

THANH AN CORPORATION
THANH AN 96 C&I JSC
 No.: ~~476~~/JSC-BKS

SOCIALIST REPUBLIC OF VIETNAM
Independence - Liberty - Happiness
Da Nang, October 29th, 2025

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange.

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, Thanh An 96 Construction and Installation Joint Stock Company hereby discloses the Quarter III/2025 Financial Statements to the Hanoi Stock Exchange as follows:

1. Organization Information:

- Name of the issuing organization: **Thanh An 96 Construction and Installation Joint Stock Company**

- Stock code : TA9

- Address : No. 02 Nguyen Van Troi, Hoa Cuong Ward, Da Nang City.

- Telephone : 0236.3615.333 Fax: 0236.3615.334

- Email: Taichinh96@gmail.com

Website: www.thanhan96.vn

2. Disclosed Information

- Quarter III/2025 Financial Statements:

Separate financial statements (For listed organizations without subsidiaries and where the superior accounting unit has affiliated units); ☐

Consolidated financial statements (For listed organizations with subsidiaries); ☐

Combined Financial Statements (For listed organizations with affiliated accounting units having independent accounting structures). ☒

- Cases requiring explanation:

+ The auditing firm issued an opinion other than an unqualified opinion on the financial statements:

☐ Yes

☐ No

Explanation provided if "Yes":

☐ Yes

☐ No

+ ofit after tax for the reporting period shows a variance of 5% or more before and after audit, or shifts from loss to profit (or vice versa):

☐ Yes

☐ No

Explanation provided if "Yes":

☐ Yes

☐ No

+ Profit after corporate income tax in the income statement of the reporting period changes by 10% or more compared to the same period of the previous year:

☒ Yes

☐ No

Explanation provided if "Yes":

☒ Yes

☐ No

+ Profit after tax in the reporting period is negative (loss), or changes from profit in the same period of the previous year to loss (or vice versa):

☐ Yes

☐ No

Explanation provided if "Yes":

☐ Yes

☐ No

This information was published on the Company's website on *October 29th*, 2025, at the following address: www.thanhan96.vn

3. Report on transactions with a value equal to or exceeding 35% of total assets during Quarter III/2025: None

- Details of the transaction:

- Proportion of transaction value to total asset value (%):

- Transaction completion date:

We hereby certify that the information disclosed above is true and accurate, and we accept full legal responsibility for the contents of this disclosure.

Attachments:

INFORMATION

- FS

- Explanatory Statement.

PERSONS AUTHORIZED TO DISCLOSE



Trinh Thi Thu Huong

**THANH AN CORPORATION
THANH AN 96 INSTALLATION AND CONSTRUCTION
JOINT STOCK COMPANY**

INTERIM FINANCIAL REPORT
QUARTER III/2025

DaNang, October 2025

BALANCE SHEET
Quarter III/2025
As of September 30th, 2025

Unit: VND

ITEMS	Code	Note	Ending balance	Opening balance
1	2	3	4	5
A. CURRENT ASSETS (100=110+120+130+140+150)	100		2.439.892.720.928	1.801.165.413.659
I. Cash and cash equivalents	110		615.438.914.852	226.385.365.832
1. Cash on hand	111		127.438.914.852	131.385.365.832
2. Cash equivalents	112		488.000.000.000	95.000.000.000
II. Short-term financial investments	120			
1. Held for trading Securities	121			
2. Provision for devaluation of held for trading securities (*)	122			
3. Held to maturity investments	123			
III. Short-term receivables	130		588.262.915.931	632.767.077.834
1. Receivables from customers	131		282.353.072.154	404.761.745.463
2. Advances to suppliers	132		44.440.168.354	11.020.101.766
3. Intercompany receivables	133		64.137.604.049	91.279.971.392
4. Receivables based on stages of construction contract schedule	134			
5. Receivables for short-term loans	135		7.000.000.000	8.000.000.000
6. Other current receivables	136		203.424.084.436	130.797.272.275
7. Provision for doubtful receivables (*)	137		(13.092.013.062)	(13.092.013.062)
8. Shortage of assets awaiting resolution	139			
IV. Inventories	140		1.096.805.057.654	839.777.179.273
1. Inventories	141		1.096.805.057.654	839.777.179.273
2. Provision for devaluation of inventories (*)	149			
V. Other current assets	150		139.385.832.491	102.235.790.720
1. Prepaid expenses	151		19.782.698.100	2.955.253.486
2. Deductible Value Added Tax (VAT)	152		81.022.804.503	70.080.882.389
3. Tax and other receivables from the State	153		38.580.329.888	29.199.654.845
4. Government bond trading transaction	154			
5. Other current assets	155			
B - NON-CURRENT ASSETS (200=210+220+240+250+260)	200		166.680.237.343	152.056.614.996
I. Non-current receivables	210			
1. Receivables from customers	211			
2. Non-current advanced payments to suppliers	212			
3. Operating capital at sub-units	213			
4. Intra-company non-current receivables	214			
5. Non-current loan receivables	215			
6. Other non-current receivables	216			
7. Provision for doubtful receivables (*)	219			
II. Fixed assets	220		156.056.463.956	143.676.652.697
1. Tangible fixed assets	221		152.145.388.656	139.765.577.397
- Original Cost (Cost Price)	222		297.631.789.047	259.427.002.379

