

No. 54/PT-2025

Ho Chi Minh City, Oct 27th 2025

PERIODIC FINANCIAL STATEMENTS DISCLOSURE

To: Ha Noi Stock Exchange

In accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the disclosure of information on the stock market, Phuc Thinh Design – Construction - Trading Corporation hereby discloses its financial statements (FS) Quarter 3 for 2024 to the Hanoi Stock Exchange as follows:

1. Organization name:

- Stock code: PTD
- Address: 361 Le Trong Tan, Tan Son Nhi Ward, Ho Chi Minh City, Viet Nam
- Tel: : 028 3811 6823 - Fax: 028 38116843
- Email: phucthinh@phucthinh.com.vn Website: www.phucthinh.com.vn

2. Contents of disclosed information:

- Financial Statement quarter 3 for year 2025

- ☒ Separate Financial Statements (The listed company does not have subsidiaries and the parent accounting entity has no subordinate units);
- ☒ Consolidated financial statements (The listed company has subsidiaries)
- ☐ Combined Financial Statements (The listed company has subordinate accounting units with independent accounting systems).

- Circumstances requiring explanation:

+ The auditing organization provides a non-unqualified opinion on the financial statements (for audited FS quarter of 2024)

☐ Yes ☒ No

Explanation document provided in case of ticking yes:

☐ Yes ☒ No

+ The profit after tax in the reporting period shows a difference of 5% or more before and after the audit, there is a change from a loss to profit or vice versa (for the audited FS annual of 2025):

☐ Yes ☒ No

Explanation document provided in case of ticking yes:

☐ Yes ☒ No

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

☒ Yes ☐ No

Explanation document provided in case of ticking yes:

☒ Yes ☐ No



+ The profit after tax in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa:

☒ Yes

☐ No

Explanation document provided in case of ticking yes:

☒ Yes

☐ No

This information has been disclosed on the company website on 28/10/2025 at the following link: <https://phucthinh.com.vn/>

3. Report on Transactions Valued at 35% or more of Total Assets in six month of 2025

In the case of the listed company having conducted transactions, the following details are required to be reported:

- Transaction Contents: *No*
- Proportion of Transaction Value to Total Asset Value (%) (based on the most recent financial statements):
- Transaction Completion Date:.....

We hereby certify that the information provided above is true and correct and we take full responsibility to the law for our information disclosure.

Attached documents:

- *Separate and Consolidated Financial Statements quarter 3 for year 2025*
- *Explanation document.*

REPRESENTATIVE OF THE ORGANIZATION

Legal Representative/ Authorized Person for Information Disclosure
(Signature, full name, title, and official seal)



TRAN MINH TRUC



PHUC THINH DESIGN CONSTRUCTION TRADING JSC

361 LE TRONG TAN, TAN SON NHI WARD, HO CHI MINH CITY, VIET NAM

TAX CODE: 0302365984 - STOCK CODE: **PTD**

Tel: 028 3811 6823 - Fax: 028 3811 6843

Website: www.phucthinh.com.vn - Email: phucthinh@phucthinh.com.vn

Q3 FINANCIAL STATEMENT CONSOLIDATED

YEAR 2025

INTERIM BALANCE SHEET (CONSOLIDATED)**(Full Format)****Quarter III Year 2025****(As of Sep 30, 2025)**

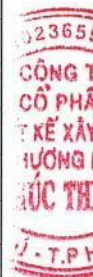
Unit: VND

ITEMS		Code	Notes	End of Q3/2025	Beginning of Year
1		2	3	4	5
A - CURRENT ASSET		100		312.476.143.534	156.623.564.652
I. Cash & cash equivalents		110		936.156.137	25.121.030.506
1. Cash		111		336.156.137	21.821.030.506
2. Cash equivalents		112		600.000.000	3.300.000.000
II. Short-term investments		120		-	-
1. Trading securities		121			
2. Provision for decline in value of trading securities (*)		122			
3. Held-to-maturity investments		123			
III. Short-term receivables		130		44.193.647.528	69.863.358.325
1. Short-term trade receivables		131	V.3a.1	62.468.541.352	84.848.711.117
2. Short-term prepayment to suppliers		132	V.3a.2	6.302.268.419	6.707.464.896
3. Short-term intra-company receivables		133			
4. Receivables based on construction contract progress		134			
5. Short-term loan receivables		135			
6. Other receivables		136	V.4a	1.125.084.333	1.247.198.903
7. Short-term allowances for doubtful		137		(25.702.246.576)	(22.940.016.591)
8. Assets awaiting settlement		139			
IV. Inventories		140		218.858.456.010	35.371.344.056
1. Inventories		141	V.7	218.858.456.010	35.371.344.056
2. Provision for inventory devaluation (*)		149			
V. Other Current Assets		150		48.487.883.859	26.267.831.765
1. Short-term prepaid expenses		151		68.435.391	46.656.000
2. Deductible value added tax		152	V.17b	48.419.448.468	26.221.175.765
3. Taxes and other receivables from the State		153			
4. Repurchase agreements of government bonds		154			
5. Other short-term assets		155			
B - LONG-TERM ASSETS		200		45.438.978.601	46.943.839.545
I. Long-Term receivables		210		-	-
1. Long-term receivables from customers		211			
2. Advances to suppliers (long-term)		212			



3.	Capital invested in subsidiaries	213			
4.	Long-term intra-company receivables	214			
5.	Long-term loan receivables	215			
6.	Other long-term receivables	216	V.4b		
7.	Provision for doubtful long-term receivables (*)	219			
II.	Fixed Assets	220		562.635.828	756.108.023
1.	Tangible fixed assets	221	V.9	562.635.828	756.108.023
	- Historical cost	222		10.756.203.103	10.756.203.103
	- Accumulated depreciation (*)	223		(10.193.567.275)	(10.000.095.080)
2.	Fixed assets of leasing	224		-	-
	- Historical cost	225			
	- Accumulated depreciation (*)	226			
3.	Intangible fixed assets	227	V.10	-	-
	- Historical cost	228		553.940.120	553.940.120
	- Accumulated amortization (*)	229		(553.940.120)	(553.940.120)
III.	Investment Properties	230		37.863.596.445	39.355.518.669
	- Historical cost	231		54.274.740.909	54.274.740.909
	- Accumulated depreciation (*)	232		(16.411.144.464)	(14.919.222.240)
IV.	Long-term assets in Progress	240		-	-
1.	Long-term production and business in progress	241			
2.	Long-term construction in progress	242	V.8		
V.	Long-term investments	250		6.631.093.750	6.436.216.147
1.	Investments in subsidiaries	251	V.2c		
2.	Investments in joint ventures and associates	252		6.631.093.750	6.436.216.147
3.	Investments in other entities	253			
4.	Provision for long-term financial investments (*)	254			
5.	Held-to-maturity investments	255			
VI.	Other long-term assets	260		381.652.578	395.996.706
1.	Long-term prepaid expenses	261	V.13b	381.652.578	395.996.706
2.	Deferred tax assets	262			
3.	Long-term spare parts and supplies	263			
4.	Other long-term assets	268			
TOTAL ASSETS (270 = 100 + 200)		270		357.915.122.135	203.567.404.197

	C - LIABILITIES	300		336.197.145.216	182.966.958.586
I.	Short-term liabilities	310		321.619.676.566	166.544.296.103
1.	Short-term trade payables	311	V.16a.1	112.619.800.998	55.308.382.851
2.	Short-term payables from customers	312	V.16a.2	61.601.460.766	4.607.600.000
3.	Taxes and other payables to the government budget	313	V.17a	79.454.057	584.771.044
4.	Payables to employees	314		1.800.151.000	4.434.357.000
5.	Short-term accrued expenses	315			135.491.060



