

**BUSINESS RESULTS**  
**CMC INVESTMENT JOINT STOCK COMPANY**  
**QUARTER 4/2025**

UNIT: VND

ASSETS	Codes	Explanat ion	QUARTER 4		ACCUMULATED FROM BEGINNING OF YEAR	
			2025	2024	2025	2024
1	2	3	4	5	6	7
<b>TOTAL REVENUE</b>						
1. Sales revenue and CCDV	01	V.22	33,264,335,184	30,933,827,839	124,219,712,431	78,642,081,396
2. Deductions	02					
3. Net sales revenue and services (10=01-02)	10		33,264,335,184	30,933,827,839	124,219,712,431	78,642,081,396
4. Cost of goods sold	11	V.23	30,404,289,891	27,619,275,906	115,002,997,455	68,390,436,362
5. Gross profit from sales and services (20=10-11)	20		2,860,045,293	3,314,551,933	9,216,714,976	10,251,645,034
6. Financial revenue	21	V.24	5,243,095,902	730,107,768	8,028,438,852	2,606,026,093
7. Financial expenses	22	V.25	1,805,642,586	3,122,916,786	2,693,383,074	8,275,440,772
<i>In which: Interest payable</i>	23		1,088,176,001	989,354,927	3,820,135,668	3,900,959,544
8. Sales expenses	25	V.26	125,915,734	126,364,699	365,640,445	466,731,503
9. Business management expenses	26	V.27	1,222,477,245	922,996,130	4,205,270,287	3,620,384,890
10. Net profit from business activities {30=20+21(21-22)-(24+25)}	30		4,949,105,630	-127,617,914	9,980,860,022	495,113,962
11. Other income	31	V.28				
12. Other expenses	32	V.29			6,079,200	60,476,113
13. Other profits (40=31-32)	40			0	-6,079,200	-60,476,113
14. Total profit before tax (50=30+ 40)	50		4,949,105,630	-127,617,914	9,974,780,822	434,637,849
15. Current corporate income tax expense	51	V.10.2	851,276,993	-3,259,730	1,336,956,284	288,552,593
16. Deferred corporate income tax expense re	52					
17. Profit after corporate income tax (60=50-51-52 )	60		4,097,828,637	-124,358,184	8,637,824,538	146,085,256
18. Basic earnings per share (*)	70		802		1.691	32
19. Diluted earnings per share (*)	71					

PREPAPER



NGUYEN ANH HONG

CHIEF ACCOUNTANT



NGUYEN TRONG HA

Hanoi Jan 16, 2026

GENERAL DIRECTOR



NGO ANH PHUONG



**BALANCE SHEET**  
**CMC INVESTMENT JOINT STOCK COMPANY**  
**QUARTER 4/2025**

UNIT: VND

ASSETS	Codes	Expla nation	31/12//2025	01/01/2025
<b>A. CURRENT LIABILITY AND SHORT-TERM INVESTMENTS</b> (100=110+120+130+140+150)			<b>88,609,384,680</b>	<b>112,194,627,891</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>V.01</b>	<b>16,777,465,330</b>	<b>1,166,547,699</b>
1. Cash	111		1,013,425,330	1,166,547,699
2. Cash equivalents	112		15,764,040,000	
<b>II. Short-term financial investments</b>	<b>120</b>	<b>V.02</b>	<b>16,473,971,201</b>	<b>26,039,851,857</b>
1. Trading securities	121		19,301,783,250	33,830,192,894
2. Provision for devaluation of trading securities (*)	122		(2,827,812,049)	(7,790,341,037)
3. Investments held to maturity	123			
<b>III. Short-term receivables</b>	<b>130</b>	<b>V.03</b>	<b>25,907,766,705</b>	<b>21,357,695,462</b>
1. Short-term receivables from customers	131		7,673,030,000	7,907,827,600
2. Short-term prepayments to suppliers	132		17,928,876,500	13,240,450,380
3. Short-term loan receivables	135		2,000,000,000	2,000,000,000
4. Other short-term receivables	136		805,860,205	709,417,482
5. Provision for doubtful debts (*)	137		(2,500,000,000)	(2,500,000,000)
<b>IV. Inventories</b>	<b>140</b>	<b>V.04</b>	<b>29,382,981,444</b>	<b>62,787,750,039</b>
1. Inventories	141		29,875,981,444	65,379,670,039
2. Provision for inventory price reduction	149		(493,000,000)	(2,591,920,000)
<b>V. Other current assets</b>	<b>150</b>	<b>V.05</b>	<b>67,200,000</b>	<b>842,782,834</b>
1. Short-term prepaid expenses	151		67,200,000	64,145,454
2. Deductible value added tax	152			778,637,380
3. Taxes and other receivables from the State	153			
4. Other current assets	155			
<b>B. LONG-TERM ASSETS</b> (200=210+220+240+250+260)	<b>200</b>		<b>70,667,039,714</b>	<b>46,850,608,392</b>
<b>I. Long-term receivables</b>	<b>210</b>			
1. Long-term receivables from customers	211			
2. Long-term prepayments to suppliers	212			
3. Working capital at affiliated units	213			
4. Other long-term receivables	216			
5. Provision for long-term doubtful debts (*)	219			
<b>II. Fixed assets</b>	<b>220</b>	<b>V.06</b>	<b>5,926,154,888</b>	<b>6,816,737,792</b>