ITEMS	Code	Note	Ending balance	Opening balance
1	2	3	4	5
- Accumulated Depreciation (*)	223		(145.486.400.391)	(119.661.424.982)
2. Finance lease fixed assets	224			
- Original Cost (Cost Price)	225			
- Accumulated Depreciation (*)	226			
3. Intangible fixed asset	227		3.911.075.300	3.911.075.300
- Original Cost (Cost Price)	228		8.455.853.078	8.455.853.078
- Accumulated Depreciation (*)	229		(4.544.777.778)	(1.544.777.778)
III. Investment property	230			
- Original Cost (Cost Price)	231			
- Accumulated Depreciation (*)	232			
IV. Long-term Work in Progress (WIP) Assets	240		3.394.552.811	
1. Long-term Work in Progress Production and Business Costs	241			
2. Capital Construction Costs	242		3.394.552.811	
V. Long-term financial investments	250			
1. Investments in subsidiaries	251			
2. Investments in associates and joint-ventures	252			
3. Investments in equity of other entities	253			
4. Provision for long-term investments (*)	254			
5. Held to-maturity investments	255			
VI. Other long-term assets	260		7.229.220.576	8.379.962.299
1. Long-term prepaid expenses	261		7.229.220.576	8.379.962.299
2. Deferred income tax assets	262			
3. Long-term equipment, supplies and spare parts for replacement	263			
4. Other long-term assets	268			
TOTAL ASSETS (270=100+200)	270		2.606.572.958.271	1.953.222.028.655
C. LIABILITIES (300=310+330)	300		2.446.664.118.448	1.788.170.160.002
I. Current liabilities	310		2.409.201.370.025	1.760.311.605.750
1. Payable to suppliers	311		598.043.528.105	827.149.304.073
2. Advances from customers	312		1.366.657.642.054	557.536.647.658
3. Statutory obligations	313		8.224.991.819	3.336.218.061
4. Payables to employees	314		24.464.407.865	40.757.854.959
5. Accrued expenses	315		3.063.201.860	
6. Intra-Company current payables	316			
7. Payables based on stages of construction contract schedule	317			
8. Short-term unearned revenue	318		31.090.909	
9. Other short-term payables	319		162.338.951.016	104.141.433.785
10. Short-term borrowings	320		244.186.009.232	222.048.411.739
11. Provision for current payables	321			
12. Bonus and welfare fund	322		2.191.547.165	5.341.735.475
13. Price stabilization fund	323			
14. Government Bond Repurchase Agreements	324			
II. Non-current liabilities	330		37.462.748.423	27.858.554.252
1. Non-current payable to suppliers	331			
2. Non-current payable advances from customers	332			
3. Non-current payable expenses	333			
4. Intra-company payables for operating capital received	334			
5. Intra-company Non-current Payables	335			
6. Non-current unrealized revenue	336			

ITEMS	Code	Note	Ending balance	Opening balance
1	2	3	4	5
7. Other non-current payables	337		641.232.000	
8. Non-current loans and finance lease liabilities	338		36.022.500.000	27.679.000.000
9. Convertible bonds	339			
10. Preferred stocks	340			
11. Deferred income tax payable	341			
12. Provision for non-current payables	342		799.016.423	179.554.252
13. Science and technology development fund	343			
D - OWNER'S EQUITY (400=410+430)	400		159.908.839.823	165.051.868.653
I. Owners' equity	410		159.908.839.823	165.051.868.653
1. Paid-in capital	411		124.197.870.000	124.197.870.000
- Voting common stocks	411a		124.197.870.000	124.197.870.000
- Preference stocks	411b			
2. Share premium	412			
3. Conversion option on convertible bonds	413			
4. Owners' other capital	414			
5. Treasury stocks (*)	415			
6. Differences upon asset revaluation	416			
7. Exchange rate differences	417			
8. Development investment fund	418		23.261.767.489	23.261.767.489
9. Enterprise reorganization assistance fund	419			
10. Other equity fund	420			
11. Undistributed profit after tax	421		12.449.202.334	17.592.231.164
- Undistributed profit after tax brought forward	421a			
- Undistributed profit after tax for the current period	421b		12.449.202.334	17.592.231.164
12. Construction investment fund	422			
II. Other funds	430			
1. Funds	431			
2. Funds that form fixed assets	432			
TOTAL RESOURCES (440=300+400)	440		2.606.572.958.271	1.953.222.028.655

PREPARER



Nguyen Long An

CHIEF ACCOUNTANT



Hoang Xuan Thom

Da Nang, October 22nd, 2025

DIRECTOR



Dang Dinh Khiem

INCOME STATEMENT
Quarter III/2025

Unit: VND

ITEMS	Code	Note	QUARTER III/2025		Cumulative from the beginning of the year to the end of current quarter	
			Current year	Prior year	Current year	Prior year
1	2	3	4	5	6	7
1. Revenue from sales and provision of services	01		561.936.961.334	915.068.841.963	1.603.211.423.460	1.928.508.060.667
2. Revenue Deductions	02					
3. Net revenue from sales and provision of services (10 = 01 - 02)	10		561.936.961.334	915.068.841.963	1.603.211.423.460	1.928.508.060.667
4. Costs of goods sold	11		531.869.148.089	877.065.353.204	1.521.638.123.292	1.841.644.647.065
5. Gross Profit (20=10 - 11)	20		30.067.813.245	38.003.488.759	81.573.300.168	86.863.413.602
6. Revenue from financial activities	21		827.998.023	660.881.167	2.493.488.391	4.018.892.303
7. Financial expenses	22		5.613.317.802	3.552.022.175	13.465.934.770	9.400.109.182
- Including: Interest expenses	23		5.613.317.802	3.552.022.175	13.465.934.770	9.400.109.182
8. Selling expenses	24					
9. Administrative expenses	25		19.405.998.734	25.919.819.981	56.060.800.356	62.170.260.043
10 Operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		5.876.494.732	9.192.527.770	14.540.053.433	19.311.936.680
11. Other income	31		226.090.909	3.660.169	2.097.158.843	140.498.525
12. Other expenses	32		399.290.774		401.475.439	136.363.636
13. Other profit (40 = 31 - 32)	40		-173.199.865	3.660.169	1.695.683.404	4.134.889
14. Total accounting profit before tax (50 = 30 + 40)	50		5.703.294.867	9.196.187.939	16.235.736.837	19.316.071.569
15. Current corporate income tax expense	51		1.675.599.758	1.845.088.497	3.786.534.503	4.041.041.288
16. Deferred corporate income tax expense	52					
17. Profit after corporate income tax (60=50 - 51 - 52)	60		4.027.695.109	7.351.099.442	12.449.202.334	15.275.030.281
18. Earnings Per Share (*)	70		324	592	1.002	1.230
19. Diluted Earnings Per Share (*)	71					

