiaries and Affiliates*

During the period, the Corporation only had transactions mainly with Subsidiaries and Associates as follows:

	01/01/2025- 30/09/2025 VND	01/01/2024- 30/09/2024 VND
<b>Dividends from Subsidiaries</b>	<b>6,173,291,120</b>	<b>5,530,292,364</b>
Consultancy on Construction of Building Material Projects JSC (CCBM)	43,600,920	36,108,364
Vietnam Investment Consulting and Construction Designing JSC (CDC)	1,533,100,800	1,248,480,000
Union of Survey JSC(Usco)	346,249,400	1,365,938,000
Vietnam National Consultant JSC. for Industrial and Urban Construction (VCC)	4,250,340,000	2,879,766,000
<b>Dividends from Associates</b>	<b>5,179,145,000</b>	<b>5,230,470,000</b>
Construction Consultant Safety Technique Inspection JSC (INCOSAF)	795,270,000	725,200,000
Technology and Consultancy JSC (CIC)	611,795,000	562,190,000
Vietnam Water, Sanitation and Environment JSC (VIWASE)	1,018,080,000	2,290,680,000
National General Construction Consulting JSC (NAGECCO)	2,754,000,000	1,652,400,000

**3. Trade receivables**

	30/09/2025 VND	01/01/2025 VND
Quang Ninh Provincial Police	513,188,400	513,188,400
Military Medical Academy	-	5,055,460,044
Yen Bai Provincial Construction Investment PMB	883,684,000	883,684,000
Vietnam Television Office	-	111,739,000
Dong Anh District Construction Investment PMB	850,482,658	885,585,658
Hung Yen investment and development corporation	2,305,399,255	-
Other objects	50,302,229,105	54,068,981,820
<b>Total</b>	<b>54,854,983,418</b>	<b>61,518,638,922</b>

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**4. Prepayment to Suppliers**

	<b>30/09/2025</b>	<b>01/01/2025</b>
	<b>VND</b>	<b>VND</b>
Union Of Survey And Construction Joint Stock Company - USCO	68,000,000	68,000,000
COTECCONS Construction Joint Stock Company	150,000,000	150,000,000
Hihaus & Co Company Limited	120,000,000	120,000,000
AC - Tech Viet Nam Company Limited	254,085,120	254,085,120
VIET GLOBAL Development Joint Stock Company	127,500,000	-
Other suppliers	1,476,864,008	730,514,273
<b>Total</b>	<b>2,196,449,128</b>	<b>1,322,599,393</b>

**5. Other short-term receivables**

**5a. Short – term**

	<b>30/09/2025</b>		<b>01/01/2025</b>	
	<b>Original cost</b>	<b>Provision</b>	<b>Original cost</b>	<b>Provision</b>
<b>Other payables from related parties</b>	<b>2,009,417,435</b>	<b>-</b>	<b>1,621,500,000</b>	<b>-</b>
<b>Dividends receivable</b>	<b>1,846,249,400</b>	<b>-</b>	<b>1,500,000,000</b>	<b>-</b>
Union of Survey JSC(Usco)	1,846,249,400	-	1,500,000,000	-
<b>Receivables from Capital Representative Remuneration</b>	<b>163,168,035</b>	<b>-</b>	<b>121,500,000</b>	<b>-</b>
Vietnam National Consultant JSC. for Industrial and Urban Construction (VCC)	32,068,035	-	38,400,000	-
Consultancy on Construction of Building Material Projects JSC (CCBM)	5,100,000	-	5,100,000	-
Technology and Consultancy JSC (CIC)	63,000,000	-	36,000,000	-
Union of Survey JSC(Usco)	42,000,000	-	24,000,000	-
National General Construction Consulting JSC (NAGECCO)	18,000,000	-	18,000,000	-
Vietnam Water, Sanitation and Environment JSC (VIWASE)	3,000,000	-	-	-
<b>Receivables from other organizations and individuals</b>	<b>21,669,092,195</b>	<b>-</b>	<b>20,260,467,979</b>	<b>-</b>
- Capital Representative Remuneration	237,499,995	-	145,111,956	-
- Personal income tax	1,129,031,314	-	2,595,170,143	-
- Advances	18,089,141,890	-	14,639,953,424	-
- Mortgages	71,000,000	-	71,000,000	-
- Overpaid insurance	-	-	449,692	-
- Dividends	390,000,000	-	-	-
- Others	1,752,418,996	-	2,808,782,764	-
<b>Total</b>	<b>23,678,509,630</b>	<b>-</b>	<b>21,881,967,979</b>	<b>-</b>