I. Tangible fixed assets	221		5,926,154,888	6,816,737,792
Original cost	222		13,927,013,421	13,927,013,421
Accumulated depreciation (*)	223		(8,000,858,533)	(7,110,275,629)
2. Financial lease fixed assets	224			
Original cost	225			
Accumulated depreciation (*)	226			
Original cost	228			
Accumulated depreciation (*)	229			
III. Investment property	230			
Original cost	231			
Accumulated depreciation (*)	232			
IV. Long-term unfinished assets	240			
V. Long-term financial investments	250	V.07	63,584,770,600	39,522,880,600
1. Investments in subsidiaries	251			
2. Long-term investments in companies	252		66,884,770,600	42,822,880,600
2.1 Investments in joint ventures and associates	252.1			
2.2 Investments in other entities	252.2			
3. Investments in other entities	253			
4. Provisions for long-term financial investments (*)	254		(3,300,000,000)	(3,300,000,000)
VI. Other long-term assets	260		1,156,114,226	510,990,000
1. Long-term prepaid expenses	261		1,156,114,226	510,990,000
2. Deferred income tax assets	262			
3. Other long-term assets	268			
<b>TOTAL ASSETS (270=100+200)</b>	<b>270</b>		<b>159,276,424,394</b>	<b>159,045,236,283</b>

CAPITAL RESOURCES	Mã số	Thuyết minh	31/12//2025	1/1/2025
<b>A. LIABILITIES (300=310+330)</b>	<b>300</b>		<b>89,798,188,278</b>	<b>98,204,824,705</b>
<b>I. Short-term liabilities</b>	<b>310</b>		<b>89,413,736,426</b>	<b>97,686,656,804</b>
1. Short-term payables to suppliers	311	V.08		
2. Short-term prepayments from buyers	312	V.09	305,000,000	
3. Taxes and other payables to the State	313	V.10	1,400,330,934	288,552,593
4. Payables to employees	314	V.11	174,835,546	138,971,128
5. Short-term payable expenses	315	V.12	20,000,000	20,000,000
6. Short-term internal payables	316			
7. Payables according to the construction contract schedule	317			
8. Short-term unrealized revenue	318	V.13	859,700,000	811,284,099
9. Other short-term payables	319	V.14	1,918,594,894	1,180,707,962
10. Short-term loans and financial leasing debts	320	V.15	84,420,089,615	94,931,955,585
11. Bonus and welfare funds	322	V.16		



			315,185,437	315,185,437
<b>II. Long-term liabilities</b>	<b>330</b>		<b>384,451,852</b>	<b>518,167,901</b>
1. Long-term unearned revenue	336	V.18	204,451,852	212,167,901
2. Other long-term payables	337	V.19	180,000,000	180,000,000
3. Long-term borrowings and finance leases	338	V.20		126,000,000
4. Long-term internal payables	335			
5. Long-term accrued expenses	333			
7. Deferred income tax payable	341			
8. Long-term provisions	342			
<b>B. OWNER'S EQUITY ( 400=410+430 )</b>	<b>400</b>		<b>69,478,236,116</b>	<b>60,840,411,578</b>
<b>I. Owner's equity</b>	<b>410</b>		<b>69,478,236,116</b>	<b>60,840,411,578</b>
1. Owner's capital	411	V.21	51,083,470,000	45,610,500,000
Common shares with voting rights				
2. Share premium	412	V.21	2,100,000	2,100,000
3. Bond conversion options	413			
4. Other owners' capital	414			
5. Treasury shares	415			
6. Asset revaluation differences	416			
7. Exchange rate differences	417			
8. Development investment fund	418	V.22	9,211,921,095	9,211,921,095
9. Enterprise arrangement support fund	419			
10. Other funds belonging to owner's equity	420	V.22	93,928,484	93,928,484
11. Undistributed profit after tax	421		9,086,816,537	5,921,961,999
Undistributed profit after tax accumulated to the end of the period			302,906,743	5,775,876,743
Profit after tax not distributed this period			8,783,909,794	146,085,256
<b>II. Other funding sources and funds</b>	<b>430</b>			\
1. Funding sources	431			
2. Funding sources that have formed fixed assets	432			
<b>TOTAL CAPITAL SOURCES (440=300+400)</b>	<b>440</b>		<b>159,276,424,394</b>	<b>159,045,236,283</b>

PREPAPER

NGUYEN ANH HONG

CHIEF ACCOUNTANT

NGUYEN TRONG HA





**CASH FLOW STATEMENT**  
**CMC INVESTMENT JOINT STOCK COMPANY**  
**QUARTER 4/2025**

UNIT: VND

INDICATORS	CODES	From 1/1/2025 to 31/12/2025	From 1/1/2024 to 31/12/2024
1	2	3	4
<b>I. Net cash flow from operating activities</b>			
1. Cash receipts from sales, provision of services and other revenues	1	170,926,415,892	72,397,841,765
2. Cash paid to suppliers of goods and services	2	-102,417,256,178	-84,029,814,754
3. Cash paid to employees	3	-1,799,487,186	-1,599,595,416
4. Cash paid for interest and transaction fees	4	-1,890,711,680	-3,897,846,004
5. Cash paid for corporate income tax	5	-604,948,123	-195,863,809
6. Other cash receipts from operating activities	6	118,370,857,096	4,419,176,696
7. Other cash paid from operating activities	7	-159,726,425,260	-7,125,147,353
<b>Net cash flow from operating activities</b>	<b>20</b>	<b>22,858,444,561</b>	<b>-20,031,248,875</b>
<b>II. Cash flow from investing activities</b>			
1. Cash spent on purchasing and constructing fixed assets and other long-term assets	21		
2. Cash received from liquidation and sale of fixed assets and long-term assets	22		
3. Cash spent on lending and purchasing debt instruments of other entities	23		
4. Cash recovered from lending and reselling debt instruments of other entities	24		
5. Cash spent on investing in other entities	25		-5,095,980,000
6. Cash recovered from investing in other entities	26		2,098,700,000
7. Cash received from interest on loans, dividends and profits distributed	27	3,390,339,040	2,044,117,539
<b>Net cash flow from investing activities</b>	<b>30</b>	<b>3,390,339,040</b>	<b>-953,162,461</b>
<b>III. Cash flow from financing activities</b>			
1. Cash received from issuing shares, receiving capital contributions from owners	31		
2. Cash paid for capital contributions to owners, buying back shares	32		
3. Cash received from short-term and long-term loans	33	110,817,994,755	92,555,787,116
4. Cash paid for principal repayment	34	-121,329,860,725	-70,840,872,446
5. Cash paid for financial leases	35	-126,000,000	
6. Dividends, profits paid to owners	36		
<b>Net cash flow from financing activities</b>	<b>40</b>	<b>-10,637,865,970</b>	<b>21,714,914,670</b>
<b>Net cash flow during the period (50=20+30+40)</b>	<b>50</b>	<b>15,610,917,631</b>	<b>730,503,334</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>60</b>	<b>1,166,547,699</b>	<b>436,044,365</b>
<b>Effect of changes in foreign exchange rates</b>	<b>61</b>		
<b>Cash and cash equivalents at the end of the period (70=50+60+61)</b>	<b>70</b>	<b>16,777,465,330</b>	<b>1,166,547,699</b>