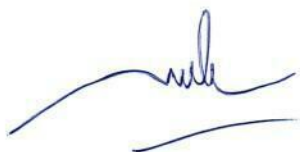
6.	Short-term intra-company payables	316			
7.	Payables based on construction contract progress	317			
8.	Short-term unearned revenue	318			2.400.000.000
9.	Other short-term payments	319	V.19a	1.608.781.463	2.069.036.816
10.	Short-term borrowings and finance lease liabilities	320	V.15	139.364.087.255	92.458.716.305
11.	Provision for short-term payables	321			
12.	Bonus and welfare fund	322		4.545.941.027	4.545.941.027
13.	Price stabilization fund	323			
14.	Repurchase agreements of government bonds	324			
II.	Long-term Liabilities	330		14.577.468.650	16.422.662.483
1.	Long-term trade payables	331			
2.	Advances from customers (long-term)	332			
3.	Accrued long-term expenses	333			
4.	Long-term intra-company business capital payables	334			
5.	Long-term intra-company payables	335			
6.	Long-term deferred revenue	336			
7.	Other long-term payables	337	V.19b	577.468.650	366.222.483
8.	Long-term borrowings and financial lease liabilities	338		14.000.000.000	16.056.440.000
9.	Convertible bonds	339			
10.	Preferred shares	340			
11.	Deferred tax liabilities	341	V.24b		
12.	Provision for long-term payables	342			
13.	Science and technology development fund	343			
	D - OWNER'S EQUITY	400		21.717.976.919	20.600.445.611
I.	Owner's Equity	410	V.25	21.717.976.919	20.600.445.611
1.	Contributed capital	411		49.999.330.000	49.999.330.000
	- Ordinary shares with voting rights	411a	V.25b	49.999.330.000	49.999.330.000
	- Preferred shares	411b			
2.	Capital surplus	412	V.25a		
3.	Bond conversion options	413			
4.	Other owner's equity	414			
5.	Treasury shares (*)	415			
6.	Asset revaluation reserve	416			
7.	Foreign exchange differences	417		651.735.402	650.069.302
8.	Development and investment fund	418	V.25a	651.903.866	651.903.866
9.	Enterprise reorganization support fund	419			
10.	Other equity funds	420			
11.	Undistributed profit after tax	421	V.25a	(29.624.233.800)	(30.738.609.739)
	- Undistributed profit after tax brought previous year	421a		(30.120.197.721)	2.920.866.601
	- Undistributed profit after tax brought current year	421b		495.963.921	(33.659.476.340)
12.	Capital for construction investment	422			
13.	Non-controlling shareholder interests			39.241.451	37.752.182
II.	Funding sources and other funds	430		-	-
1.	Funds	431			

2.	Funds used to form fixed assets	432			
	TOTAL SOURCES (440 = 300 + 400)	440		357.915.122.135	203.567.404.197

Ho Chi Minh City, Sep 30, 2025

PREPARER - CHIEF ACCOUNTANT

GENERAL DIRECTOR



NGUYEN HOANG VU



TRAN MINH TRUC



INTERIM INCOME STATEMENT (CONSOLIDATED)
(Full Format)
QUARTER III, YEAR 2025

Unit: VND

ITEMS		Code	Notes	Quarter III		Cumulative from the beginning of the year to the end of this quarter	
				Current Year	Previous Year	Current Year	Previous Year
1		2	3			4	5
1.	Revenue from sales and services rendered	01	VI.1	73.086.607.771	43.051.138.210	158.312.167.335	161.169.581.839
2.	Revenue deduction	02					
3.	Net Revenue from sales and services rendered (10 = 01 - 02)	10		73.086.607.771	43.051.138.210	158.312.167.335	161.169.581.839
4.	Cost of Goods Sold	11		63.967.599.690	44.518.318.779	131.374.912.633	140.675.213.933
5.	Gross Profit from sales and services rendered (20 = 10 - 11)	20		9.119.008.081	(1.467.180.569)	26.937.254.702	20.494.367.906
6.	Financial Income	21	VI.4	76.208.161	10.523.910	564.677.537	556.845.441
7.	Financial expenses	22	VI.5	2.568.534.270	2.024.062.622	6.730.586.048	6.967.995.793
	- Including: Interest Expenses	23		2.492.589.765	2.024.062.622	6.115.398.284	6.692.914.392
8.	Selling Expenses	25		1.085.894.593	518.172.797	2.408.084.593	2.368.266.197
9.	General administration Expenses	26	VI.8	5.144.111.206	5.173.142.179	18.144.523.468	27.696.940.535
10.	Net profit from operating activities (30 = 20 + (21 - 22) - (25 + 26))	30		396.676.173	(9.172.034.257)	218.738.130	(15.981.989.178)
11.	Other Income	31	VI.6	7.440	2.448.099	1.509.191.121	1.837.784.118
12.	Other expenses	32	VI.7	38.657.024	32.326.000	1.231.965.330	167.027.378
13.	Other Profit (40 = 31 - 32)	40		(38.649.584)	(29.877.901)	277.225.791	1.670.756.740
14.	Total net profit before tax (50 = 30 + 40)	50		358.026.589	(9.201.912.158)	495.963.921	(14.311.232.438)
15.	Current corporate income tax expenses	51	VI.10				
16.	Deferred corporate income tax expenses	52					
17.	Profit after enterprise income tax (60 = 50 - 51 - 52)	60		358.026.589	(9.201.912.158)	495.963.921	(14.311.232.438)
18.	Basic Earnings Per Share (*)	70					
19.	Diluted Earnings Per Share (*)	71					

(*) Applicable only to joint-stock companies

PREPARER/CHIEF ACCOUNTANT

NGUYEN HOANG VU

Ho Chi Minh City, Sep 30, 2025
GENERAL DIRECTOR

TRAN MINH TRUC

CASH FLOWS STATEMENT (CONSOLIDATED)

(Indirect Method)

QUARTER III, YEAR 2025

Unit: VND

ITEMS	Code	Notes	Cumulative from the beginning of the year to the end of this quarter	
			Current Period	Previous Period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit Before Tax	01		1.114.375.939	(14.311.232.438)
2. Adjustments for:				
Depreciation of fixed assets and investment properties	02	4.25	1.685.394.419	1.737.390.568
Provisions	03		-	274.950.173
Gains (losses) on exchange rate differences from revaluation of accounts derived from foreign currencies	04		(192.476.646)	(446.868.403)
Gains (losses) from investment activities	05		(369.797.291)	(556.845.441)
Interest expenses	06	4.23	6.115.398.284	6.693.045.620
Other adjustments	07		-	-
3. Operating profit before changes in working capital	08		8.352.894.705	(6.609.559.921)
Increase (decrease) in receivables	09		3.649.387.436	32.352.794.724
Increase (decrease) in inventories	10		(183.678.834.188)	(9.801.967.816)
Increase (decrease) in payables (exclusive of interest	11		108.836.315.309	11.572.548.050
Increase (decrease) in prepaid expenses	12		(7.435.263)	28.870.029
Increase (decrease) in trading securities	13		-	-
Interest paid	14		(6.115.398.284)	(6.693.045.620)
Corporate income tax paid	15	4.14	-	(1.780.321.290)
Other receipt for operating activities	16		-	-
Other payment for operating activities	17		(445.000.000)	(555.000.000)
Net cash flows from operating activities	20		(69.408.070.285)	18.514.318.156
II. CASH FLOW FROM INVESTING ACTIVITIES				
1. Purchase or construction of fixed assets and other long-term assets	21		-	-
2. Proceed from disposals of fixed assets and other long-term assets	22		-	-
3. Loan and purchase of debt instruments from other entities	23		-	-
4. Collection of loans and repurchase of debt instruments of other entities	24		-	-
5. Equity investment in other entities	25		-	-
6. Proceed from equity investment in other entities	26		-	-
7. Interest and dividend received	27		369.797.291	556.845.441
Net cash flows from investing activities	30		369.797.291	556.845.441
III. CASH FLOW FROM FINANCIAL ACTIVITIES				
1. Proceeds from issuance of shares and receipt of contributed capital	31		-	-
2. Repayment of contributed capital and repurchase of stock issued	32		-	(11.512.000.000)
3. Proceed from borrowings	33	4.27	205.089.464.202	124.108.585.359
4. Repayment of principal	34	4.28	(160.240.533.252)	(109.116.984.394)
5. Repayment of financial principal	35		-	-
6. Dividends and profits paid to owners	36		(1.520.000)	(438.171.350)
Net cash flows from financing activities	40		44.847.410.950	3.041.429.615