PREPARER

Nguyen Long An

CHIEF ACCOUNTANT

Hoang Xuan Thom



Đà Nẵng, October 22nd, 2025

DIRECTOR

Dang Dinh Khiem

CASH FLOW STATEMENT
(Direct Method)
Quarter III/2025

Unit: VND

ITEMS	Code	Note	Cumulative from the beginning of the year to the end of current quarter	
			Current year	Prior year
1	2	3	4	5
I. Cash flow generated from (used in) operating activity				
1. Proceeds from sales, services, and other revenues	01		2.484.114.598.630	2.543.701.039.792
2. Payments to suppliers of goods and services	02		-2.012.114.410.389	-2.695.659.316.137
3. Payments to employees	03		-183.399.813.166	-185.164.134.876
4. Interest paid	04		-13.465.934.770	-9.400.109.182
5. Corporate income tax paid	05		-3.365.173.093	-4.830.452.329
6. Other proceeds from operating activities	06		337.976.543.793	364.650.064.011
7. Other payments for operating activities	07		-211.748.609.781	-377.528.802.518
Net cash flow from operating activities	20		397.997.201.224	-364.231.711.239
II. Cash flow from investing activity				
1. Payment for purchase, construction of fixed assets and other long-term assets	21		-41.599.339.479	-77.030.081.602
2. Proceeds from fixed assets and other long-term assets disposal	22			
3. Loans to and payments for purchase of debt instruments of other entities	23			
4. Collections from borrowers and proceeds from disposal of debt instruments of other entities	24		1.000.000.000	3.000.000.000
5. Payments for investments in other entities	25			
6. Proceeds from disposal of investments in other entities	26			
7. Interests and dividends received	27		1.174.589.782	4.018.892.303
Net cash flow from investing activities	30		-39.424.749.697	-70.011.189.299
III. Cash flow from financing activities				
1. Proceeds from share issuance, capital contribution	31			
2. Capital redemption and payments for purchase of treasury shares	32			
3. Drawdown of borrowings	33		610.990.729.795	555.326.288.301
4. Repayments of borrowings	34		-580.509.632.302	-482.466.620.591
5. Cash paid for finance lease repayments	35			
6. Dividends and profits paid to shareholders	36			
Net cash flow from financing activities	40		30.481.097.493	72.859.667.710
Net cash flow for the period (50 = 20+30+40)	50		389.053.549.020	-361.383.232.828
Cash and cash equivalents at the beginning of the period	60		226.385.365.832	632.810.405.642
Effects of change of foreign exchange rate	61			
Cash and cash equivalents at the end of the period (70=50+60+61)	70		615.438.914.852	271.427.172.814

PREPARER

Nguyen Long An

CHIEF ACCOUNTANT

Hoang Xuan Thom

Da Nang, October 22nd, 2025



DIRECTOR

Dang Dinh Kiem

02 Nguyen Van Troi Street - Danang City

SELECTIVE NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

I. CHARACTERISTICS OF THE COMPANY'S OPERATIONS

1. Form of capital ownership

Joint Stock Company with 51% State Capital.

The company's business registration certificate number is 0400100545 issued by the Department of Planning and Investment of Da Nang City on January 9, 2008, with its 11th amendment made on March 5, 2025.

The charter capital of the company is VND 124.197.870.000.

Par value of a share: 10.000 VND per share

2. Business Sector

Construction, installation, trade, equipment rental, production of construction materials, testing...

3. Business Activities

Construction of various types of buildings, installation of electrical systems, installation water supply and drainage systems, construction of railway and road projects, construction of public works, specialized construction activities, other specialized construction activities, installation of industrial machinery and equipment, equipment rental, testing, production of construction materials...

4. Typical production and business cycle

The company's typical production and business cycle is usually 12 months

5. Operational characteristics of the company during the accounting period that impact the financial statements:

The prices of construction materials have been continuously rising, and payable expenses have also been increasing

6. Company Structure

As of September 30th, 2025, the Company has the following dependent accounting branches:

Branch Name:	Address
1. Construction Enterprise 36 - Branch of Thanh An 96 Installation and Construction Joint Stock Company	Lot 32, Map Sheet No.213, Hoa Khanh Ward, Da Nang City.
2. Construction Enterprise 54 - Branch of Thanh An 96 Installation and Construction Joint Stock Company	No. 88 Nguyen Chanh, Lien Chieu Ward, Da Nang City.
3. Construction Enterprise 74 - Branch of Thanh An 96 Installation and Construction Joint Stock Company	No. 96B Tran Phu, Nha Trang Ward, Khanh Hoa Province.
4. Construction Enterprise 79 - Branch of Thanh An 96 Installation and Construction Joint Stock Company	No. 699 Vu Tong Phan, Khuong Dinh Ward, Ha Noi City.
5. Thanh An 96 Installation and Construction Joint Stock Company in Ha Noi	No. 86A, Alley 358/25 Bui Xuong Trach, Khuong Dinh Ward, Ha Noi City.
6. Branch of Thanh An 96 Installation and Construction Joint Stock Company in Quang Tri Province	No. 34 Nguyen Du, Nam Dong Ha Ward, Quang Tri Province.

7. Southern branch/Thanh An 96

Installation and Construction 221-DIII, Street No. III, Quarter 6, Phuoc Long Ward, Ho Chi Minh City.
Joint Stock Company in HCM city

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

The Company applies the Vietnamese Accounting Regime for Enterprises issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, and Circular No. 53/2016/TT-BTC dated March 21, 2016, which amends and supplements some articles of Circular No. 200/2014/TT-BTC issued by the Ministry of Finance. Therefore, the information and figures presented in the consolidated financial statements between accounting periods are comparable.

II. ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING

1. Accounting Period: (Starting from January 1st and ending on December 31st of the calendar year).

This financial statement is prepared for the accounting period beginning on January 1, 2025 and ending on June 30th, 2025.

2. Currency Used in Accounting: Vietnamese Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING REGIME

1. Accounting System

The Company applies the Vietnamese Accounting Regime for Enterprises issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, and Circular No. 53/2016/TT-BTC dated March 21, 2016, which amends and supplements some articles of Circular No. 200/2014/TT-BTC issued by the Ministry of Finance.

2. Statement of Compliance with Accounting Standards and Regimes

The accompanying financial statements are prepared in accordance with the Vietnamese Accounting Standards and the Vietnamese Accounting System for Enterprises as promulgated and currently in effect.

IV. APPLIED POLICIES

The Company applies the following accounting principles:

1. Principle for Recognizing Cash and Cash Equivalents

Cash and cash equivalents include: Cash on hand, demand deposits at banks, short-term investments with a maturity of no more than 3 months and no risk in converting to cash, or investments with high liquidity. High-liquidity investments are those that can be converted into a specific amount of cash within less than 3 months and with minimal risk related to fluctuations in the conversion value

2. Accounting Principles for Financial Investments

Investments include fixed-term deposits, investments in equity instruments of companies over which the company has no control or significant influence. Investments are reflected at their original cost

3. Principle for Accounting Receivables

Receivables include accounts receivable from customers, prepayments to suppliers, and other receivables at the reporting date. Receivables are presented at their carrying amount less allowance for doubtful accounts. Provision for doubtful accounts is compiled according to Circular 48/2019/TT-BTC dated August 8, 2019, of the Ministry of Finance.

4. Principle for Recognizing Inventory

Inventories are valued at cost price. If the net realizable value is lower than cost, inventories must be stated at the net realizable value. The cost of inventories includes purchase costs, processing costs, and other directly related costs to bring the inventory to its present location and condition. The net realizable value is determined by estimating the selling price less completion and selling costs. Inventories are accounted for using the periodic method and cost is calculated based on the actual cost method.