PREPAPER

NGUYEN ANH HONG

CHIEF ACCOUNTANT

NGUYEN TRONG HA

Hanoi Jan 16, 2026

GENERAL DIRECTOR



NGUYEN ANH PHƯƠNG



**CMC INVESTMENT JOINT STOCK COMPANY  
ALLEY 83 - NGOC HOI STREET – YEN SO WARD - HANOI**

**FINANCIAL STATEMENT NOTES  
QUARTER IV 2025**

**I. CHARACTERISTICS OF ENTERPRISE ACTIVITIES**

**1. Form of capital ownership**

CMC Investment Joint Stock Company (hereinafter referred to as the Company), formerly Construction and Mechanical Joint Stock Company No. 1, was converted from a State-owned enterprise under Decision No. 3854/QĐ-BGTVT dated December 9, 2004 of the Minister of Transport. The company operates under the business registration certificate No. 0103009571, first registered on October 14, 2005, issued by the Hanoi Department of Planning and Investment. On April 16, 2008, Construction and Mechanical Joint Stock Company No. 1 changed its name to CMC Investment Joint Stock Company. The Company changed its business registration for the 12th time on September 18, 2025.

The Company's charter capital is: VND 51,083,470,000 (Fifty-one billion, eighty-three million, four hundred and seventy thousand dong)

**2. Business fields**

The company's business fields are financial investment, construction and trade.

**3. Business lines**

- Construction of traffic, industrial, civil, irrigation and infrastructure works, residential areas, new urban areas, industrial parks, construction of power lines and transformer stations up to 35KV.
- Production of automobiles and auto parts of all kinds, mechanical and industrial products, repair, assembly, refurbishment, conversion, restoration of construction equipment and means of transport, processing of import and export goods
- Repair and assembly of automobiles.
- Production of other industrial products.
- Trading in houses, infrastructure of new urban areas, concentrated residential areas.
- Import and export and trading of materials, raw materials, petrol and oil agents, means of transport and spare parts, equipment, machinery of all kinds, consumer goods, agents for buying, selling and renting construction machinery and equipment.
- Production and trading of construction materials and precast material components.
- Trading of gasoline and their products.
- Trading of automobile transportation.
- Surveying and construction of traffic, irrigation, civil and industrial works.
- Investing in the construction of private kindergartens and preschools.
- Trading of all types of parking lots, leasing of offices.
- Trading of real estate.
- Investing in the construction of telecommunications works.

**II. ACCOUNTING PERIOD, CURRENCY UNIT USED IN ACCOUNTING**

- The Company's annual accounting period begins on January 1 and ends on December 31 every year.
- The currency unit used in accounting records is Vietnamese Dong (VND).

**III. ACCOUNTING STANDARDS AND REGIMES APPLIED**

**1. Applied accounting regime**

The Company applies the enterprise accounting regime issued under Decision No. 15/2006/QĐ-BTC dated March 20, 2006, Circular No. 244/2009/TT-BTC dated December 31, 2009 on guidance, amendments and



supplements to the enterprise accounting regime and decisions promulgating Vietnamese accounting standards, circulars guiding, amending and supplementing Vietnamese accounting standards issued by the Ministry of Finance effective until the end of the accounting year for preparing the annual financial statements.

## **2. Changes in accounting policies, commitment to comply with Accounting Standards and Regimes**

On January 6, 2009, the Ministry of Finance issued Circular No. 210/2009/TT-BTC guiding the application of international accounting standards on the presentation of financial statements and information disclosure for financial instruments (applicable from fiscal year 2011).

The Company's Board of Directors ensures that it has complied with the requirements of the accounting regime, Vietnamese accounting standards and documents guiding the regime and accounting standards issued by the Ministry of Finance in preparing financial statements.

## **3. Applicable accounting book form**

The Company applies the accounting form: Computerized.

# **IV. ACCOUNTING POLICIES APPLIED**

## **1. Basis of preparation of financial statements**

The financial statements are prepared and presented based on the basic accounting principles and methods, accrual basis, going concern basis, historical cost, prudence, materiality, offsetting and comparability. The accompanying financial statements are not intended to reflect the financial position, business performance and cash flows in accordance with accounting regimes, accounting standards or accounting principles and practices generally accepted in countries other than Vietnam.

## **2. Principles of recording cash and cash equivalents**

Cash and cash equivalents include: Cash, bank deposits, cash in transit and short-term investments of no more than 03 months that can be easily converted into cash and have little risk of conversion into cash from the date of purchase of that investment at the reporting time.