**5b. Other long-term receivables**

Deposit, bet, collateral



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**6. Doubtful debts**

All of the following receivables are overdue for 3 years and have been provisioned for:

	30/09/2025		01/01/2025	
	Original cost	Recoverable value	Original cost	Recoverable value
PMB of Hanoi Department of Health	-	-	96,530,000	(96,530,000)
Song Da Urban Development and Construction Investment JSC	167,867,000	(167,867,000)	167,867,000	(167,867,000)
Hanoi Construction JSC No. 1	-	-	899,596,800	(899,596,800)
TID Façade JSC	773,932,585	(773,932,585)	773,932,585	(773,932,585)
People's Committee of Phuc Yen town	341,861,000	(341,861,000)	341,861,000	(341,861,000)
Receivables from other organizations and individuals	2,930,271,004	(2,930,271,004)	3,081,413,745	(3,081,413,745)
<b>Total</b>	<b>4,213,931,589</b>	<b>(4,213,931,589)</b>	<b>5,361,201,130</b>	<b>(5,361,201,130)</b>

Unit: VND

**7. Inventories**

	30/09/2025 VND	01/01/2025 VND
Starlake Urban Complex Project	523,551	18,000,140
Antares Ocean Project	-	639,981,304
Tien Bo Plaza Project	297,207,695	150,362,519
Bai Lu Eco-tourism Area	999,774,234	1,627,301,263
Event Center Project at Lot CC01, An Hung New Urban Area	3,388,190,980	3,388,190,980
Lach Tray Riverside Urban Area Development Project, Hai Phong	-	53,181,818
Long Thanh International Airport Construction Project	6,875,950,139	4,648,667,987
Other projects	68,728,416,273	68,059,539,197
<b>Total</b>	<b>80,290,062,872</b>	<b>78,585,225,208</b>

**8. Prepaid Expenses**

**8a. Short-term**

	30/09/2025 VND	01/01/2025 VND
- Computer software	19,650,000	17,703,333
<b>Total</b>	<b>19,650,000</b>	<b>17,703,333</b>

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8b. Long-term

	30/09/2025 VND	01/01/2025 VND
- Tools and supplies used	805,359,311	933,467,403
<b>Total</b>	<b>805,359,311</b>	<b>933,467,403</b>

9. Tangible Fix assets

	Buildings, structures	Machinery, equipment	Transportation equipment	Management equipment	Unit: VND Total
<b>Historical cost</b>					
Beginning balance as of 01/01/2025	69,900,339,549	38,219,468,046	7,900,751,841	2,003,067,288	118,023,626,724
Increase in the period	-	-	854,523,636	-	854,523,636
Purchase in the period	-	-	854,523,636	-	854,523,636
Decrease in the period	-	-	-	-	-
Liquidation, disposal in the period	-	-	-	-	-
Ending balance as of 30/09/2025	69,900,339,549	38,219,468,046	8,755,275,477	2,003,067,288	118,878,150,360
<b>Accumulated depreciation</b>					
Beginning balance as of 01/01/2025	13,648,563,660	19,213,816,580	6,039,432,588	1,822,911,425	40,724,724,253
Increase in the period	1,279,156,096	1,938,903,036	441,402,008	123,155,121	3,782,616,261
Depreciation in the period	1,279,156,096	1,938,903,036	441,402,008	123,155,121	3,782,616,261
Decrease in the period	-	-	-	-	-
Liquidation, disposal in the period	-	-	-	-	-
Ending balance as of 30/09/2025	14,927,719,756	21,152,719,616	6,480,834,596	1,946,066,546	44,507,340,514
<b>Net carrying amount</b>					
Beginning balance as of 01/01/2025	56,251,775,889	19,005,651,466	1,861,319,253	180,155,863	77,298,902,471
Ending balance as of 30/09/2025	54,972,619,793	17,066,748,430	2,274,440,881	57,000,742	74,370,809,846