5. Principle for Recognizing and Depreciating Fixed Assets, Leased Assets, and Investment Properties

Fixed assets are recognized at cost. During usage, fixed assets are recorded at original cost, accumulated depreciation, and carrying value. Depreciation is calculated using the straight-line method. The depreciation period is applied according to Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance, which provides guidance on the management, use, and depreciation of fixed assets. Specifically, as follows:

Fixed Asset Group	Useful Life (years)
Buildings and structures	8-30
Machinery and equipment	4-10
Transportation and transmission vehicles	5-10
Management equipment and tools	4-10
Other assets	4-10

Intangible Fixed Assets and Depreciation

Intangible fixed assets include the mining rights at the Suối Mơ quarry, land use rights and accounting software. The mining rights at the Hóc Tra quarry are depreciated by the Company using the straight-line method over the periods of 7 years, 4 years, and 2 years and 3 months, respectively.

6. Work-in-Progress Construction Costs

Assets under construction intended for production, rental, administration, or any other purposes are recognized at cost. This cost includes service fees and related interest expenses in accordance with the company's accounting policies. The depreciation of these assets is applied similarly to other assets, starting from when the assets are ready for use.

7. Long-term prepaid expenses

Long-term prepaid expenses include the costs of machinery and office equipment that do not qualify as fixed assets, tools and equipment costs, repair costs pending allocation, and other long-term prepaid expenses. Long-term prepaid expenses related to tools and equipment are initially recorded at their original cost and allocated using the straight-line method over a maximum period of 3 years.

8. Accrued expenses

The actual expenses that have not yet occurred but are accrued in advance as production and business costs within the period are done to ensure that when the actual costs arise, they do not cause a sudden increase in production and business costs, based on the principle of matching revenue and expenses. When these expenses are incurred, if there is a difference from the amount already accrued, the accountant will make an adjustment by either increasing or decreasing the expenses to reflect the difference accordingly.

9. Principles and Methods for Recognizing Provisions for Liabilities

The recognized value of a provision for liabilities is the best estimate of the amount of money that will be required to settle the current obligation at the end of the fiscal year or accounting period. Only expenses related to the initially established provision for liabilities can be offset by that provision. The difference between the provision for liabilities established in the Prior accounting period that has not been fully utilized and the provision for liabilities established in the reporting period should be reversed and recorded as a reduction in production and business expenses for the period, except for the difference exceeding the provision for warranty liabilities on construction projects, which should be reversed into other income for the period.

10. Principles for recognizing equity

The owner's invested capital is recognized based on the actual capital contributed by the owners. Retained earnings are the profit from the company's operations after deducting (-) adjustments for the retrospective application of changes in accounting policies and retrospective adjustments for material errors of prior years.

11. Revenue Recognition Principles and Methods

- Sales revenue

ales revenue is recognized when all of the following five (5) conditions are simultaneously met:

- + The company has transferred most of the risks and rewards associated with ownership of the product or goods to the buyer;
- + The company no longer retains control over the goods as the owner or has the ability to control the goods.
- + Determined revenue is reasonably certain;
- + The company is likely to receive economic benefits from the sale transaction;
- + The costs associated with the sale transaction can be reliably measured.

Interest income from investments is recognized when the company has the right to receive the interest.

12. Borrowing Costs

Borrowing costs directly attributable to the acquisition, construction, or production of assets that require a substantial period of time to complete and bring into use or operation are capitalized into the cost of the asset until the asset is ready for use or operation. Any income arising from the temporary investment of borrowings is deducted from the cost of the related asset. All other borrowing costs are recognized in the Statement of Comprehensive Income as incurred.

13. Tax

Corporate income tax represents the total value of the current tax payable.

The current tax payable is calculated based on the taxable income for the year.

Taxable income differs from the net profit presented in the Statement of Comprehensive Income

as it excludes income or expenses taxable or deductible in different years (including any carried-forward losses, if applicable).

Additionally, it excludes items that are non-taxable or non-deductible.

The determination of the Company's income tax is based on the current tax regulations. However, these regulations are subject to change over time,

and the final determination of corporate income tax depends on the results of inspections by the relevant tax authorities.

Other taxes are applied in accordance with the prevailing tax laws in Vietnam.

14. Related parties

Related parties are considered to include entities such as the Parent Company, its subsidiaries, as well as individuals who, either directly or indirectly through one or more intermediaries, have control over the Company

or share joint control with the Company. Affiliated parties and individuals who, directly or indirectly, have significant voting power

in the Company and can exert significant influence over the Company. Key management personnel, such as directors and officers

of the Company, as well as close family members of these individuals or the affiliated parties, or companies associated with these individuals, are also considered related parties, these individuals, are also considered related parties.

V. ACCOUNTING POLICIES APPLIED (in case the entity does not meet the going concern assumption)

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

Unit: VND

1. Cash and cash equivalents	At period end	At year beginning
- Cash on hand;	11.200.689.817	8.611.601.940
- Demand deposits;	116.238.225.035	122.773.763.892
- Cash equivalents;	488.000.000.000	95.000.000.000
Cộng	615.438.914.852	226.385.365.832

Unit: VND

2. Financial Investment	At period end		At year beginning		
	Historical cost	Fair value	Historical cost	Fair value	Provision
a) Held – for – trading securities					
- Total value of shares;					
- Total value of bonds;					
- Other investments;					
- Reasons for changes in each investment / type of shares, bonds;					
+ In terms of quantity					
+ In terms of value					
b) Held-to-maturity investments.	At period end		At year beginning		
	Historical cost	Carrying value	Historical cost	Carrying value	
b1) Current	7.000.000.000	7.000.000.000	8.000.000.000	8.000.000.000	
- Time deposits					
- Bonds					
- Other investments	7.000.000.000	7.000.000.000	8.000.000.000	8.000.000.000	
b2) Non-current					
- Time deposits					
- Bonds					
- Other investments					
c) Investments in other entities (details of each investment by ownership percentage and voting rights percentage)	At period end		At year beginning		
	Historical cost	Fair value	Historical cost	Provision	Fair value
- Investments in subsidiary;					
- Investments in joint-venture, associate;					
- Investments in other entities;					

Unit: VND

3. Receivables from customers	At period end	At year beginning
a) Current receivables from customers	282.353.072.154	404.761.745.463
- Details of receivables from customers accounting for 10% or more of total receivables from customers		
- Other receivables from customers	282.353.072.154	404.761.745.463
b) Non-current receivables from customers		
c) Receivables from customers who are related parties (details for each party)		

4. Short-term intra Repayments to suppliers	At period end	At year beginning
a) Short-term intra Repayments to suppliers	44.440.168.354	11.020.101.766
- Others	44.440.168.354	11.020.101.766
b) Long-term intra Repayments to suppliers		