## **3. Principles of recording exchange rate differences**

Economic transactions arising in foreign currencies are converted into VND at the actual exchange rate of the transaction bank at the time of the transaction. All exchange rate differences arising during the period of production and business activities, including basic construction investment activities, are immediately recorded in financial expenses or financial revenue in the period.

Exchange rate differences due to revaluation of year-end balances of cash and cash equivalents, payables, receivables denominated in foreign currencies at the time of preparing financial statements

## **4. Principles of inventory recognition**

### **4.1 Principles of inventory valuation**

Inventories are calculated at original cost. In case the net realizable value is lower than the original price, it must be calculated at the net realizable value, the original price of inventories includes purchase costs, processing costs and other directly related costs incurred to have the inventories in the current location and condition.

The original cost of purchased inventory includes the purchase price, non-refundable taxes, transportation, loading and unloading, storage costs during the purchase process and costs directly related to the purchase of inventory

### **4.2 Method of determining inventory value**

Inventory value is determined by the specific identification method



### 4.3 Method of accounting for inventory

The company applies the regular declaration method to account for inventory

### 4.4 Establishing inventory price reduction provisions

The inventory price reduction provision is established at the end of the year as the difference between the original price of the inventory greater than their net realizable value. The method of establishing inventory price reduction provisions is to establish according to the difference between the amount of provisions to be established this year and the amount of provisions established in the previous year that have not been fully used, leading to the need to establish more or reverse this year.

## 5. Principles for recording trade receivables and other receivables:

### 5.1 Principles for recording:

Customer receivables, prepayments to sellers, internal receivables, receivables according to construction contract progress (if any) and other receivables at the reporting time, if:

- Have a collection or payment period of less than 1 year are classified as short-term assets.
- Have a collection or payment period of more than 1 year are classified as long-term assets.

### 5.2 Establishing provisions for doubtful debts:

Provision for doubtful debts represents the expected loss due to receivables that are likely to be unpaid by customers for receivables at the reporting time.

Provision for doubtful debts is established for each doubtful debt based on the age of the debt or the expected loss that may occur specifically as follows:

- + 30% of the value for debt overdue from 6 months to less than 1 year
- + 50% of the value for debt overdue from 1 year to less than 2 years
- + 70% of the value for debt overdue from 2 years to less than 3 years
- + 100% of the value for debt overdue from 3 years or more

For debt not overdue for payment but with the possibility of recovery: Based on the expected loss level to establish the provision.

## 6. Principles of recording and depreciation of fixed assets

### 6.1 Principles of recording tangible fixed assets, intangible fixed assets

Fixed assets are recorded at original cost. During use, fixed assets are recorded at original cost, accumulated depreciation and residual value.

### 6.2 Depreciation method of tangible fixed assets, intangible fixed assets

Depreciation is deducted by the straight-line method. The depreciation period is consistent with Circular No. 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance and is estimated as follows:

- Houses, architectural objects 10-50 years
- Machinery, equipment 03-12 years
- Means of transport 06-10 years
- Office equipment 03-08 years

## 7. Principles of recording and depreciation of investment real estate:

7.1 Principles of recording: Investment real estate is recorded at original cost. During the holding period for appreciation, or for operating lease, investment real estate is recorded at original cost, accumulated depreciation and residual value



7.2 Principles and methods of depreciation of investment real estate: Investment real estate is calculated and depreciated like other fixed assets of the Company.

## 8. Principles of recording financial investments

### 8.1 Principles of recording

Investments in subsidiaries and associates are accounted for using the cost method. Net profits distributed from subsidiaries and associates arising on the date of investment are recorded in the income statement. Other distributed amounts are deductions from the cost of investment.

Investments in joint ventures are accounted for using the cost method. Joint venture capital contributions are not adjusted for changes in the Company's ownership share in the net assets of the joint venture. The company's income statement reflects the income shared from the accumulated net profit of the joint venture company arising after the joint venture capital contribution.

Joint venture activities in the form of jointly controlled business and jointly controlled assets are applied by the company with general accounting principles as with other normal business activities. In which:

The company separately tracks the income and expenses related to the joint venture activities and allocates them to the joint venture parties according to the joint venture contract.

Short-term securities investments at the reporting date, if:

- Have a recovery period or maturity of no more than 3 months from the date of purchase of the investment are considered "cash equivalents"
- Have a capital recovery period of less than 1 year or within 1 business cycle are classified as short-term assets.
- Have a capital recovery period of more than 1 year or more than 1 business cycle are classified as long-term assets.

### 8.2 Provision for financial investments

Provision for long-term financial investments:

Investment provision for each financial investment is equal to the invested capital and calculated according to the following formula:

$$\text{Provision level losses of the parties} = \frac{\text{Actual contributed capital of the enterprise} \times \text{Capital Investment capital of the enterprise}}{\text{financial investment Actual economic organization Total actual contributed capital of the parties}}$$

Provision for securities investment depreciation:

Securities investment provision is calculated for each type of securities and calculated according to the following formula:

$$\text{Provision level depreciation} = \frac{\text{Number of securities} \times \text{Securities price at the time of accounting} - \text{actual securities investment reporting point on the accounting books on the market}}{\text{Securities price}}$$

-For listed securities:

+ Actual securities price on the Hanoi Stock Exchange (HNX) is the average trading price on the date of provisioning.

+ Actual stock price on Ho Chi Minh City Stock Exchange (HOSE) is the average trading price on the date of provisioning

+ Stock price registered for trading on the trading market of unlisted public companies (UPCOM) is the average trading price on the system on the date of provisioning.

In case the market value of the securities cannot be determined, no provision for securities depreciation is allowed.



## **9. Principles for recording trade payables and other payables**

Payables to sellers, internal payables, other payables, loans at the reporting time, if:

With a payment term of less than 1 year are classified as Current Debt.