In which:

Cost of fully depreciated tangible fixed assets but still in use at the end of the year: VND 9,404,464,987



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10. Intangible Fixed Assets

Unit: VND

	Computer software	Total
<b>Historical cost</b>		
Beginning balance as of 01/01/2025	10,076,648,420	10,076,648,420
Increase in the period	-	-
Purchase in the period	-	-
Ending balance as of 30/09/2025	10,076,648,420	10,076,648,420
<b>Accumulated amortization</b>		
Beginning balance as of 01/01/2025	8,812,121,753	8,812,121,753
Increase in the period	713,760,000	713,760,000
Amortization in the period	713,760,000	713,760,000
Ending balance as of 30/09/2025	9,525,881,753	9,525,881,753
<b>Net carrying amount</b>		
Beginning balance as of 01/01/2025	1,264,526,667	1,264,526,667
Ending balance as of 30/09/2025	550,766,667	550,766,667

In which:

Cost of fully depreciated intangible fixed assets but still in use at the end of the year: VND 6,913,248,420.

11. Investment Properties

The investment property is the 4th floor of VG Building, handed over from Consultancy on Construction of Building Material Projects Joint Stock Company - CCBM, which has been recorded in the enterprise valuation file for equitization of the Corporation approved in Decision 980/QD-BXD dated August 25, 2015 of the Ministry of Construction on enterprise value for equitization of the parent company - Vietnam National Construction Consultant Corporation. The Corporation has not yet been granted a Certificate of ownership of this investment property.

Item	30/09/2025	Increase	Decrease	01/01/2025
<b>Investment properties held for lease</b>				
Historical cost	11,856,000,000	-	-	11,856,000,000
Buildings	11,856,000,000	-	-	11,856,000,000
Accumulated depreciation	4,113,037,648	286,838,712	-	3,826,198,936
Buildings	4,113,037,648	286,838,712	-	3,826,198,936
Net carrying amount	7,742,962,352	-	286,838,712	8,029,801,064
Buildings	7,742,962,352	-	286,838,712	8,029,801,064

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**12. Short-term Trade Payables**

	30/09/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
<b>Related parties</b>	-	-	-	-
<b>Others</b>	<b>20,246,021,945</b>	<b>20,246,021,945</b>	<b>13,038,494,541</b>	<b>13,038,494,541</b>
- INNO Joint Stock Company	555,544,845	555,544,845	1,578,741,857	1,578,741,857
- Anh Kiet Production and Trading Company Limited	784,025,610	784,025,610	834,025,610	834,025,610
- 38 Architecture Investment and Design Construction Joint	201,742,419	201,742,419	542,135,051	542,135,051
- PLA VIET NAM DESIGN STUDIO JOINT STOCK COMPANY	1,077,355,964	1,077,355,964	-	-
-RECO Construction Joint Stock Company	982,916,975	982,916,975	1,036,538,202	1,036,538,202
- Other Entities	16,644,436,132	16,644,436,132	9,047,053,821	9,047,053,821
<b>Total</b>	<b>20,246,021,945</b>	<b>20,246,021,945</b>	<b>13,038,494,541</b>	<b>13,038,494,541</b>