5. Short-term intra-company receivables	At period end	At year beginning
a) Short-term intra-company receivables	64.137.604.049	91.279.971.392
- Thanh An One Member Limited Liability Corporation	64.137.604.049	91.279.971.392

Unit: VND

6. Other receivables	At period end		At year beginning	
	Value	Provision	Value	Provision
a) Current	203.424.084.436		130.797.272.275	
- Privatisation receivables;				
- Receivables from dividends and distributed profits;				
- Receivables from employees;				
- Deposits and margins;	1.576.128.587			
- Advances;	192.825.343.057		125.243.593.649	
- Pay on behalf amounts;				
- Other receivables;	9.022.612.792		5.553.678.626	
b) Non-current				
- Privatisation receivables;				
- Receivables from dividends and distributed profits;				
- Receivables from employees;				
- Deposits and margins;				
- Advances;				
- Pay on behalf amounts;				
- Other receivables;				
Total	203.424.084.436		130.797.272.275	

Unit: VND

7. Shortage of assets awaiting resolution (details of each type of missing assets)	At period end		At year beginning	
	Quantity	Value	Quantity	Value
a) Cash;				
b) Inventories;				
c) Fixed assets;				
d) Other assets;				

Unit: VND

8. <i>Bad debts</i>	At period end		At year beginning	
	Historical cost	Recoverable value	Historical cost	Recoverable value
- Total value of receivables, loans that are outstanding or not outstanding but are unlikely to be recovered; (including details of the outstanding period and value of receivables, outstanding loans by each entity if the receivables by each entity account for 10% or more of the total outstanding debt).				
- Information about fines, late payment interest receivable, etc., arising from outstanding debts but not recognized as revenue;				
- Ability to recover outstanding receivables.				
Total				

Unit: VND

9. <i>Inventories</i>	At period end		At year beginning	
	Historical cost	Provision	Historical cost	Provision
- Goods in transit;				
- Raw materials, supplies;	19.832.069.123		4.393.519.978	
- Tools and instruments;				
- Work in progress;	1.076.972.988.531		835.383.659.295	
- Finished products;				
- Goods;				
- Goods in transit for sale;				
- Goods in tax-suspension warehouse;				
- Value of inventory that is obsolete, deteriorated, or unsellable at period end;				
Causes and solutions for obsolete, deteriorated, or unsellable inventory;				
- Value of inventory pledged or mortgaged as collateral for liabilities at period end;				
- Reasons for additional provisions or reversal of inventory write-downs.				
Total	1.096.805.057.654		839.777.179.273	

Unit: VND

10. <i>Non-current assets in progress</i>	At period end		At year beginning	
	Original cost	Recoverable value	Original cost	Recoverable value
a) Non-current work in progress (Details for each type, stating the reasons for non-completion within a normal production or business cycle)				
Total				
b) Non-current construction in progress (Details for projects accounting for 10% or more of the total value of construction in progress)	At period end		At year beginning	
- Purchase;				
- Capital construction;		3.394.552.811		
- Repair.				
Total		3.394.552.811		-

11. Increase, decrease in tangible fixed assets

Unit: VND

Items	Buildings and structures	Machinery and equipment	Transportation and communication equipment	Management tools and equipment	Other tangible fixed assets	Total
Cost						
Balance at the beginning of the years	82.629.698.510	102.602.532.342	72.231.418.254	1.963.353.273		259.427.002.379
- Purchases during the years		29.700.514.816	8.415.845.926	88.425.926		38.204.786.668
- Investment in completed construction						
- Other increases						
- Switch to investment real estate						
- Other reductions						
Balance at the end of the quarter	82.629.698.510	132.303.047.158	80.647.264.180	2.051.779.199		297.631.789.047
Accumulated						
Balance at the beginning of the years	25.326.791.277	35.409.782.967	57.388.287.314	1.536.563.424		119.661.424.982
- Depreciation during the years	3.164.455.508	17.716.053.931	4.728.905.476	215.560.494		25.824.975.409
- Other increases						
- Switch to investment real estate						
- Other reductions						
Balance at the end of the quarter	28.491.246.785	53.125.836.898	62.117.192.790	1.752.123.918		145.486.400.391
Remaining value						
- On the first date of the years	57.302.907.233	67.192.749.375	14.843.130.940	426.789.849		139.765.577.397
- On the last date of the quarter	54.138.451.725	79.177.210.260	18.530.071.390	299.655.281		152.145.388.656

- Remaining value at period end of tangible fixed assets pledged or mortgaged as collateral for loans: VND 0

- Original cost of tangible fixed assets at period end that have been fully depreciated but are still in use: VND 71.750.532.357

12. Increase/decrease intangible fixed assets

Unit: VND

Items	Land use rights	publishing rights	Copyrights, Patents	Computer software	Other intangible assets	Total
Cost						
Balance at the beginning of the years	4.311.075.300	-	-	144.777.778	4.000.000.000	8.455.853.078
- Purchases during the years						
- Created internally by the enterprise						
- Other increases						
- Other reductions						
Balance at the end of the quarter	4.311.075.300	-	-	144.777.778	4.000.000.000	8.455.853.078
Accumulated						
Balance at the beginning of the years	400.000.000	-	-	144.777.778	4.000.000.000	4.544.777.778
- Depreciation during the years						
- Liquidation and transfer sale						
- Other reductions						
Balance at the end of the quarter	400.000.000	-	-	144.777.778	4.000.000.000	4.544.777.778
Remaining value						
- On the first date of the years	3.911.075.300	-	-	-	-	3.911.075.300
- On the last date of the quarter	3.911.075.300	-	-	-	-	3.911.075.300

- Original cost of intangible fixed assets that have been fully amortized but are still in use: VND 4.544.777.778

13. Increase, decrease fixed assets of finance leasing

Unit: VND

Items	Buildings and structures	Machineries and equipments	Transportations and transmission equipments	Other tangible fixed assets	Intangible fixed assets	Total
Cost						
Balance at the beginning of the years						
- Financial leaser during the years						
- Buy back fixed assets of finance leasing						
- Other increases						
- Other reductions						
Balance at the end of the quarter						
Accumulated						
Balance at the beginning of the years						
- Depreciation during the years						
- Other increases						
- Return fixed assets of finance leasing						
Balance at the end of the quarter						
Remaining value						
- On the first date of the years						
- On the last date of the quarter						

14. Increase/decrease investment properties

Unit: VND

Items	Opening balance	Increase during the period	Decrease during the period	Closing balance
a) Investment properties for lease				
Cost				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
Accumulated depreciation value				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
Remaining value				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
b) Investment properties held for capital appreciation				
Cost				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
Loss due to deterioration in value				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
Remaining value				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				