With a payment term of more than 1 year are classified as Long-term Debt

Assets awaiting resolution are classified as Current Debt

Deferred income tax is classified as Current Debt.

## **10. Principles of recording payable expenses**

Actual expenses that have not yet arisen but are deducted in advance from production and business expenses in the period to ensure that actual expenses do not cause sudden changes in production and business expenses on the basis of ensuring the principle of matching between revenue and expenses. When such expenses arise and there is a difference with the amount deducted, the accountant will record additional or reduce the expenses corresponding to the difference.

## **11. Principles of recording owner's equity**

The owner's investment capital is recorded according to the actual capital contributed by the owner.

Excess equity is recorded according to the larger or smaller difference between the actual price incurred and the par value of the shares when issuing shares for the first time, issuing additional shares or reissuing treasury shares.

Other capital of the owner is recorded at the remaining value between the fair value of the assets that the enterprise receives from other organizations and individuals after deducting taxes payable (if any) related to these donated assets, and the additional amount from the business results. Undistributed profit after tax is the profit from the enterprise's activities after deducting adjustments due to retroactive application of changes in accounting policies and retroactive adjustment of material errors of previous years.

Principles of recording and presenting repurchased shares: Shares issued by the Company and then repurchased are the Company's treasury shares. Treasury shares are recorded at actual value and presented on the Company's Balance Sheet as a reduction in equity.

Dividend recognition principle: Dividends payable to shareholders are recorded as payable in the Company's Balance Sheet after the dividend announcement by the Company's Board of Directors.

## **12. Principles for setting aside reserves from after-tax profits:**

After being approved by the Board of Directors, after being allocated to funds according to the Company's Charter and current legal regulations, the funds will be divided among the parties based on the capital contribution ratio.

## **13. Principles and methods for recognizing revenue**

### **13.1 Sales revenue is recognized when the following conditions are simultaneously satisfied:**

- Most of the risks and benefits associated with owning the products or goods have been transferred to the buyer:

The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;

- Revenue is determined relatively reliably.

- The Company has received or will receive economic benefits from the sales transaction

- The costs related to the sales transaction can be determined.

### **13.2 Financial revenue**

Revenue arising from interest, royalties, dividends, profits shared and other financial revenue is recorded when both of the following two conditions are satisfied:

- There is the possibility of obtaining economic benefits from that transaction.

- Revenue is determined relatively reliably



- Dividends, profits shared are recorded when the Company is entitled to receive dividends or profits from capital contributions.

#### 14. Principles and methods of recording financial expenses

Financial expenses:

Expenses recorded in financial expenses include:

Expenses or losses related to financial investment activities

Borrowing costs include interest and other costs incurred directly related to loans recorded in expenses during the period. Borrowing costs directly related to the investment in construction or production of unfinished assets are included in the value of that asset (capitalized) including interest on loans, allocation of discounts or premiums when issuing bonds, and accessory costs arising in connection with the loan procedures.

Selling costs and business management costs

#### 15. Tax obligations

Value added tax (VAT)

Enterprises apply the declaration and calculation of VAT according to the guidance of current tax laws with a VAT rate of 10% for goods that are construction machinery, a VAT rate of 10% including machinery rental, cleaning services, and other revenues.

Corporate Income Tax (CIT)

CMC Investment Joint Stock Company is a state-owned enterprise converted into a joint stock company, so it is exempted from tax for 02 years and reduced by 50% of CIT for 03 years according to Decree 187/2004/ND-CP dated November 16, 2004 of the Government

The determination of CIT is based on current tax regulations. However, these regulations change from time to time and the final determination of CIT depends on the inspection results of the competent tax authority.

#### 16. Other accounting principles and methods

Basis for preparing financial statements: Financial statements are prepared and presented based on the basic accounting principles and methods: accrual basis, going concern, original cost, appropriateness, consistency, prudence, materiality, offset and comparability. Financial statements prepared by the Company are intended to reflect the financial situation, results of production and business activities and cash flow situation in accordance with accounting standards, accounting regimes or accounting principles and practices generally accepted in countries other than Vietnam.

### V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

#### 1. Cash and cash equivalents

Details	31/12/2025	01/01/2025
<b>Cash</b>	<b>38.788.449</b>	<b>154.615.147</b>
<b>Bank deposits</b>	<b>974.636.881</b>	<b>1.011.932.552</b>
Vietnam Development and Investment Bank – Nam Ha Noi Branch	439.829.076	591.986.527
Asia Commercial Joint Stock Bank ACB – Ha Noi Branch	378.892.496	27.008.878
Sacombank – Ha Noi Branch – Cho Mo Transaction Office		242.092.360
MBS Securities Joint Stock Company	888.960	37.822.388
GUOTAI JUNAN Securities Joint Stock Company (Vietnam)	155.026.349	113.022.399
<b>Money is in transit</b>	<b>15.764.040.000</b>	
<b>Total</b>	<b>16.777.465.330</b>	<b>1.166.547.699</b>

#### 2. Short-term financial investments

##### 2.1 Trading securities

DETAILS	31/12/2025		01/01/2025	
	Quantity	Value	Quantity	Value
LIZEN Joint Stock Company (LCG)	170	1.795.524	160	1.795.524