ITEMS	Code	Notes	Cumulative from the beginning of the year to the end of this quarter	
			Current Period	Previous Period
NET CASH FLOWS DURING THE PERIOD (50 = 20 + 30 + 40)	50		(24.190.862.044)	22.112.593.212
Cash and cash equivalents at the beginning of the period	60		25.121.030.506	11.366.982.609
Effect of exchange rate fluctuations on cash and cash equivalents	61		5.987.675	266.109
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD (70 = 50 + 60 + 61)	70	4.1	936.156.137	33.479.841.930

PREPARER/CHIEF ACCOUNTANT



NGUYEN HOANG VU

Ho Chi Minh City, Sep 30, 2025

GENERAL DIRECTOR



TRAN MINH TRUC



NOTES TO THE FINANCIAL STATEMENTS (CONSOLIDATED)

QUARTER III, YEAR 2025

I- COMPANY INFORMATIONS

- 1- Form of Ownership: Joint-stock.
- 2- Fields: Design - Construction - Trading - Real Estate Business.
- 3- Business lines: 4100 - Construction of all types of buildings; 4312 - Site preparation. Including: land levelling; 3312 - Repair of machinery and equipment. Including: Repair of construction machinery and equipment (excluding mechanical processing, waste recycling, and electroplating); 7110 - Architectural and related technical consultancy activities. Including: Design of civil and industrial architectural works; Design of urban infrastructure technical works; Structural design for civil and industrial construction; Electrical system design for civil and industrial buildings; Supervision of civil and industrial construction projects. Construction consultancy (excluding construction surveys); 4210 - Construction of railways and roads. Including: bridge and road construction; 7410 - Specialized design activities. Including: repair and interior decoration (excluding mechanical processing, waste recycling, and electroplating at the office); 4290 - Construction of other civil engineering works. Including: civil, industrial, and hydraulic construction; 3314 - Repair of electrical equipment. Including: Repair and maintenance of electrical appliances (excluding mechanical processing, waste recycling, and electroplating); 4610 - Agency, brokerage, and auction activities. Including: agency services; 4321 - Installation of electrical systems. Including: mechanical and electrical systems, and fire protection systems (excluding mechanical processing, waste recycling, and electroplating at the office); 4322 - Installation of water supply, drainage, heating, and air-conditioning systems. Including: Construction of water supply and drainage systems (excluding mechanical processing, waste recycling, and electroplating at the office); 4659 - Wholesale of machinery, equipment, and other accessories; 7730 - Rental of machinery, equipment, and other tangible goods. Including: Rental of construction machinery and equipment. 4662 - Wholesale of metals and metal ores. Including: Wholesale of iron and steel (excluding the trading of gold bars). 6810 - Real estate business, land use rights of owners, users, or lessees. Including: Real estate business (only conducted in accordance with Clause 1, Article 10 of the Law on Real Estate Business); 2511 - Manufacture of metal structures. Including: Manufacture and installation of steel trusses and frames (not conducted at the office); Wholesale of construction materials and installation equipment. Including: Wholesale of machinery, electrical equipment, and
- 4- Ordinary course of business: 12 months.
- 5- Characteristics of the Company's activities in the period affecting financial statement: Profit activity
- 6- Corporate's structure:

Subsidiary: PHUC THINH (CAMBODIA) CORPORATION (Registered cessation of operations in November 2021, but no decision has been issued by the local tax authority.)

- The company established a subsidiary named PHUC THINH (CAMBODIA) CORPORATION under the Foreign Investment Certificate No. 567/BKHDT-ĐTRNN issued by the Ho Chi Minh City Department of Planning and Investment on November 12, 2012.
- Address: National No.1 Way, Bavet Kangdal Village, Sangkat Bavet, Bavet City, Svay Rieng Province, Cambodia.
- Business Activities: Design and construction of civil works, trading, and import/export of construction materials, machinery, equipment, and tools for the construction industry.
- Mr. To Khai Dat is the legal representative and represents a 60% equity contribution on behalf of Phuc Thinh Design Construction Trading Joint Stock Company to Phuc Thinh (Cambodia) Corporation.

Associate/Joint Venture: BOI LONG JOINT STOCK COMPANY

- Business Registration Certificate No. 0312104565, first issued on January 2, 2013, and amended on December 5, 2017.
- Address: Land Lot No. 84, Map Sheet No. 50, Binh Khanh Dong Quarter, Khanh Binh Ward, Tan Uyen Town, Binh Duong Province, Vietnam.
- Business Activities: Stone cutting, shaping, and finishing, among others.
- Mr. To Khai Dat, who also represents 45% of the capital contribution from Phuc Thinh Construction Design and Trading Joint Stock Company to Boi Long Joint Stock Company.

7- Statement on Comparability of Information in the Financial Statements: The information in the financial statements is comparable with the same period of the previous year:

II- ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

- 1- Accounting period: From January 1 to December 31.
- 2- Accounting Currency: Vietnamese Dong (VND).

III- ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

- 1- Accounting System: Circular No. 200/2014/TT-BTC.
- 2- Declaration of adherence to Accounting Standards and Accounting system: The financial statements are prepared and presented in accordance with Vietnamese Accounting Standards and Regulations.

IV- ACCOUNTING POLICIES

- 1- Principles for Conversion of Financial Statements Prepared in Foreign Currencies to Vietnamese Dong: The exchange rates applied for the conversion of financial statements are in accordance with the guidance c
- 2- Exchange Rates Applied in Accounting: Rates provided by Asia Commercial Bank (ACB), Military Bank (MB), and Vietnam International Bank (VIB), based on actual identified rates and FIFO method.
- 3- Principles for Determining Effective Interest Rates for Discounting Cash Flows: Not incurred.
- 4- Cash and cash equivalents:
 - Bank deposits, including term and demand deposits.
 - Cash equivalents are determined in accordance with the Accounting Standard "Cash Flow Statements."
- 5- Accounting rules for financial investment:
 - a Trading Securities: Not incurred;
 - b Held-to-Maturity Investments: Not incurred;
 - c Loans Granted: Not incurred;
 - d Investment in subsidiaries, joint ventures, affiliations, and co-controlled businesses
 - For subsidiaries established during the period, the initial recognition occurs upon obtaining the Certificate of Overseas Investment. Compliance with business combination accounting standards is ensured for investments made during the period;
 - The determination of subsidiaries is based on the parent company's equity ownership ratio;
 - The carrying value of the investment in subsidiaries is measured at historical cost;
 - The basis for provisioning investment losses in subsidiaries, joint ventures, and associates is the consolidated financial statements used to determine such losses;
 - e Investments in equity instruments of other entities: Not incurred
 - e Accounting methods for other transactions related to financial investments: Not incurred.
- 6- Accounting rules for receivables:
 - Criteria for classifying receivables: Trade receivables, other receivables, and intra-company receivables;
 - Monitored in detail by original currency and by each entity;
 - Revaluation of items meeting the definition of monetary items denominated in foreign currencies. The revaluation exchange rate is the rate at the bank with which the Company transacts the most;
 - Method for provisioning doubtful receivables: In compliance with applicable accounting standards and regulations.
- 7- Inventories:
 - Principles for inventory recognition: Recognized at historical cost;
 - Method of calculating inventory value: Specific identification method;
 - Methods for recording inventories: regular declaration method;
 - Methods for creating allowances for decline in value of inventories: In compliance with the accounting standard "Inventories."
- 8- Rules for recording depreciation of fixed assets, finance lease fixed assets, investment properties
 - a Rules for accounting for tangible and intangible fixed assets:
 - The carrying value of fixed assets is based on historical cost;
 - Subsequent expenditures (upgrades, renovations, maintenance, and repairs) are recorded as production and business expenses;
 - Depreciation method for fixed assets: Straight-line depreciation; depreciation is based on historical cost;