Unit: VND

15. Prepaid expenses	At period end	At year beginning
a) Current (Details by item);	19.782.698.100	2.955.253.486
- Prepaid operating lease expenses for fixed assets;		
- Tools and instruments for use;		
- Interest on loans and other costs directly related to the company's borrowings;		
- Other items;	19.782.698.100	2.955.253.486
b) Non-current;	7.229.220.576	8.379.962.299
- Business formation costs;		
- Insurance premiums;		
- Other items (specify details if significant).	7.229.220.576	8.379.962.299
Cộng	27.011.918.676	11.335.215.785

Unit: VND

16. Other assets	At period end	At year beginning
a) Current (details by item)		
b) Non-current (details by item)		

Unit: VND

17. Borrowings and finance lease liabilities	At period end		During the Period		At year beginning	
	Value	Debt Repayable	Increase	Decrease	Value	Debt Repayable
a) Short-term borrowings	244.186.009.232	244.186.009.232	596.990.729.795	574.853.132.302	222.048.411.739	222.048.411.739
b) Long-term borrowings	36.022.500.000	36.022.500.000	14.000.000.000	5.656.500.000	27.679.000.000	27.679.000.000
Total	280.208.509.232	280.208.509.232	610.990.729.795	580.509.632.302	249.727.411.739	249.727.411.739

c) Financial Lease Liabilities

Term	Current Period			Prior Period		
	Total Financial Lease Payments	Interest Lease Payment	Principal and interest debt	Total Financial Lease Payments	Interest Lease Payment	Principal and interest debt
Up to 1 year						
Over 1 year to 5 years						
Over 5 years						

Unit: VND

d) Outstanding borrowings and Financial Lease liabilities	At period end		At year beginning	
	Principal	Interest	Principal	Interest
- Borrowings;				
- Financial Lease liabilities;				
- Reason for outstanding payment;				
Total				

d) Detailed explanation of borrowings and financial lease liabilities with related Parties

Unit: VND

18. Accounts payable to suppliers	At period end		At year beginning	
	Value	Debt Repayable	Value	Debt Repayable
a) Short-term accounts payable to suppliers;	598.043.528.105	598.043.528.105	827.149.304.073	827.149.304.073
- accounting for 10% or more of total payables;				
- other payables;	598.043.528.105	598.043.528.105	827.149.304.073	827.149.304.073
b) Short-term accounts payable to suppliers;				
- accounting for 10% or more of total payables;				
- other payables;				
Total	598.043.528.105	598.043.528.105	827.149.304.073	827.149.304.073

c) Outstanding payables;				
- accounting for 10% or more of total payables;				
- other payables;				
d) Payables to related parties;				

Unit: VND

19. Taxes and other payable to the state	At year beginning	Payables during the period	Paid during the period	At period end
a) Payable				
- Corporate income tax	3.111.817.600	6.494.401.782	3.365.173.093	6.241.046.289
- Personal income tax	196.098.161	4.611.015.311	4.697.657.379	109.456.093
- Environmental resource tax	20.319.600	1.181.400.780	1.164.254.280	37.466.100
- Real estate tax, land rent		921.986.355	802.755.100	119.231.255
- Other taxes		47.712.141	47.712.141	
- Fees, charges	7.982.700	2.927.912.773	1.218.103.391	1.717.792.082
Total	3.336.218.061	16.184.429.142	11.295.655.384	8.224.991.819
b) Receivable				
- Value Added Tax	29.199.654.845	561.508.447	9.942.183.490	38.580.329.888
- Personal income tax				
Total	29.199.654.845	561.508.447	9.942.183.490	38.580.329.888

Unit: VND

20. Accrued expenses	At period end	At year beginning
a) Short-term accrued expenses	3.063.201.860	
- Accrued vacation pay;		
- Expenses during business shutdown;		
- Accrued estimated cost of goods sold and real estate products sold;		
- Other accrued expenses;	3.063.201.860	
b) Long-term accrued expenses		
- Interest expenses;		
- Other expenses (detailed for each item);		

Unit: VND

21. Other payable	At period end	At year beginning
a) Short-term;		
- Surplus assets awaiting for resolution;		
- Payable to employees;	24.464.407.865	40.757.854.959
- Short-term intercompany payable;		
- Trade Union fees;	1.345.786.701	1.361.543.458
- Social insurance;		1.355.513.681
- Health insurance;		252.473.142
- Unemployment insurance;		105.162.429
- Privatization payable;		
- Short-term deposits received;	65.000.000	
- Dividends and profits payable;	8.677.608.840	70.920.448
- Other payable;	152.315.555.475	100.995.820.627
Total	186.868.358.881	144.899.288.744
b) Long-term;	641.232.000	
- Get escrow, long-term deposits;	641.232.000	
- Other payable;		
c. outstanding debts unpaid;		

Unit: VND

22. Deferred revenue	At period end	At year beginning
a) Short-term;	31.090.909	
- Deferred revenue;		
- Revenue from loyalty programs;		
- Other deferred revenue;	31.090.909	
b) Long-term;		
c) The possibility of not being able to undertake the contract with the customer;		

23. Issued bonds

Unit: VND

23.1. Ordinary Bonds	At period end			At year beginning		
	Value	Interest Rate	Term	Value	Interest Rate	Term
a) Issued bonds						
- Type issued at par value;						
- Type issued at a discount;						
- Type issued at a premium.						
Total						
b) Detailed disclosure of bonds held by related parties						
Total						

23.2. Convertible Bonds**a) Convertible Bonds at the Beginning of the Period**

- The issuance date, original maturity period, and remaining maturity period of each type of convertible bond;
- The quantity of each type of convertible bond;
- The par value and interest rate of each type of convertible bond;
- The conversion ratio to shares for each type of convertible bond;
- The discount rate used to determine the principal value of each type of convertible bond;
- The value of the principal and the stock option component of each type of convertible bond.

b) Additional Convertible Bonds Issued During the Period

- The issuance date and maturity period of each type of convertible bond;
- The quantity of each type of convertible bond;
- The par value and interest rate of each type of convertible bond;
- The conversion ratio to shares for each type of convertible bond;
- The discount rate used to determine the principal value of each type of convertible bond;
- The value of the principal and the stock option component of each type of convertible bond.

c) Convertible bonds converted into shares during the period

- The quantity of each type of convertible bond converted into shares during the period; the number of new shares issued during the period to convert the bonds;
- The value of the principal of the convertible bonds recorded as an increase in owner's equity.

d) Convertible bonds that matured but were not converted into shares during the period