**13. Short-term Prepayment from Customers**

	30/09/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
- SLUC Company Limited	1,500,000,000	1,500,000,000	2,600,500,000	2,600,500,000
- DB Investment and Development One Member Company Limited	863,983,750	863,983,750	727,000,000	727,000,000
- Ngan Anh Trading and Toursim Joint Stock Company	9,900,000	9,900,000	1,933,000,000	1,933,000,000
- IC IctasInsaat Sanayi veTicaret A.S	5,617,920,263	5,617,920,263	6,388,861,977	6,388,861,977
- Vega City Joint Stock Company	1,794,748,102	1,794,748,102	926,616,593	926,616,593
- Everland Phu Yen Joint Stock Company	4,438,094,295	4,438,094,295	4,438,094,295	4,438,094,295
-Tan A Dai Thanh Development Joint Stock Company	2,231,076,376	2,231,076,376	2,700,000,000	2,700,000,000
- Other Entities	125,108,177,191	125,108,177,191	111,819,503,258	111,819,503,258
<b>Total</b>	<b>141,563,899,977</b>	<b>141,563,899,977</b>	<b>131,533,576,123</b>	<b>131,533,576,123</b>



**NOTES TO FINANCIAL STATEMENTS**

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**14. Taxes and other Payables to the State budget**

	Payable at the opening period	Receivable at the opening period	Payable arise in the period	Amount paid in the period	Payable at the closing period	Receivable at the closing period
Value added tax	2,287,563,145	-	12,005,607,194	14,252,521,587	283,581,533	242,932,781
Corporate income tax	1,448,527,899	-	4,676,243,107	3,522,066,200	2,602,704,806	-
Personal income tax	1,318,552,922	-	1,959,521,374	3,968,279,763	24,550,516	714,755,983
Land tax and land rental	-	-	315,083,343	1,056,064,464	-	740,981,121
Other taxes	-	-	6,000,000	6,000,000	-	-
Fees, charges and other payables	-	-	13,542,170	13,542,170	-	-
<b>Total</b>	<b>5,054,643,966</b>	<b>-</b>	<b>18,975,997,188</b>	<b>22,818,474,184</b>	<b>2,910,836,855</b>	<b>1,698,669,885</b>

***Value Added Tax***

The Corporation pays value added tax by the deduction method. The value added tax rate for exported goods is 0%. On June 30, 2025, the Government issued Decree No. 174/2025/ND-CP stipulating the policy of reducing value added tax according to Resolution No. 204/2025/QH15 dated June 17, 2025 of the National Assembly, effective from July 1, 2025 to December 31, 2026.

***Corporate Income Tax***

The Corporation must pay Corporate Income Tax on taxable income at a rate of 20%.

The Corporate Income Tax payable for the period is estimated as follows:

**NOTES TO FINANCIAL STATEMENTS**

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	<b>01/01/2025- 30/09/2025 VND</b>	<b>01/01/2024- 30/09/2024 VND</b>
<b>Corporate income tax expense for 2025</b>		
Total profit before tax	38,112,949,348	33,360,722,828
Adjustments to increase or decrease accounting profit to determine profit subject to corporate income tax:	8,111,689	298,603,141
- <i>Increase</i>	8,111,689	298,603,141
Taxable income	38,121,061,037	33,659,325,969
Tax-free income	(14,741,676,501)	(13,410,223,821)
Taxable income	23,379,384,536	20,249,102,148
Tax rate	20%	20%
Adjustments to corporate income tax expenses of previous periods into corporate income of this period		1,344,144,506
<b>Corporate income tax payable</b>	<b>4,675,876,907</b>	<b>3,780,991,528</b>
<b>2. Corporate income tax expenses of previous years are accounted for in 2024</b>		
2.1 Total pre-tax accounting profit of previous years is accounted for in the 2024 financial statements	-	553,711,864
2.2 Non-deductible expenses of the previous year are included in the corporate income tax expense in 2024	-	6,294,890,098
2.3 Taxable income from previous years recorded in 2024	-	6,848,601,962
2.4 Corporate income tax expenses of previous years are accounted for in 2024	-	1,369,720,392
<i>In which:</i>		
<b>Corporate income tax expense of the Corporation on the income statement</b>	<b>4,675,876,907</b>	<b>4,290,689,724</b>
Corporate income tax collection from third parties	-	(860,022,197)

***Land rental***

Currently, the Corporation is making temporary land rent payments according to Notice No. 8824/TB-CCTKV1-QLĐ dated April 26, 2025 of 1st Regional Tax Department. The land rent amount for the 3rd quarter of 2025 is accounted for as: VND 528,032,232.