- Other regulations regarding the management, use, and depreciation of fixed assets comply with Vietnamese accounting standards and regulations.
- b Rules for accounting for finance lease fixed assets
 - Recognition of fixed assets of leasing: Not incurred
 - Depreciation method for fixed assets of leasing: Not incurred
- c Rules for accounting for investment properties:
 - Recognition of investment properties: Not incurred
 - Depreciation method for investment properties: Not incurred
- 9- Principles for accounting for business cooperation contracts: Not incurred.
- 10- Principles for accounting for deferred corporate income tax:
 - In compliance with deferred income tax standards.
- 11- Prepaid expenses:
 - Prepaid expenses are allocated gradually to production and business costs;
 - Method and period of allocating prepaid expenses: Straight-line method.
 - Prepaid expenses are monitored in detail by their terms.
- 12- Payables:
 - Classification of liabilities: By debtor;
 - Revaluation of liabilities that meet the definition of monetary items denominated in foreign currencies;
 - Provisioning for liabilities: In compliance with applicable accounting standards and regulations.
- 13- Borrowings and finance lease liabilities:
 - Loan value is recognized based on the actual loan amount;
 - Monitored by each debtor and loan term.
- 14- Capitalizing borrowings:
 - Principles for recognizing borrowing costs: Borrowing costs are recognized as production and business expenses in the period they are incurred;
 - The capitalization rate used to determine the borrowing costs capitalized during the period follows the circular guiding the accounting standard "Borrowing Costs."
- 15- Accrued expenses:

Actual expenses not yet incurred but accrued as production and business costs during the period are allocated to prevent sudden spikes in production and business costs, ensuring compliance with the matching principle between revenue and expenses. When these expenses are incurred, any discrepancies between the actual amount and the accrued amount are adjusted by recording additional costs or reducing costs corresponding to the difference.
- 16- Principles and methods for recognizing provisions for liabilities
 - Principle for recognizing provisions for liabilities: Provisions are recognized when the conditions stipulated in the accounting standard "Provisions, Contingent Assets, and Contingent Liabilities" are met.
- 17- Principles for recognizing unearned revenue
 - Unearned revenue is recognized based on incomplete projects and recorded in account 3387;
 - The method for allocating unearned revenue corresponds to the progress of completion and costs incurred.
- 18- Principles for recognizing convertible bonds
 - Separate recognition of the debt and equity components: Not incurred.
- 19- Owner's equity:
 - Owner's investment capital is recognized according to the actual capital contributed of the owner;
 - The share capital surplus is recognized according to the larger or lesser difference between the actual price of the share issuance and the par value;
 - Profit after corporate income tax is allocated to reserves in accordance with the Company's charter and applicable legal regulations, following approval by the Board of Directors. The remaining profit is distributed as dividends based on resolutions of the General Meeting of Shareholders and the Board of Directors.
 - Undistributed profit after tax represents the profit from the Company's activities after deducting adjustments for retrospective application of changes in accounting policies and retrospective corrections of material errors from prior years.
 - Principles for allocating reserves from profit after tax: Reserves are allocated in accordance with the Company's charter and the profit distribution plan approved annually by the General Meeting of Shareholders.
- 20- Revenue:
 - a Revenue from sale of goods

Revenue from sale of goods is recognized when all the following conditions have been satisfied:

 - The significant risks and rewards of ownership of the goods have been transferred to the buyer;
 - The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
 - The amount of revenue can be measured reliably;
 - The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
 - The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.
 - b Revenue from rendering services

Revenue from rendering service is recognized when the outcome of the transaction can be reliably measured. If the service provision spans multiple periods, revenue is recognized for each period based on the work completed as of the balance sheet date for that period. The outcome of a service transaction is determined when the following conditions are met:

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

The completed portion of the service is determined using the work-completed evaluation method.
 - c Financial income

Revenue from interest, royalties, dividends, profit sharing, and other financial activities is recognized when the following two (2) conditions are simultaneously satisfied:

 - It is probable that the economic benefits associated with the transaction will be collected;
 - The amount of revenue can be measured reliably;
 - d Revenue from construction contracts

The portion of the construction contract completed, serving as the basis for determining revenue, is assessed based on the work completed and accepted by the investor and supervisory consultant.
 - e Other income

Includes amounts that do not meet the conditions specified above.
- 21- Revenue deductions:
 - Revenue deductions: Include non-refundable taxes, sales discounts, trade discounts, and sales returns
 - Revenue adjustments comply with the accounting standard "Events after the Balance Sheet Date."
- 22- Cost of goods sold:
 - Ensure compliance with the matching principle for revenue;
 - Ensure prudence, recognizing costs exceeding normal levels of inventory on the date they occur;
- 23- Financial expenses:
 - Monitor actual transactions based on contracts and loan agreements as notified by the lending bank.
- 24- Selling and general administration expenses:
 - Fully recognize selling expenses and general administration expenses incurred during the period.
- 25- Principles and methods for recognizing current corporate income tax expenses and deferred corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income and the corporate income tax rate applicable in the current year. Deferred corporate income tax expenses are determined based on deductible temporary differences, taxable temporary differences, and the applicable corporate income tax rate. Current corporate income tax expenses are not offset against deferred corporate income tax expenses.

26- Other accounting principles and methods

The accounting principles and methods are designed to help users understand that the financial statements of the enterprise have been prepared in compliance with the Vietnamese Accounting Standards issued by the Ministry of Finance.

V- ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED INTERIM BALANCE SHEET

Unit: VND

1- Cash	End of Q3/2025	Opening balance
- Cash on hand	208.952.843	546.338.965
- Cash in banks	127.203.294	21.274.691.541
- Cash equivalents	600.000.000	3.300.000.000
Total	936.156.137	25.121.030.506

Unit: VND

2- Financial investment	End of Q3/2025			Opening balance		
	Historical cost	Fair value	Provisions	Historical cost	Fair value	Provisions
a Trading securities						
- Total value of shares;	-	-	-	-	-	-
(Details of each type of share accounting for 10% or more of total share value)						
- Total value of bonds;	-	-	-	-	-	-
(Details of each type of bond accounting for 10% or more of total bond value)						
- Other investments;						
- Reason for changes in each investment/type of share, bond						
+ In terms of quantity						
+ In terms of value						
Total	-	-	-	-	-	-

b Held-to-maturity investments	End of Q3/2025		Opening balance	
	Historical cost	Carrying amount	Historical cost	Carrying amount
- Short-term	-	-	-	-
+ Term deposits		-		-
+ Bonds				
+ Other investments	-	-	-	-
- Long-term	-	-	-	-
+ Term deposits				
+ Bonds				
+ Other investments				
Total	-	-	-	-

c Equity investments in other entities	End of Q3/2025			Opening balance		
	Cost	Fair value	Provisions	Cost	Fair value	Provisions
- Investment in Subsidiary PHUC THINH (CAMBODIA) CORPORATION with 60% ownership interest						
- Investment in Joint Ventures and Associates	6.631.093.750			6.436.216.147		
- Investment in other entities						
Total	6.631.093.750	-	-	6.436.216.147	-	-

- The operations of the subsidiary "PHUC THINH (CAMBODIA) CORPORATION," specializing in the design and construction of residential and commercial buildings, as well as the import and export of construction materials, machinery, equipment, and tools for the construction industry.

- The company registered to cease operations in November 2021 but has not yet received a decision from the local tax authority.

Unit: VND

3- TRADE RECEIVABLES	End of Q3/2025	Opening balance
a Short-term	68.770.809.771	91.556.176.013
a.1 Short-term trade receivables	62.468.541.352	84.848.711.117
a.2 Other short-term trade receivables (Advances to suppliers)	6.302.268.419	6.707.464.896
b Long-term	-	-
b.1 Details of trade receivables accounting for 10% or more of total trade receivables		
b.2 Other trade receivables		
c Trade receivables from related parties	-	-
c.1 Details of each party		
Total	68.770.809.771	91.556.176.013

Unit: VND

4- OTHER RECEIVABLES	End of Q3/2025		Opening balance	
	Value	Provision	Value	Provision
a Short-term	1.125.084.333	-	1.247.198.903	-
- Receivables from equityization;				
- Receivables from dividends and profits distributed;				
- Receivables from employees (advances);	228.694.055		643.781.950	
- Deposits and collaterals;	200.000.000		271.631.743	
- Loans;				
- Disbursements on behalf of others;				
- Other receivables.	696.390.278		331.785.210	
b Long-term	-	-	-	-

- Receivables from equitization;				
- Receivables from dividends and profits distributed;				
- Receivables from employees;				
- Deposits and collaterals;				
- Loans;				
- Disbursements on behalf of others;				
- Other receivables.				
Total	1.125.084.333	-	1.247.198.903	-

Unit: VND

5- ASSETS AWAITING SETTLEMENT	End of Q3/2025		Opening balance	
	Quantity	Value	Quantity	Value
- Cash;				
- Inventories;				
- Fixed assets;				
- Other assets.				
Total	-	-	-	-