Qninh School Books and Equipment Joint Stock Company (QST)	55.580	772.095.300	69.980	982.125.700
Arts and Communications Joint Stock Company (ADC)	690	11.740.600	690	11.740.600
Educational Books Joint Stock Company in Hanoi City (EBS)	1.106.500	9.389.611.200	1.106.500	9.389.611.200
Light Electricity and Telecommunications Joint Stock Company (LTC)	196.500	1.042.800.000	196.500	1.042.800.000
TMT Automobile Joint Stock Company (TMT)	4		4	
FLC Group Joint Stock Company (FLC)	86	586.090	86	586.090
VNECO 8 Electrical Construction Joint Stock Company (VE8)			67.100	752.485.000
Sao Vang Rubber Joint Stock Company (SRC)	60	1.026.690	60	1.026.690
Song Da 4 Joint Stock Company (SD4)	1.500	15.000.000	1.500	15.000.000
ALPHA SEVEN Group Joint Stock Company (DL1)	22.750	232.010.000	22.750	232.010.000
GELEX Group Joint Stock Company (GEX)			310.000	11.117.692.000
HUD1 Investment and Construction Joint Stock Company (HU1)	20.700	265.233.200	19.700	258.826.800
Cao Son Coal Joint Stock Company (CST)	172.500	3.025.009.240	172.500	3.038.959.240
Vietnam Livestock Corporation (VLC)	100.450	2.543.285.000	100.450	2.543.285.000
EVERLAND Group Joint Stock Company (EVG)			77.000	839.270.000
Military Bank ( MBB )	50.126	875.798.755	39.000	820.950.000
Saigon Netting Joint Stock Company (SFN)			1.100	22.090.000
Ho Chi Minh City School Equipment and Books Joint Stock Company (STC)	2.400	41.040.000	3.000	51.300.000
Southern Education Investment and Development Joint Stock Company (SED)	10.800	234.489.910	139.800	2.708.639.050
Bamboo Capital Joint Stock Company (BCG)	13.000	52.468.585		
Postal Telecommunications and Information Technology Joint Stock Company (ICT)	59.100	797.793.156		
<b>Total</b>		<b>19.301.783.250</b>		<b>33.830.192.894</b>

## 2.2 Provision for decline in value of trading securities

DETAILS	31/12/2025	01/01/2025
Telecom Light Electrical Joint Stock Company (LTC)	- 590.850.000	- 725.158.830
Song Da 4 Joint Stock Company (SD4)	-11.670.000	- 10.440.062
VNECO 8 Electrical Construction Joint Stock Company (VE8)		- 443.825.000
EVERLAND Group Joint Stock Company (EVG)		- 359.560.000
ALPHA SEVEN Group Joint Stock Company (DL1)	- 118.260.000	- 115.985.000
FLC Group Joint Stock Company (FLC)	-285.090	-285.090
GELEX Group Joint Stock Company (GEX)		- 5.196.692.000
Vietnam Livestock Corporation (VLC)	- 1.139.998.500	- 787.478.731
LIZEN Joint Stock Company (LCG)	- 61.524	- 139.524
Ho Chi Minh City Books and School Equipment Joint Stock Company (STC)	- 2.640.000	- 300.000
HUD1 Investment and Construction Joint Stock Company (HU1)	- 124.059.200	- 150.476.800
Bamboo Capital Joint Stock Company (BCG)	-19.578.585	
Cao Son Coal Joint Stock Company (CST)	-799.759.240	
Southern Education Investment and Development Joint Stock Company (SED)	-20.649.910	
<b>Total</b>	<b>-2.827.812.049</b>	<b>- 7.790.341.037</b>



### 3. Short-term receivables

Details	31/12/2025	01/01/2025
<b>3.1 Short-term receivables from customers</b>	<b>7.673.030.000</b>	<b>7.907.827.600</b>
T MARTSTORES Joint Stock Company	690.030.000	634.827.600
LTC Telecommunication Light Electricity Joint Stock Company	8.000.000	8.000.000
Nguyen Van Hoan – Vinh Phuc		270.000.000
Pham Thi Luong – Hanoi		250.000.000
Hoang Quoc Hoi – Hoa Binh		310.000.000
Ngo Trong Vinh – Hanoi		5.000.000.000
Viet Thang Construction and Transport Company Limited		1.360.000.000
Song Lam Construction and Trading Service Joint Stock Company		75.000.000
Cao Dang Hoang Business Household	270.000.000	
Thuong Xuan Urban and Environment Company Limited	370.000.000	
HT Investment and Services Co., Ltd.	218.000.000	
Thinh Phat Dak Lak Construction and Trading Co., Ltd.	150.000.000	
Dinh Khac Truong – Gia Vien – Ninh Binh	295.000.000	
Nguyen Van Tung – Dong Hung – Thai Binh	270.000.000	
Le Thanh Loc – Sa Thay - Kon Tum	400.000.000	
Tran Manh Hai – Van Chan – Yen Bai	215.000.000	
Luu Trung Kien – Son Duong – Tuyen Quang	140.000.000	
Dang Ngoc Hoa – Kon Tum City, Kon Tum	450.000.000	
Le Huu Duong – Thieu Hoa - Thanh Hoa	280.000.000	
Nguyen Van Giap – Hau Loc – Thanh Hoa	205.000.000	
Nguyen Trong Vinh – Hoai Duc – Hanoi	305.000.000	
Nguyen Van Thanh – Phuc Yen – Phu Tho	275.000.000	
Hoang Manh Cuong – Dong Anh – Hanoi	250.000.000	
Nguyen Tien Phuc – Thuong Hoi Village – O Dien – Dan Phuong - Hanoi	250.000.000	
Vu Quoc Tuan – Thanh Mieu – Phu Tho Province	480.000.000	
Nguyen Tien Tho – Duong Hong – Thanh Da - Phuc Tho - Hanoi	320.000.000	
Nguyen Quang Tien – Village 5 - Kim Bang – Ha Nam	300.000.000	
Pham Quang Dung – Ham Hy Village – Cong Lac – Tu Ky - Hai Duong	180.000.000	
Tran Van Khi – Group 2 – Hamlet 2 – Minh Lap – Chon Thanh – Binh Phuoc	570.000.000	
Huynh Phuc Nhan – Kon Tum City – Kon Tum Province	470.000.000	
Dinh Huu Duc – Trung Tru – Ninh Giang – Hoa Lu – Ninh Binh	312.000.000	
<b>3.2 Short-term prepayments to suppliers</b>	<b>17.928.876.500</b>	<b>13.240.450.380</b>
120 Mechanical Joint Stock Company	2.500.000.000	2.500.000.000
JEN CORP		338.511.050
MATSUI CORPORATION CO. LTD		828.852.000
ARAI LOGISTICS CO LTD	5.352.651.900	3.366.725.110
NDT CORPORATION LTD		720.164.000
KOBELCO CONSTRUCTION	747.663.600	710.301.600
THI CORP	614.100.000	2.919.174.720
SOGO CORPORATION		243.915.000
SACOS CORPORATION		177.244.900
ASASAH CORPORATION CO LTD	3.904.829.000	1.243.891.000
NORI ENTERPRISE CO .LTD	836.664.000	