***Housing tax***

Housing tax is paid according to the notice of the tax authority.

***Other taxes***

The Corporation declares and pays according to regulations.



NOTES TO FINANCIAL STATEMENTS

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15. Short-term accrued expenses

	30/09/2025 VND	01/01/2025 VND
Project costs accrued based on consulting contract revenue	1,988,555,293	1,088,234,023
<b>Total</b>	<b>1,988,555,293</b>	<b>1,088,234,023</b>

16. Other payables

	30/09/2025 VND	01/01/2025 VND
<b><i>Other payables to related parties</i></b>	<b>2,385,000,000</b>	<b>2,250,000,000</b>
- National General Construction Consulting JSC (NAGECCO)	397,500,000	375,000,000
- Vietnam Investment Consulting and Construction Designing JSC (CDC)	397,500,000	375,000,000
- Union of Survey JSC(Usco)	397,500,000	375,000,000
- Consultancy on Construction of Building Material Projects JSC (CCBM)	397,500,000	375,000,000
- Vietnam Water, Sanitation and Environment JSC (VIWASE)	397,500,000	375,000,000
- Consultant and Inspection JSC of Construction Technology and Equipment (CONINCO)	397,500,000	375,000,000
<b><i>Other</i></b>	<b>55,840,193,295</b>	<b>29,182,227,185</b>
- Trade union fund	286,238,859	22,351,364
- Social insurance	63,041,456	6,080,718
- Health insurance	6,320,807	3,116,247
- Unemployment insurance	3,099,264	2,161,659
- Dividend, profit payables	28,659,021,397	39,462,997
- Short-term deposits, collateral received	326,208,800	286,732,100
- Remuneration	1,314,624,049	572,266,656
- Others	25,181,638,663	28,250,055,444
<b>Total</b>	<b>58,225,193,295</b>	<b>31,432,227,185</b>

The Corporation has no other overdue unpaid debts..

17. Provision for Short-term payables

Provision for payables related to the Consulting Contract with Thai Nguyen Iron and Steel Joint Stock Company according to Conclusion No. 167/KL-TTCP dated June 14, 2019 of the Government Inspectorate on the Production Expansion Project, Phase 2 - Thai Nguyen Iron and Steel Company and may have to return the contract value collected.

NOTES TO FINANCIAL STATEMENTS

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18. Bonus and Welfare fund

	01/01/2025	Increase due to provision from profit	Expenditure of funds during the period	30/09/2025
Bonus fund	1,576,483,002	1,000,000,000	(773,450,000)	1,803,033,002
Welfare fund	16,224,382	5,379,004,147	(3,217,100,000)	2,178,128,529
Reward fund of executive management board of company	107,340,000	590,241,477	-	697,581,477
<b>Cộng</b>	<b>1,700,047,384</b>	<b>6,969,245,624</b>	<b>(3,990,550,000)</b>	<b>4,678,743,008</b>

19. Owner's equity

19a. Equity Fluctuation Reconciliation Table

Unit: VND

	Contributed capital	Development and investment funds	Retained earnings	Total
Balance as of 01/01/2024	357,744,480,000	5,267,881,744	27,231,974,396	390,244,336,140
Increase in capital in previous year	-	-	9,956,829,628	9,956,829,628
Profit/loss for previous year	-	-	37,188,804,024	37,188,804,024
Profit distribution	-	-	(27,231,974,396)	(27,231,974,396)
Balance as of 31/12/2024	357,744,480,000	5,267,881,744	37,188,804,024	400,201,165,768
Balance as of 01/01/2025	357,744,480,000	5,267,881,744	37,188,804,024	400,201,165,768
Increase in capital in current year	-	-	33,437,072,441	33,437,072,441
Profit/loss for previous year	-	-	33,437,072,441	33,437,072,441
Current year decrease in	-	1,600,000,000	(37,188,804,024)	(35,588,804,024)
Profit distribution	-	1,600,000,000	(8,569,245,624)	(6,969,245,624)
Paid dividends	-	-	(28,619,558,400)	(28,619,558,400)
Balance as of 30/09/2025	357,744,480,000	6,867,881,744	33,437,072,441	398,049,434,185