- The quantity of each type of convertible bond that matured without being converted into shares during the period;
- The value of the principal of the convertible bonds repaid to investors.

e) Convertible bonds at End of the period

- Original and remaining terms of each type of convertible bond;
- The quantity of each type of convertible bond;
- The par value and interest rate of each type of convertible bond;
- The conversion ratio to shares for each type of convertible bond;
- The discount rate used to determine the principal value of each type of convertible bond;
- The value of the principal and the stock option component of each type of convertible bond.

g) Detailed disclosure of bonds held by related parties (by each type of bond)**24. Preferred shares classified as liabilities**

- Par value;
- Issuance target (executives, staff, other entities);
- Redemption terms (timeframe, redemption price, key terms in issuance contract);
- Value redeemed during the period;
- Other explanatory notes;

Unit: VND

25. Provision for Liabilities	At period end	At year beginning
a) Current		
- Provision for Product Warranties;		
- Provision for Construction Warranties;		
- Restructuring Provisions;		
- Other Provisions (Periodic Repairs of Fixed Assets, Environmental Remediation Costs)		
b) Non-current	799.016.423	179.554.252
- Other Provisions (Periodic Repairs of Fixed Assets, Environmental Remediation Costs)	799.016.423	179.554.252

Unit: VND

26. Deferred Income Tax Assets and Deferred Income Tax Liabilities	At period end	At year beginning
a. Deferred Income Tax Assets		
- Corporate Income Tax Rate used to determine the value of Deferred Income Tax Assets;		
- Deferred Income Tax Assets related to deductible temporary differences;		
- Deferred Income Tax Assets related to unused tax losses;		
- Deferred Income Tax Assets related to unused tax credits;		
- Offset amount with Deferred Income Tax Liabilities for Deferred Income Tax Assets;		
b- Deferred Income Tax Liabilities		
- Corporate Income Tax Rate used to determine the value of Deferred Income Tax Liabilities;		
- Deferred Income Tax Liabilities arising from taxable temporary differences;		
- Offset amount with Deferred Income Tax Assets;		

27. Owner's Equity

a) Statement of changes in owner's equity

Unit: VND

[illegible]

Unit: VND

b) Detailed Owner's Contributed Capital	At period end	At year beginning
- Contributions from Thanh An Corporation;	63.343.730.000	63.343.730.000
- Contributions from other entities.	60.854.140.000	60.854.140.000
Total	124.197.870.000	124.197.870.000

Unit: VND

c) Capital transactions with shareholders and distribution of dividends/profits	Current year	Prior year
- Owner's investment capital;		
+ Capital contribution at the beginning of the period;	124.197.870.000	124.197.870.000
+ Capital contributions increased during the quarter;		
+ Capital contributions decreased during the quarter;		
+ Capital contribution at the end of the quarter;	124.197.870.000	124.197.870.000
- Distributed dividends and profits;		
d) Stocks;		
- The number of stocks registered for issuance;	12.419.787	12.419.787
- The number of stocks sold to the public	12.419.787	12.419.787
+ Common stock;	12.419.787	12.419.787
+ Preferred stock (that classified as owner's equity)		
- Number of repurchased shares (treasury stocks)		
+ Common stock;		
+ Preferred stock (that classified as owner's equity)		
- Number of outstanding stocks;	12.419.787	12.419.787
+ Common stock;	12.419.787	12.419.787
+ Preferred stock (that classified as owner's equity);		

* Par value of outstanding Stocks: 10,000 VND per Share

Unit: VND

d) Dividends;	
- Dividends declared after the end of the quarterly accounting period	
+ Dividends declared on common stocks;	
+ Dividends declared on preferred stocks;	
- Unrecorded preferred stock dividends	
e) Enterprise funds;	
- Development investment fund;	23.261.767.489
- Enterprise restructuring support fund;	
- Other funds belonging to owner's equity;	
g. Income and expenses, profits or losses are recorded directly in owner's equity according to the provisions of specific accounting standards.	

Unit: VND

28. Revaluation surplus	End of the period	Beginning of Period
The reason for the change between the beginning and end of the quarter (Revaluation in which cases, which assets are revalued, based on which decision?)		

Unit: VND

29. Exchange rate differences	Current year	Prior year
- Exchange rate differences due to the conversion of financial statements prepared in foreign currencies into VND;		
- Exchange rate differences arising from other causes		

Unit: VND

30. Funding sources	Current year	Prior year
- Funds allocated during the quarter		
- Administrative expenses		
- Remaining funds at the end of the quarter		

Unit: VND

31. Off-balance sheet items	End of the year	Beginning of the year
a. Leasehold assets;		
- Up to 1 year;		
- Over 1 year to 5 years;		
- Over 5 years;		
b. Assets held in custody;		
- Materials and goods held under trust or for processing;		
- Goods held for sale on behalf of others, consignment, collateral, or pledged;		
c. Foreign currencies		
d. Precious metals and gemstones;		
đ. Bad debt written off		
e. Other information of off-balance sheet items		

32. Other information: None

VII. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

Unit: VND

1. Total revenue from sales and service provision	Current year	Prior year
a) Revenue;		
- Revenue from sales;		
- Revenue from service provision;		
- Revenue from construction contracts;	561.936.961.334	915.068.841.963
+ Revenue from construction contracts recorded during the period	561.936.961.334	915.068.841.963
+ Total cumulative revenue from construction contracts recorded up to the balance sheet date		
Total	561.936.961.334	915.068.841.963

b) Revenue from related parties

c) Case of revenue recording for leased assets is that the total payment is received in advance

Unit: VND

2. Revenue deductions	Current year	Prior year
<i>Including:</i>		
- Trade discounts;		
- Sales discounts;		
- Sales returns;		

Unit: VND

3. Cost of Goods Sold (COGS)	Current year	Prior year
- Cost of goods sold;	531.869.148.089	877.065.353.204
- Cost price of sold finished products;		
- Cost of services provided;		
- Remaining value, cost of transfer and liquidation of investment real estate ;		
- Investment real estate business expenses;		
- Value of lost inventory during the period;		
- Value of each type of inventory lost beyond the norm during the period;		
- Other expenses exceeding the normal level are calculated directly into the cost price;		
- Provision for devaluation of stocks;		
- Amounts recorded as a decrease in cost of goods sold;		
Total	531.869.148.089	877.065.353.204

Unit: VND

4. Financial activities income	Current year	Prior year
- Interest on deposits and loans;	827.998.023	660.881.167
- Profit from the sale of investments;		
- Dividend received;		
- Gain on exchange rate differences;		
- Provision for securities and loss of investments;		
- Other expenses from financial activities;		
- Adjustments to financial expenses;		
Total	827.998.023	660.881.167