SEITOKU CO LTD	271.216.000	
WAKITA &CO , LTD	3.551.752.000	
Green Architecture & Construction Joint Stock Company	150.000.000	150.000.000
KB Vietnam Refrigeration Electrical Mechanical Joint Stock Company		41.671.000
<b>3.3 Short-term loan receivables</b>	<b>2.000.000.000</b>	<b>2.000.000.000</b>
FIVE STAR Kim Giang Co., Ltd.	2.000.000.000	2.000.000.000
<b>3.4 Other short-term receivables</b>	<b>805.860.205</b>	<b>709.417.482</b>
Dang Van Xuan	5.000.000	5.000.000
Lam Quynh Huong		2.000.000
Ngo Anh Phuong	200.000.000	
Deposit for FWD contract to buy Japanese Yen		101.557.277
Interest of FIVE STAR Kim Giang Co., Ltd.	27.945.205	27.945.205
Deposit for yard rental	155.505.000	155.505.000
Deposit for machine purchase at foreign partner	417.410.000	417.410.000
Buy Japanese Yen to deposit for machine purchase auction, In which Nori Enterprise co. LTD: 500,000 JPY: 100,345,000 Komatsu used equipment corp (KUEC): 500,000 JPY: 100,345,000 Hitachi Constructionmachirery: 500,000 JPY: 107,975,000 Yuasa Trading: 500,000 JPY: 108,745,000		
<b>3.5 Provision for doubtful debts</b>	<b>(2.500.000.000)</b>	<b>(2.500.000.000)</b>
Provision for investment in Mechanical Joint Stock Company 120 (*)	(2.500.000.000)	(2.500.000.000)
<b>Total</b>	<b>25.907.766.705</b>	<b>21.357.695.462</b>

#### 4. Inventory

Details	31/12/2025	01/01/2025
<b>4.1 Inventory</b>	<b>29.875.981.444</b>	<b>65.379.670.039</b>
Goods in transit		246.208.560
Excavators of all types	28.775.981.444	63.976.954.420
Excavator hammers		88.920.000
Costs incurred while awaiting payment for machine purchase	1.100.000.000	1.067.587.059
<b>4.2 Provision for inventory devaluation</b>	<b>(493.000.000 )</b>	<b>(2.591.920.000 )</b>
Provision for machinery depreciation	(493.000.000 )	(2.591.920.0000 )
<b>Total</b>	<b>29.382.981.444</b>	<b>62.787.750.039</b>

#### 5. Other short-term assets

Details	31/12/2025	01/01/2025
Short-term prepaid expenses	67.200.000	64.145.454
VAT deductible		778.637.380
<b>Total</b>	<b>67.200.000</b>	<b>842.782.834</b>

#### 6.Tangible fixed assets

Fixed Assets	Tangible Fixed Assets					
Indicators	Land Houses and structures	Machinery and equipment	Means of transport	Management tools and equipment	Manage ment equipme nt	Total
1. Original cost of fixed assets						
1. Balance at the		110.919.200		13.816.094.221		13.927.013.421



beginning of the period						
2. Increase during the period						
In which:						
- New purchases						
- New construction						
3. Decrease during the period						
In which:						
- Liquidation, sale						
4. Ending balance		110.919.200		13.816.094.221		13.927.013.421
II. Depreciation value						
1. Beginning of the period		110.919.200		6.999.356.429		7.110.275.629
2. Increase during the period				890.582.904		890.582.904
3. Ending balance		110.919.200		7.889.939.333		8.000.858.533
III. Remaining value						
1. Beginning of the period				6.816.737.792		6.816.737.792
2. Ending				5.926.154.888		5.926.154.888

#### 7. Long-term financial investment

Details	31/12/2025	01/01/2025
<b>7.1 Investment in joint ventures</b>	<b>63.584.770.600</b>	<b>39.522.880.600</b>
Railway Signaling and Telecommunications Joint Stock Company (1,190,113 Shares)	46.608.970.600	22.547.080.600
HCGC Hanoi Surveying and Geodesy Joint Stock Company (943,100 Shares)	16.975.800.000	16.975.800.000
<b>7.2 Capital contribution to other entities</b>	<b>3.300.000.000</b>	<b>3.300.000.000</b>
CMC - KPI Joint Stock Company	3.300.000.000	3.300.000.000
<b>7.3 Long-term financial investment reserve</b>	<b>( 3.300.000.000 )</b>	<b>( 3.300.000.000 )</b>
CMC - KPI Joint Stock Company	( 3.300.000.000 )	( 3.300.000.000 )
<b>Total</b>	<b>63.584.770.600</b>	<b>39.522.880.600</b>