19b. Details of owner's capital contribution

	30/09/2025 VND	Rate %	01/01/2025 VND	Rate %
State shareholder capital contribution	312,377,480,000	87.32	312,377,480,000	87.32
Capital contribution of foreign shareholders ORIENTAL CONSULTANTS GLOBAL CO.,LTD	24,760,000,000	6.92	24,760,000,000	6.92
	20,607,000,000	5.76	20,607,000,000	5.76
Other shareholders' equity	357,744,480,000	100	357,744,480,000	100

NOTES TO FINANCIAL STATEMENTS

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**19c. Stock**

	30/09/2025 VND	01/01/2025 VND
Quantity of Authorized issuing stocks	35,774,448	35,774,448
Number of stocks sold to the public	35,774,448	35,774,448
Common stocks	35,774,448	35,774,448
Quantity of outstanding shares in circulation	35,774,448	35,774,448
Common stocks	35,774,448	35,774,448
Par value per stock (VND/stock)	10,000	10,000

**20. Off Statement of Interim Financial Position Items**

*Foreign currencies*

At the end of the reporting period, cash and cash equivalents included USD 6,147.54 (beginning balance USD 373.36).

**VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM CONSOLIDATED INCOME STATEMENT**

**1. Total Revenue from Sales of Goods and Rendering of services**

**1a. Total revenue**

	01/07/2025- 30/09/2025 VND	01/07/2024- 30/09/2024 VND
Revenue from consulting service	103,607,894,000	74,841,651,718
Revenue from Office floor rental	1,949,313,883	1,599,467,131
<b>Total</b>	<b>105,557,207,883</b>	<b>76,441,118,849</b>

**1b. Revenue from sales and rendering of services to related parties**

(See detailed explanation in Page 33)

**2. Costs of Goods sold**

	01/07/2025- 30/09/2025 VND	01/07/2024- 30/09/2024 VND
Cost of service	87,306,445,809	64,035,898,326
Cost of Office floor rental	960,931,063	1,375,298,982
<b>Total</b>	<b>88,267,376,872</b>	<b>65,411,197,308</b>



**NOTES TO FINANCIAL STATEMENTS**

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**3. Finance income**

	<b>01/07/2025- 30/09/2025 VND</b>	<b>01/07/2024- 30/09/2024 VND</b>
Interest income, interest from loans	1,784,277,827	2,280,106,819
Dividends or profits received	255,000,000	359,146
<b>Total</b>	<b>2,039,277,827</b>	<b>2,280,465,965</b>

**4. Financial expenses**

	<b>01/07/2025- 30/09/2025 VND</b>	<b>01/07/2024- 30/09/2024 VND</b>
Realised exchange loss	-	24,913,185
<b>Total</b>	<b>-</b>	<b>24,913,185</b>

**5. General Administrative Expenses**

	<b>01/07/2025- 30/09/2025 VND</b>	<b>01/07/2024- 30/09/2024 VND</b>
Office supplies costs	66,300,836	74,674,108
Raw materials	19,030,940	10,950,734
Labour expenses	5,443,121,313	3,959,517,865
Depreciation expenses	582,139,276	364,749,744
Tax, Charge, Fee	(740,981,121)	528,032,232
Expenses of outsourcing services	56,337,019	69,413,885
Provision expenses	(111,142,741)	(1,164,058,828)
Other expenses in cash	2,239,630,521	2,586,569,726
<b>Total</b>	<b>7,554,436,043</b>	<b>6,429,849,466</b>

**6. Other income**

	<b>01/07/2025- 30/09/2025 VND</b>	<b>01/07/2024- 30/09/2024 VND</b>
Gain from design scheme competition	20,000,000	-
Others	400,925,926	4,937,879
<b>Total</b>	<b>420,925,926</b>	<b>4,937,879</b>