Unit: VND

6- Bad debts	End of Q3/2025		Opening balance		
	Historical cost	Recoverable amount	Historical cost	Recoverable amount	Debtor
- Total value of overdue receivables or loans, or those not overdue but unlikely to be recovered;					
- Information on penalties, late payment interest receivables, etc., arising from overdue debts but not recognized as revenue;					
- Recoverability of overdue receivables					
+ Khanh Phat Wood Working Co., Ltd	127.877.365	-	127.877.365	-	
+ Pha Dinh Construction Co., Ltd	211.093.899	-	211.093.899	-	
+ Giga Resource (Cambodia) Co., Ltd	278.160.000	-	278.160.000	-	
+ Long Vinh Phat Export Import Co., Ltd	7.193.839	-	7.193.839	-	
+ Martland Joint Stock Company	2.703.934	-	2.703.934	-	
Total	627.029.037	-	627.029.037	-	-

Unit: VND

7- Inventories	End of Q3/2025		Opening balance	
	Historical cost	Provision	Historical cost	Provision
- Goods in transit				
- Raw materials;	1.627.273		20.438.183	
- Tools and supplies;	104.690.300		126.334.852	
- Work in progress;	218.739.831.164		35.224.571.021	
- Finished goods;				
- Merchandise inventories;	12.307.273			
- Goods on consignment;				
- Bonded warehouse goods;				
Total	218.858.456.010	-	35.371.344.056	-

- Value of stagnant, inferior, or unsellable inventory at the end of the period: Not incurred;
- Value of inventory used as collateral or pledged to secure payables at the end of the period: Not incurred;

Unit: VND

8- Construction in progress	End of Q3/2025		Opening balance	
	Historical cost	Recoverable amount	Historical cost	Recoverable amount
- Long-term work-in-progress production and business expenses (Details for each type)	-	-	-	-
- Construction in progress	-	-	-	-
Procurement;				
Construction				
Repairs				
Total	-	-	-	-

9- INCREASE OR DECREASE IN TANGIBLE ASSETS:

Unit: VND

Item	Building and structures	Machinery, equipment	Transportation equipment	Office equipment	Other assets	Total
Historical cost						
Opening balance		3.398.778.229	5.812.581.819	1.544.843.055		10.756.203.103
- Additions		-		-		-
- Finished capital investment						-
- Other increases						-
- Conversion into investment properties						-
- Disposals						-
- Other decreases						-
Closing balance	-	3.398.778.229	5.812.581.819	1.544.843.055	-	10.756.203.103
Accumulated depreciation						
Opening balance	-	3.001.847.670	5.544.625.315	1.453.622.095		10.000.095.080
- Depreciation		62.191.962	98.957.507	32.322.726		193.472.195

- Other increases						-
- Conversion into investment properties						-
- Disposals						-
- Other decreases						-
Closing balance	-	3.064.039.632	5.643.582.822	1.485.944.821	-	10.193.567.275
Residual value						
- Opening balance	-	396.930.559	267.956.504	91.220.960	-	756.108.023
- Closing balance	-	334.738.597	168.998.997	58.898.234	-	562.635.828

- Residual value at the end of the period of tangible fixed assets used as collateral or pledged to secure loans: Not incurred.
- Historical cost of fully depreciated tangible fixed assets still in use at the end of the year: 9.193.033.582 VND
- Historical cost of tangible fixed assets awaiting disposal at the end of the year: Not incurred.
- Commitments for significant purchases or sales of tangible fixed assets in the future: Not incurred.
- Other changes in tangible fixed assets: Not incurred

10- INCREASE OR DECREASE IN INTANGIBLE ASSETS:

Unit: VND

Item	Land use rights	Copyrights	Patents, inventions	Computer software	Other assets	Total
Historical cost						
Opening balance				553.940.120		553.940.120
- Buying in this period						-
- Internal work creation						-
- Increase due to business consolidation						-
- Other increases						-
- Liquidation, sale						-
- Other decreases						-
Closing balance	-	-	-	553.940.120	-	553.940.120
Accumulated amortization						
Opening balance				553.940.120		553.940.120
- Amortization						-
- Other increases						-
- Disposals						-
- Other decreases						-
Closing balance	-	-	-	553.940.120	-	553.940.120
Residual value						
- Opening balance	-	-	-	-	-	-
- Closing balance	-	-	-	-	-	-

- Residual value at the end of the period of intangible fixed assets used as collateral or pledged to secure loans: None.
- Historical cost of fully amortized intangible fixed assets still in use: Not incurred.
- Explanations of figures and other disclosures: Not incurred.

11- INCREASE OR DECREASE IN FIXED ASSETS OF LEASING

Unit: VND

Items	Buildin g and structu res	Machinery, equipment	Transportation equipment	Office equipment	Other tangible fixed assets	Intangible fixed assets	Total
Historical cost							
Beginning balance							-
- Finance leases during the year							-
- Acquisition of finance-leased fixed assets							-
- Other increases							-
- Return of finance-leased fixed assets							-
- Other decreases							-
Ending balance	-	-	-	-	-	-	-
Accumulated depreciation							
Beginning balance							-
- Depreciation during the year							-
- Acquisition of finance-leased fixed assets							-
- Other increases							-
- Return of finance-leased fixed assets							-
- Other decreases							-
Ending balance	-	-	-	-	-	-	-
Residual value							
- At the beginning of the year	-	-	-	-	-	-	-
- At the end of the year	-	-	-	-	-	-	-

- Additional rental expenses recognized during the year: Not incurred;
- Basis for determining additional rental expenses: Not incurred;
- Lease renewal terms or purchase rights for assets: Not incurred.

12- INVESTMENT PROPERTIES

Unit: VND

Item	Opening balance	Increase	Decrease	Closing balance
a Investment real estate for rent				
Historical cost	54.274.740.909	-	-	54.274.740.909
- Land use rights	4.544.000.000			4.544.000.000

- Building	49.730.740.909			49.730.740.909
- Building and land use rights				
- Infrastructure				
Accumulated depreciation	14.919.222.240	1.491.922.224	-	16.411.144.464
- Land use rights				-
- Building	14.919.222.240	1.491.922.224		16.411.144.464
- Building and land use rights				-
- Infrastructure				-
Residual value	39.355.518.669	(1.491.922.224)	-	37.863.596.445
- Land use rights	4.544.000.000	-	-	4.544.000.000
- Building	34.811.518.669	(1.491.922.224)	-	33.319.596.445
- Building and land use rights				-
- Infrastructure				-
b Investment properties held for capital appreciation				
Historical cost	-	-	-	-
- Land use rights				
- Building				
- Building and land use rights				
- Infrastructure				
Impairment loss	-	-	-	-
- Land use rights				
- Building				
- Building and land use rights				
- Infrastructure				
Residual value	-	-	-	-
- Land use rights				
- Building				
- Building and land use rights				
- Infrastructure				

- Residual value at the end of the period of investment properties used as collateral or pledged to secure loans: Not incurred;
- Historical cost of fully depreciated investment properties still leased or held for value appreciation: Not incurred;
- Explanations of figures and other disclosures: None;

Unit: VND

13- PREPAID EXPENSES	End of Q3/2025	Opening balance
a Short-term	68.435.391	46.656.000
- Prepaid expenses for operating lease of fixed assets		
- Tools		
- Borrowing costs		
- Others	68.435.391	46.656.000
b Long-term	381.652.578	395.996.706
- Business establishment costs		
- Tools		
- Others	381.652.578	395.996.706
Total	450.087.969	442.652.706

Unit: VND

14- OTHER ASSETS	End of Q3/2025	Opening balance
a Short-term	-	-
- Other current assets		
b Long-term	-	-
Total	-	-

Unit: VND

15- BORROWINGS AND FINANCIAL LEASE LIABILITIES	End of Q3/2025		During the period		Opening balance	
	Value	Solvency	Increase	Decrease	Value	Solvency
a Short-term	139.364.087.255	139.364.087.255	169.801.414.202	122.896.043.252	92.458.716.305	92.458.716.305
- ACB - Tan Binh Branch	139.364.087.255	139.364.087.255	169.801.414.202	112.744.408.251	82.307.081.304	82.307.081.304
- MB Sai Gon Branch	-	-		10.151.635.001	10.151.635.001	10.151.635.001
b Long-term	14.000.000.000	14.000.000.000	35.288.050.000	37.344.490.000	16.056.440.000	16.056.440.000
- Loan from the General Director - To Khai Dat	14.000.000.000	14.000.000.000	35.288.050.000	37.344.490.000	16.056.440.000	16.056.440.000
Total	153.364.087.255	153.364.087.255	205.089.464.202	160.240.533.252	108.515.156.305	108.515.156.305

Unit: VND

c Financial lease liabilities	Current year			Previous year		
Term	Total finance lease payment	Lease interest payment	Principal payment	Total finance lease payment	Lease interest payment	Principal payment
Within 1 year						
Over 1 year to 5 years						
Over 5 years						
Total	-	-	-	-	-	-

Unit: VND

d Overdue loans and financial lease liabilities unpaid	End of Q3/2025		Opening balance	
	Principal	Interest	Principal	Interest
- Loans;				
- Financial lease liabilities;				
- Reason for non-payment;				
Total	-	-	-	-

d Detailed explanation of loans and financial lease liabilities with related parties: Not incurred.