Unit: VND

5. Financial activities expenses	Current year	Prior year
- Interest on loans;	5.613.317.802	3.552.022.175
- Payment discount, Interest on installment sales;		
- Loss on disposal of financial investments;		
- Loss on exchange rate differences;		
- Provision for securities and loss of investments;		
- Other expenses from financial activities;		
- Adjustments to financial expenses;		
Total	5.613.317.802	3.552.022.175

Unit: VND

6. Other income	Current year	Prior year
- Proceeds from disposals of fixed assets;		
- Gain on asset revaluation;		
- Collected fines;		
- Reduced tax;		
- Other incomes;	226.090.909	3.660.169
Total	226.090.909	3.660.169

Unit: VND

7. Other Expenses	Current year	Prior year
- Remaining value of fixed assets and disposal costs;		
- Loss from revaluation of assets;		
- Penalties incurred;	380.740.985	
- Other expenses;	18.549.789	
Total	399.290.774	

Unit: VND

8. Selling Expenses and Administrative Expenses	Current year	Prior year
a) Administrative expenses incurred during the period;	19.405.998.734	25.919.819.981
- Expenses accounting for 10% or more of total administrative expenses;		
- Other administrative expenses;		
b) Selling expenses incurred during the period;		
- Expenses accounting for 10% or more of total selling expenses;		
- Other selling expenses;		
c) Adjustments to selling expenses and administrative expenses;		
- Reversal of product or goods warranty provisions;		
- Reversal of restructuring provisions, other provisions;		
- Other reductions;		

Unit: VND

9. Cost for production and business by element	Current year	Prior year
- Raw materials cost;	411.327.350.602	471.195.085.697
- Labor cost;	94.977.687.896	100.566.457.845
- Executing machine using cost;	176.483.346.300	190.325.538.729
- Other direct costs;	40.130.355.981	42.163.792.387
- General and administrative expenses;	19.405.998.734	25.919.819.981
Cộng	742.324.739.513	830.170.694.639

Unit: VND

10. Current corporate income tax expense	Current year	Prior year
- Corporate income tax expense accounting based on current taxable income;	1.216.807.170	1.839.237.588
- Adjustment of prior years' corporate income tax expenses into current year's income tax expenses;	458.792.588	5.850.909
- Total current corporate income tax expense;	1.675.599.758	1.845.088.497

Unit: VND

11. Deferred corporate income tax expense	Current year	Prior year
- Deferred income tax expense arising from taxable temporary differences;		
- Deferred income tax expense arising from the reversal of deferred tax assets;		
- Deferred income tax income arising from deductible temporary differences;		
- Deferred corporate income tax income arising from unused tax losses and tax incentives;		
- Deferred corporate income tax income arising from the reversal of deferred tax liabilities;		
- Total deferred corporate income tax expense;		

VIII. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT.**1. Non-cash transactions affecting future cash flow statements**

Unit: VND

Content	Current year	Prior year
- Purchase of assets by assuming directly related liabilities or through financial leasing;		
- Purchase of enterprises via issuance of stocks;		
- Conversion of debt into equity;		
- Other non-cash transactions;		

2. Funds held by the company but not utilized

Unit: VND

3. Amount of loan proceeds received during the period	Current year	Prior year
- Proceeds from loans under standard agreements;	610.990.729.795	555.326.288.301
- Proceeds from the issuance of ordinary bonds;		
- Proceeds from the issuance of convertible bonds;		
- Proceeds from the issuance of preferred shares classified as liabilities;		
- Proceeds from transactions involving the buyback of government bonds and securities repos;		
- Proceeds from loans in other forms;		

Unit: VND

4. Actual principal repayment amount during the period	Current year	Prior year
- Principal repayment of loans under ordinary contracts;	580.509.632.302	482.466.620.591
- Principal repayment of regular bonds;		
- Principal repayment of convertible bonds;		
- Principal repayment of preferred stock classified as liabilities;		
- Payment for repurchase transactions of Government bonds and securities REPO (Repurchase Agreement);		
- Repayment of loans in other forms;		

IX. OTHER INFORMATION: None.

PREPARER



Nguyen Long An

CHIEF ACCOUNTANT



Hoang Xuan Thom

Da Nang, October 22nd, 2025



DIRECTOR



Dang Dinh Khiem

THANH AN CORPORATION

THANH AN 96 C&I JSC

No.: ~~415~~ /CTCP-BKS

*Explanation for the Profit After Tax Discrepancy
of Over 10% in Q3/2025 Financial Statements
Compared to Q3/2024 Financial Statements*

SOCIALIST REPUBLIC OF VIETNAM

Independence - Liberty - Happiness

Danang, October 29th, 2025

To:

- State Securities Commission of Vietnam;
- Hanoi Stock Exchange.

Pursuant to Circular No. 96/2020/TT-BTC providing guidelines on information disclosure in the securities market, a listed company is required to provide an explanation when its profit after corporate income tax in the reporting period changes by 10% or more compared to the same period of the previous year.

In the Q3/2025 financial statements of Thanh An 96 Construction and Installation Joint Stock Company, the profit after tax was VND 4,027,695,109, representing a decrease of more than 45.2% compared to Q3/2024 (VND 7,351,099,442).

Thanh An 96 Construction and Installation Joint Stock Company hereby provides the following explanation for the decrease in profit after tax in Q3/2025 compared to the same period of the previous year:

In Q3/2025, the Company deployed its workforce and focused on executing construction projects to ensure progress and quality in accordance with the contracts signed with project owners. Along with production implementation, the Company also placed great emphasis on the preparation of documentation for project acceptance and settlement.

However, as several project items had not yet reached the acceptance stage, the revenue from sales and services in Q3/2025 amounted to VND 561.9 billion, which was lower than that of the same period in 2024 (VND 915 billion), representing a decrease of 38.6%.

In addition, during the period, the Company obtained loans to accelerate the construction progress of certain projects, resulting in an increase in financial expenses by 58% (VND 5.613 billion compared to VND 3.552 billion in the same period last year). The ratio of cost of goods sold to net revenue remained relatively stable.

Therefore, the main reasons for the 45.2% decrease in profit after tax in Q3/2025 compared to the same period of the previous year were the decline in revenue from sales and services and the increase in financial expenses during the period.

Thanh An 96 Construction and Installation Joint Stock Company provides this explanation for the information of the State Securities Commission of Vietnam, the Hanoi Stock Exchange, and investors.

Best regards,

Recipient:

- As above;
- Save: Admin, SB; T02.

**AUTHORIZED PERSON FOR
INFORMATION DISCLOSURE** *Ullz*



Thy
Trinh Thi Thu Huong