NOTES TO FINANCIAL STATEMENTS

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7. Other expense

	01/07/2025- 30/09/2025 VND	01/07/2024- 30/09/2024 VND
Cost of design proposal	19,000,000	-
Others	101,225,574	259,554,830
<b>Total</b>	<b>120,225,574</b>	<b>259,554,830</b>

8. Business and Production cost by items

	01/07/2025- 30/09/2025 VND	01/07/2024- 30/09/2024 VND
Raw materials	10,186,174,227	5,856,109,609
Labour expenses	45,519,023,355	31,354,133,089
Tax, Charge, Fee	(740,981,121)	528,032,232
Depreciation and amortisation	1,710,049,549	1,664,168,748
Expenses of outsourcing services	56,337,019	69,413,885
Provision expenses	(111,142,741)	(1,164,058,828)
Other expenses in cash	36,818,996,165	29,158,802,790
<b>Total</b>	<b>93,438,456,453</b>	<b>67,466,601,525</b>

VII. OTHER INFORMATION

1. Transactions and balances with related parties

Related parties to the Corporation include: key management members, individuals related to key management members and other related parties.

1a. *Transactions and balances with key management members and individuals related to key management members*

Key management members include: members of the Board of Management and members of the General Directors. Individuals related to key management members are close family members of key management members.

*Transactions with key management members and individuals related to key management members*

The Corporation does not have any sales or service transactions with key management members and individuals related to key management members and only has the following transactions with members of the Board of Management and individuals related to key management members.

*Key Management Members' Remuneration*

The income of key management members in the third quarter of 2025 is VND 1,128,000,000.

**NOTES TO FINANCIAL STATEMENTS**

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**1b. Transactions and balances with other related parties**

Other related parties to the Corporation include:

<b>Other related parties</b>	<b>Relationship</b>
Consultancy on Construction of Building Material Projects JSC. (CCBM)	Subsidiary
Vietnam Investment Consulting and Construction Designing JSC (CDC)	Subsidiary
Union of Survey JSC(Usco)	Subsidiary
Vietnam National Consultant JSC. for Industrial and Urban Construction (VCC)	Subsidiary
National General Construction Consulting JSC (NAGECCO)	Associate
Vietnam Water, Sanitation and Environment JSC (VIWASE)	Associate
Construction Consultant Safety Technique Inspection JSC (INCOSAF)	Associate
CIC Technology and Consultancy JSC	Associate

*Transactions with other related parties:*

**Purchased goods and services:**

	<b>01/07/2025- 30/09/2025 VND</b>	<b>01/07/2024- 30/09/2024 VND</b>
Consultancy on Construction of Building Material Projects JSC. (CCBM)	103,119,042	197,488,356
Construction Consultant Safety Technique Inspection JSC (INCOSAF)	7,407,408	1,851,852

**Goods and services sold:**

	<b>01/07/2025- 30/09/2025 VND</b>	<b>01/07/2024- 30/09/2024 VND</b>
National General Construction Consulting JSC (NAGECCO)	-	140,000,000
Vietnam Water, Sanitation and Environment JSC (VIWASE)	18,518,519	-

**2. Segment information**

The Corporation operates mainly in one business field, which is construction consultancy, and only takes place within the territory of Vietnam.

**3. Events occurring after the balance sheet date**

There are no material events occurring after the balance sheet date that require adjustment to or disclosure in the interim consolidated financial statements.

Hanoi, Oct 29 , 2025

**Prepared by**

**Chief Accountant**

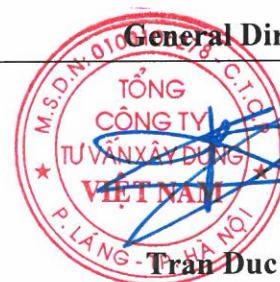
**General Director**



**Trinh Tuan Anh**



**Nguyen Thi Doan Trang**



**Trần Đức Toàn**