Unit: VND

16- TRADE PAYABLES	End of Q2/2025		Opening balance	
	Value	Solvency	Value	Solvency
a Short-term	174.221.261.764	174.221.261.764	59.915.982.851	59.915.982.851
a.1 Payables to short-term suppliers	112.619.800.998	112.619.800.998	55.308.382.851	55.308.382.851
a.2 Payables to other parties (Advances from customers)	61.601.460.766	61.601.460.766	4.607.600.000	4.607.600.000
b Long-term	-	-	-	-
b.2 Detailed breakdown for each party accounting for 10% or more of the total payables;				
b.2 Payables to other parties				
c Overdue liabilities unpaid	-	-	-	-
c.1 Detailed breakdown for each party accounting for 10% or more of the total overdue liabilities;				
c.2 Other parties				
d Payables to suppliers that are related parties	-	-	-	-
d.1 Detailed breakdown for each related party				
Total	174.221.261.764	174.221.261.764	59.915.982.851	59.915.982.851

Unit: VND

17- TAXES AND OTHER PAYABLES TO THE STATE	Opening balance	Payable	Paid amount	End of Q3/2025
a Payables (detailed by tax type)	584.771.044	1.315.800.041	1.821.117.028	79.454.057
- Corporate income tax	-	-	-	-
- Personal income tax	584.771.044	676.607.386	1.181.924.373	79.454.057
- Land tax		1.363.200	1.363.200	
- Others		637.829.455	637.829.455	-
b Receivables (detailed by tax type)	26.221.175.765	-	-	48.419.448.468
- Deductible VAT	26.221.175.765			48.419.448.468
Total	26.805.946.809	1.315.800.041	1.821.117.028	48.498.902.525

Unit: VND

18- Accrued expenses	End of Q3/2025	Opening balance
a Short-term	-	135.491.060
- Accrued wages for leave periods;		
- Expenses during business suspension periods;		
- Provisionally accrued cost of goods sold, finished real estate products sold;		
- Other accrued expenses;		135.491.060
b Long-term	-	-
- Loan interest		
- Other items (detailed for each account)		
Total	-	135.491.060

Unit: VND

19- Other payables	End of Q3/2025	Opening balance
a Short-term	1.608.781.463	2.069.036.816
- Surplus assets awaiting resolution;		
- Funding of trade union;		
- Social insurance;		
- Health insurance;		
- Unemployment insurance;		
- Labor accident and occupational disease insurance;		
- Payables related to equitization;		
- Short-term deposits received;	102.343.806	102.343.806
- Dividend or profits payables		
- Others	1.506.437.657	1.966.693.010
b Long-term	577.468.650	366.222.483
- Long-term deposits received;	577.468.650	366.222.483
- Deferred corporate income tax payable		
- Others		
c Overdue unpaid debts	-	-
Detailed list of each item and reasons for non-payment of overdue debts		
Total	2.186.250.113	2.435.259.299

Unit: VND

20- UNEARNED REVENUE	End of Q3/2025	Opening balance
a Short-term	-	2.400.000.000
- Deferred revenue;	-	2.400.000.000

- Revenue from traditional customer programs;		
- Other unearned revenue.		
b Long-term	-	-
- Deferred revenue;		
- Revenue from traditional customer programs;		
- Other unearned revenue.		
c Inability to fulfil customer contract	-	-
Detailed breakdown of each item and reasons for inability to fulfil contracts		
Total	-	2.400.000.000

21- ISSUED BONDS: Not incurred.

22- PREFERRED SHARES CLASSIFIED AS LIABILITIES: Not incurred.

Unit: VND

23- PROVISIONS	End of Q3/2025	Opening balance
a Short-term	-	-
- Provision for product and merchandise warranty;		
- Provision for construction warranty;		
- Provision for restructuring;		
- Other provisions (e.g., periodic fixed asset repair costs, environmental restoration costs, etc.)		
- Accrued expenses		
b Long-term	-	-
- Provision for product and merchandise warranty;		
- Provision for construction warranty;	-	-
- Provision for restructuring;		
- Other provisions (e.g., periodic fixed asset repair costs, environmental restoration costs, etc.)		
Total	-	-

Unit: VND

24- DEFERRED TAX ASSETS AND DEFERRED TAX LIABILITIES	End of Q3/2025	Opening balance
a Deferred tax asset:	-	-
- Corporate income tax rate used to determine the value of deferred tax assets	20%	
- Deferred tax assets related to deductible temporary differences	-	
- Deferred tax assets related to unused tax losses		
- Deferred tax assets related to unused tax incentives		
- Amount offset with deferred tax liabilities		
b Deferred tax liabilities:	0	
- Corporate income tax rate used to determine the value of deferred tax liabilities	20%	
- Deferred tax liabilities arising from taxable temporary differences	-	
- Amount offset with deferred tax assets		
Total	0	-

25- OWNER'S EQUITY

a Volatility of equity

Unit: VND

	Item under owner's equity								Total
	Contributed capital	Capital surplus	Bond conversion options	Development and investment funds	Differences upon asset revaluation	Foreign exchange differences	Undistributed profit after tax and funds	Non-controlling shareholder interests	
A	1	2	3	4	5	6	7	8	9
Beginning of last year	32.000.000.000	11.512.000.000		6.833.415.243		650.069.302	2.920.866.601	37.752.182	53.954.103.328
- Capital gains in the year	17.999.330.000								17.999.330.000
- Profit after tax last year									-
- Other increases									-
Issuance of Bonus Shares, Dividend Distribution, Fund Appropriations				305.818.623					305.818.623
- Loss during the prior year							(33.659.476.340)		(33.659.476.340)
- Other decreases		(11.512.000.000)		(6.487.330.000)					(17.999.330.000)
Beginning of the current year	49.999.330.000	-	-	651.903.866	-	650.069.302	(30.738.609.739)	37.752.182	20.600.445.611
- Capital increase									-
- Profit after tax current period							495.963.921		495.963.921
- Other increases						1.666.100		1.489.269	3.155.369
Dividend Distribution, Fund Appropriations							-		-
- Loss during the current year									-
- Other decreases							618.412.018		618.412.018
Closing of current period	49.999.330.000	-	-	651.903.866	-	651.735.402	(29.624.233.800)	39.241.451	21.717.976.919

Unit: VND

b Details of the owner's capital	End of Q3/2025	Opening balance
- Capital contribution from the parent company (if a subsidiary)		
- Capital contributions from other entities	49.999.330.000	49.999.330.000
Total	49.999.330.000	49.999.330.000

Unit: VND

c Transactions in capital with owners and distribution of dividends, profit sharing	Current year	Opening balance
- Contributed capital		
+ Capital contribution at the beginning of the year	49.999.330.000	49.999.330.000
+ Increase in capital contribution during the year		
+ Decrease in capital contribution during the year		
+ Capital contribution at the end of the year	49.999.330.000	49.999.330.000
- Dividends and profits distributed		

Unit: VND

d Stocks	End of Q3/2025	Opening balance
- Ordinary shares registered for issuance		
- Ordinary shares sold to the public	-	-
+ Common shares		
+ Preferred shares (classified as equity)		
- Number of shares repurchased (treasury shares)	-	-
+ Common shares		
+ Preferred shares (classified as equity)		
- Ordinary shares outstanding	4.999.933	4.999.933
+ Common shares	4.999.933	4.999.933
+ Preferred shares (classified as equity)		
* Par value share: 10.000 VND/share		

d Dividend paid

- Dividends declared after the end of the fiscal year:
 - + Dividends declared on common shares: Not incurred
 - + Dividends declared on preferred shares: Not incurred
- Cumulative preferred share dividends not yet recognized: Not incurred

e Enterprise funds:

- Development and investment fund: 10% of profit after tax
- Bonus and welfare fund: 10% of profit after tax

g Income and expenses, gains or losses recognized directly in equity as prescribed by specific accounting standards.

Unit: VND

26- Differences upon asset revaluation	Current year	Previous year
- Reasons for changes between the beginning and end of the year (Revaluation circumstances, assets revalued, and under which decision?)		
Total		

Unit: VND

27- Foreign exchange differences	Current year	Previous year
- Exchange rate differences from the translation of financial statements prepared in foreign currencies into VND		
- Exchange rate differences arising from other reasons (specify reasons)		
Total	-	-

Unit: VND

28- Funding sources	Current year	Previous year
- Funding allocated during the year		
- Operating expenditures		
- Remaining funding at the end of the year		
Total	-	-

29- OFF-BALANCE SHEET ITEMS	End of Q3/2025	Opening balance
a Outsourced property		
- Within 1 year		
- Over 1 year to 5 years		
- Over 5 years		
b Assets to be kept		
c Foreign currencies		
- USD	200,00	200,00
- KHR		
d Monetary gold		
d Bad debts written off	627.029.037	627.029.037
e Other information on off-balance sheet items		

30- OTHER INFORMATION DISCLOSED AND EXPLAINED BY THE ENTERPRISE

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

Unit: VND

1- REVENUE FROM SALES AND SERVICES RENDERED	Quarter III	
	Current period	Previous period
a Revenue	73.086.607.771	43.051.138.210
- Sales revenue	43.396.198.755	3.871.798.281
- Service provision revenue	1.478.278.973	1.284.512.572
- Real estate business revenue		
- Construction revenue	28.212.130.043	37.894.827.357
+ Revenue from construction contracts recognized during the period	28.212.130.043	37.894.827.357

+ Cumulative total revenue from construction contracts recognized up to the date of the financial statements		
b Revenue from related parties		
c If revenue from asset leasing is recognized as the total amount received in advance, the enterprise must provide additional disclosures to compare the differences between recognizing revenue using the allocation method over the lease term; the potential decline in future profit and cash flow due to recognizing revenue for the total amount		
Total	73,086,607.771	43,051,138.210

Unit: VND

2- REVENUE DEDUCTIBLE	Quarter III	
	Current year	Previous year
- Sales discounts		
- Sales allowances		
- Sales returns		
- Import and export taxes		
Total	-	-

Unit: VND

3- COSTS OF GOODS SOLD	Quarter III	
	Current year	Previous year
- Cost of goods sold	63,967,599.690	44,518,318.779
+ Merchandise	36,826,618.765	3,636,423.291
+ Service provision	915,074.228	452,601.192
+ Real estate business		
+ Construction contracts	26,225,906.697	40,429,294.386
- Cost of finished goods sold		
Including: Pre-accrued costs of sold goods and real estate products:		
+ Pre-accrued cost items		
+ Accrued value of each cost item		
+ Estimated period for cost realization		
- Cost of services provided		
- Residual value, disposal, and liquidation costs of investment properties		
- Operating costs of investment properties		
- Value of lost inventory during the period		
- Value of each type of inventory shortage beyond allowable limits during the period		
- Other abnormal costs directly included in the cost of goods sold		
- Provisions for inventory devaluation		
- Cost of goods sold reductions		
Total	63,967,599.690	44,518,318.779

Unit: VND

4- FINANCIAL INCOME	Quarter III	
	Current year	Previous year
- Interest income	4,464,876	10,523,910
- Reversal of interest income from deposits and loans due to over-accrual as of June 30	(5,001,946)	
- Gains from the sale of investments		
- Dividends and profits received		
- Gain from foreign exchange difference	76,745,231	
- Unrealized exchange rate difference		
- Interest income from deferred sales, trade discounts		
- Revenue from other financial activities		
Total	76,208,161	10,523,910

Unit: VND

5- FINANCIAL EXPENSES	Quarter III	
	Current year	Previous year
- Interest expenses	2,492,589.765	2,024,062.622
- Trade discounts, interest from deferred sales		
- Loss on disposal of financial investments		
- Loss from foreign exchange difference		
- Loss from unrealized foreign exchange difference		
- Provisions for devaluation of trading securities and investment losses		
- Accrued interest expenses		
- Other financial expenses	75,944,505	
- Financial expense reductions		
Total	2,568,534.270	2,024,062.622

Unit: VND

6- OTHER INCOMES	Quarter III	
	Current year	Previous year
- Disposal and sale of fixed assets		
- Gains from revaluation of assets		
- Fines collected		
- Tax reductions		
- Reversal of accrued warranty expenses in construction activities		
- Others	7,440	2,448,099
Total	7,440	2,448,099

Unit: VND

7- OTHER EXPENSES	Quarter III	
	Current year	Previous year

- Residual value of fixed assets and disposal costs of fixed assets		
- Losses from asset revaluation		
- Penalties incurred		
- Others	53.024	32.326.000
- Adjustments as per tax authority decisions		
- Unreasonable and non-deductible expenses	38.604.000	
Total	38.657.024	- 32.326.000

Unit: VND

8- SELLING EXPENSES AND GENERAL ADMINISTRATION EXPENSES	Quarter III	
	Current year	Previous year
a Corporate administrative expenses incurred during the period	5.144.111.206	5.173.142.179
- Details of items accounting for 10% or more of total administrative expenses	5.144.111.206	5.173.142.179
- Other administrative expenses		
b Selling expenses incurred during the period	1.085.894.593	518.172.797
- Details of items accounting for 10% or more of total selling expenses	1.085.894.593	518.172.797
- Other selling expenses		
c Reductions in selling and administrative expenses	-	-
- Reversal of provisions for product and goods warranties		
- Reversal of provisions for restructuring and other provisions		
- Other reductions		
Total	6.230.005.799	5.691.314.976

Unit: VND

9- BUSINESS OPERATING COST BY ELEMENTS	Quarter III	
	Current year	Previous year
- Material expenses	48.715.516.422	14.117.102.942
- Labor cost	6.171.620.629	5.898.378.844
- Fixed asset depreciation	561.312.018	571.377.018
- Outsourcing service	54.946.864.901	22.971.474.359
- Other expenses by cash	408.151.343	619.002.081
Total	110.803.465.313	44.177.335.244

Unit: VND

10- CURRENT INCOME TAX EXPENSES	Quarter III	
	Current year	Previous year
- Tax expenses in respect of the current taxable profit	-	-
- Adjustment of tax expenses in the previous years to the current year		
- Total current corporate income tax expenses		
Total	-	-

Unit: VND

11- Deferred corporate income tax expenses	Quarter III	
	Current year	Previous year
- Deferred corporate income tax expenses arising from taxable temporary differences		
- Deferred corporate income tax expenses arising from the reversal of deferred tax assets		
- Deferred corporate 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 expenses		
Total	-	-

VII- ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOWS STATEMENT

Unit: VND

1- Non-cash transactions affecting future Cash Flows Statements	Accumulated from the beginning of the year to the end of this quarter	
	Current year	Previous year
- Acquisition of assets through direct debt obligations or finance leases		
- Acquisition of businesses through share issuance		
- Conversion of debt into equity		
- Other non-cash transactions		

2- Funds held by the enterprise but not available for use: Not incurred

Unit: VND

3- The amount borrowed actually collected during the period	
- Proceeds from loans under standard agreements	169.801.414.202
- 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 government bond repurchase agreements and REPO securities	
- Proceeds from other forms of borrowing	35.288.050.000
Total	205.089.464.202

Unit: VND

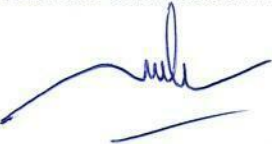
4- The amount actually repaid the loan principal for the period	
- Repayment of loan principal under standard agreements	122.896.043.252
- Repayment of ordinary bond principal	
- Repayment of convertible bond principal	

- Repayment of preferred share principal classified as liabilities	
- Payments for government bond repurchase agreements and REPO securities	
- Repayment of loan principal under other forms	37,344,490.000
Total	160,240,533.252

VIII. OTHER INFORMATION

- 1- Contingent liabilities, commitments, and other financial information
- 2- Events occurring after the end of the fiscal year
- 3- Relevant entities information
- 4- Presentation of assets, revenue, and business results by segment (According to business sectors or geographical areas) in compliance with Accounting Standard No. 28 "Segment Reporting" (1)
- 5- Comparative information (Changes in information in the financial statements of previous fiscal years)
- 6- Information on going concern
- 7- Other information

PREPARER - CHIEF ACCOUNTANT



NGUYEN HOANG VU



HỒ CHÍ MINH CITY, SEP 30, 2025
GENERAL DIRECTOR


TRAN MINH TRUC

No. 53/PT-2025

Re: Explanation of the net profit after tax in the Q3/2025 Income Statement changing by 10% or more compared to the Q3/2024.

Ho Chi Minh City, Oct 27, 2025

To: - State Securities Commission
- Hanoi Stock Exchange

Organization name:

PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATION

Stock code:

PTD

Address:

361 Le Trong Tan Street, Tan Son Nhi Ward, Ho Chi Minh City, Viet Nam

Tax code:

0302365984

Representative:

Mr. Tran Minh Truc

Position: General Director

Pursuant to Circular No. 96/2020/TT-BTC effective from January 1, 2021, issued by the Ministry of Finance regarding the disclosure of periodic information by listed organizations, which requires an explanation of net profit before tax in the Q3/2025 Financial Report if it changes by 10% or more compared to the Q3/2024 report.

Phuc Thinh Design Construction Trading Corporation explain of the Net profit after tax in the Q3/2025 Income Statement changing by 10% or more compared to the Q3/2024.

Unit: VND

ITEMS		Code	PARENT COMPANY			
			QUARTER III			
			Current Year	Previous Year	Increase/Decrease	Percentage (%)
1		2	3	4	5=3-4	6=5/4
1.	Revenue from sales and services rendered	01	73.086.607.771	43.051.138.210	30.035.469.561	
2.	Revenue deduction	02				
3.	Net Revenue from sales and services rendered	10	73.086.607.771	43.051.138.210	30.035.469.561	70%
	(10 = 01 - 02)					
4.	Cost of Goods Sold	11	63.967.599.690	44.518.318.779	19.449.280.911	44%
5.	Gross Profit from sales and services rendered	20	9.119.008.081	(1.467.180.569)	10.586.188.650	122%
	(20 = 10 - 11)					
6.	Financial Income	21	76.208.161	10.523.910	65.684.251	
7.	Financial expenses	22	2.568.534.270	2.024.062.622	544.471.648	
	- Including: Interest Expenses	23	2.492.589.765	2.024.062.622	468.527.143	
8.	Selling Expenses	25	1.085.894.593	518.172.797	567.721.796	
9.	General administration Expenses	26	5.144.111.206	5.173.142.179	(29.030.973)	
10.	Net profit from operating activities	30	396.676.173	(9.172.034.257)	9.568.710.430	-104%
	(30 = 20 + (21-22) - (25+26))					
11.	Other Income	31	7.440	2.448.099	(2.440.659)	
12.	Other expenses	32	38.657.024	32.326.000	6.331.024	
13.	Other Profit (40 = 31 - 32)	40	(38.649.584)	(29.877.901)	(8.771.683)	-29%
14.	Total net profit before tax (50 = 30 + 40)	50	358.026.589	(9.201.912.158)	9.559.938.747	-104%
15.	Current corporate income tax expenses	51			-	
16.	Deferred corporate income tax expenses	52			-	
17.	Profit after enterprise income tax	60	358.026.589	(9.201.912.158)	9.559.938.747	-104%
	(60 = 50 - 51 -52)					
18.	Basic and diluted Earnings Per Share (*)	70				

SEPARATE FINANCIAL STATEMENTS

Total revenue increased by 70%, while the cost of goods sold rose by only 44%. This is considered the main reason leading to the change of more than 10% in net profit after tax

CONSOLIDATED FINANCIAL STATEMENTS

Subsidiary: PHUC THINH (CAMBODIA) CORPORATION registered cessation of operations in November 2021, but no decision has been issued by the local tax authority.

Respectfully!

Recipients:

- As above;
- Archive: Accounting Department.

PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATION

GENERAL DIRECTOR



TRAN MINH TRUC



No: 52/PTD-2025

Re: Explanation for the change from post-tax loss in Q3 2024 to post-tax profit in Q3 2025

Ho Chi Minh City, Oct 27, 2025

To: - State Securities Commission
- Hanoi Stock Exchange**Organization name:**

PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATION

Stock code:

PTD

Address:

361 Le Trong Tan Street, Tan Son Nhi Ward, Ho Chi Minh City, Viet Nam

Tax code:

0302365984

Representative:

Mr. Tran Minh Truc

Position: General Director

Based on Circular No. 96/2020/TT-BTC, effective from January 1, 2021, issued by the Ministry of Finance regarding the periodic disclosure of listed organizations, which stipulates the explanation for the Explanation for the change from post-tax loss in Q3 2024 to post-tax profit in Q3 2025

Phuc Thinh Design Construction and Trading Corporation provides an explanation for the Explanation for the change from post-tax loss in Q3 2024 to post-tax profit in Q3 2025.

Unit: VND

ITEMS	Code	PARENT COMPANY			
		QUARTER III			
		Current Year	Previous Year	Increase/Decrease	Percentage (%)
1	2	3	4	5=3-4	6=5/4
1. Revenue from sales and services rendered	01	73.086.607.771	43.051.138.210	30.035.469.561	
2. Revenue deduction	02				
3. Net Revenue from sales and services rendered	10	73.086.607.771	43.051.138.210	30.035.469.561	70%
(10 = 01 - 02)					
4. Cost of Goods Sold	11	63.967.599.690	44.518.318.779	19.449.280.911	
5. Gross Profit from sales and services rendered	20	9.119.008.081	(1.467.180.569)	10.586.188.650	722%
(20 = 10 - 11)					
6. Financial Income	21	76.208.161	10.523.910	65.684.251	
7. Financial expenses	22	2.568.534.270	2.024.062.622	544.471.648	
- Including: Interest Expenses	23	2.492.589.765	2.024.062.622	468.527.143	
8. Gain or loss in associates					
9. Selling Expenses	25	1.085.894.593	518.172.797	567.721.796	
10. General administration Expenses	26	5.144.111.206	5.173.142.179	(29.030.973)	
11. Net profit from operating activities	30	396.676.173	(9.172.034.257)	9.568.710.430	-104%
(30 = 20 + (21-22) - (25+26))					
12. Other Income	31	7.440	2.448.099	(2.440.659)	
13. Other expenses	32	38.657.024	32.326.000	6.331.024	
14. Other Profit (40 = 31 - 32)	40	(38.649.584)	(29.877.901)	(8.771.683)	-29%
15. Total net profit before tax (50 = 30 + 40)	50	358.026.589	(9.201.912.158)	9.559.938.747	-104%
16. Current corporate income tax expenses	51			-	
17. Deferred corporate income tax expenses	52			-	
18. Profit after enterprise income tax	60	358.026.589	(9.201.912.158)	9.559.938.747	-104%

SEPARATE FINANCIAL STATEMENTS

Total revenue increased by 70%, of which export trade revenue rose significantly by 91%. Consequently, net profit increased by 96%. The substantial profit growth was primarily attributable to the export trade segment

CONSOLIDATED FINANCIAL STATEMENTS

Subsidiary: PHUC THINH (CAMBODIA) CORPORATION registered cessation of operations in November 2021, but no decision has been issued by the local tax authority.

Respectfully!

PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATION

GENERAL DIRECTOR

Recipients:

- As above;
- Archive: Accounting Department.