#### 8. Short-term payables to suppliers

Details	31/12/2025	01/01/2025
KB Vietnam Refrigeration and Electrical Engineering Joint Stock Company	548.913.771	510.990.000
Buy multi-way socket + Install network + Meter + Centrifugal pump	122.878.346	
Pay for stone cladding (Manh Hung Construction Services Co., Ltd.)	247.514.509	
Buy office desks and chairs + Pay for INTERNET	61.362.600	
Pay for the floor paint	51.580.000	
Pay for the TV and refrigerator	123.865.000	
<b>Total</b>	<b>1.156.114.226</b>	<b>510.990.000</b>

#### 9. Short-term prepayment by buyer

Details	31/12/2025	01/01/2025
Thuy Ngoc 68 Construction and Trading Company Limited	305.000.000	
<b>Total</b>		

#### 10. Taxes and other payments to the state

Indicators	01/01/2025 (VND)	Amount payable (VND)	Amount paid (VND)	31/12/2025 (VND)
------------	---------------------	----------------------	-------------------	---------------------



Output VAT	( 778.637.380 )	9.994.525.317	8.836.117.757	379.770.180
Import VAT		6.726.337.526	6.726.337.526	
Business License Tax		5.000.000	5.000.000	
Import Tax		92.762.729	92.762.729	
Corporate Income Tax	288.552.593	1.336.956.284	604.948.123	1.020.560.754
Real Estate Tax, Land Rent		656.680.659	656.680.659	
Personal Income Tax		74.284.592	74.284.592	
Fees, Charges and Other Payables				
<b>Total</b>	<b>( 490.084.787 )</b>	<b>18.886.547.107</b>	<b>16.996.131.386</b>	<b>1.400.330.934</b>

**10.1 Table excluding associated company expenses according to EBITDA calculation method of Decree 132/2020**

Contents	2025	2024
Net operating profit (1)	9.980.860.022	495.113.962
Depreciation expense (2)	890.582.904	890.182.908
Interest expense (3)	3.820.135.668	3.900.959.544
Interest on deposits, Interest on loans ( 4 )	233.083.843	203.226.593
Difference between interest expense – Interest on deposits ( 5 ) = (3) - (4)	3.587.051.825	3.697.732.951
EBITDA = (1) + (2) + ( 5 )	14.458.494.751	5.083.029.821
30% EBITDA ( 6 )	4.337.548.425	1.524.908.946
Interest expense exceeding 30% EBITDA = (5) - ( 6 )	96.016.065	2.172.824.005
Interest expense is excluded.	( 750.496.600 )	2.172.824.005
Declared excluded on the corporate income tax finalization declaration		
Difference		
Corporate income tax Increase / Decrease		

**10.2 Current corporate income tax expense**

Contents	2025	2024
Total accounting profit before tax ( 1 )	9.974.780.822	434.637.849
Adjustment of taxable income items ( 2 ) = (3) – (4)	- 129.249.400	1.008.125.118
Increase adjustment ( 3 )	- 129.249.400	2.848.468.118
+ Non-deductible depreciation of fixed assets	615.168.000	615.168.000
+ Deductible interest expense according to Decree 132/2020/ND-CP	- 750.496.600	2.172.824.005
+ Other non-deductible expenses	6.079.200	60.476.113
- Decrease adjustment ( 4 )	3.160.750.000	1.840.343.000
+ Dividends and distributed profits ( 5 )	3.160.750.000	1.840.343.000
Total taxable income ( 6 ) = ( 1 ) + ( 2 ) – ( 5 )	6.684.781.422	1.442.762.967
Loss carryover		
Taxable income	6.684.781.422	1.442.762.967
Current income tax expense	1.336.956.284	288.552.593
Adjustment of current corporate income tax of the previous period to corporate income tax of this period		

**11. Must pay employees**

Details	31/12/2025	01/01/2025
Employee Pay Expenses	174.835.546	127.104.510
<b>Total</b>	<b>174.835.546</b>	<b>127.104.510</b>

**12 Short-term payable expenses**

Details	31/12/2025	01/01/2025
---------	------------	------------



Financial statement audit fees	20.000.000	20.000.000
<b>Total</b>	<b>20.000.000</b>	<b>20.000.000</b>

### 13. Unrealized Revenue

Details	31/12/2025	01/01/2025
HINO Vietnam Joint Venture Company Limited	153.600.000	153.600.000
TMARTSTORES Joint Stock Company	627.300.000	577.116.000
Phuong Dong Import-Export Investment and Development Joint Stock Company	70.800.000	65.136.000
Hyundai Veracruz car rental	8.000.000	15.432.099
<b>Total</b>	<b>859.700.000</b>	<b>811.284.099</b>

### 14. Other short-term payables

Details	31/12/2025	01/01/2025
Union budget 338.2	67.155.743	67.317.023
Collecting union fees on behalf of the company. Surplus credit account 138.2	111.395.613	101.035.613
Collecting party fees on behalf of the company. Surplus credit account 138.3	36.529.504	33.709.504
Interest payable for Ngo Thu Huong	1.614.636.261	978.645.822
Interest payable for the Railway Signal Telecommunications Joint Stock Company	88.877.773	
<b>Total</b>	<b>1.918.594.894</b>	<b>1.180.707.962</b>

### 15. Short-term loans and financial leases

Details	31/12/2025	01/01/2025
<b>15.1 Personal loan</b>	<b>35.421.717.915</b>	<b>67.539.578.915</b>
Ngo Trong Dat	4.600.000.000	4.600.000.000
Ngo Thu Huong	24.726.479.000	28.706.479.000
Ngo Phuong Anh	555.238.915	28.693.099.915
Hoang Manh Linh	1.500.000.000	1.500.000.000
Tran Thi Nga	4.000.000.000	4.000.000.000
Luong Van Vinh	40.000.000	40.000.000
<b>15.2 Company loan</b>	<b>32.228.163.000</b>	<b>16.370.000.000</b>
Railway Signal Telecommunications Joint Stock Company	5.000.000.000	5.000.000.000
Borrowing from Railway Signal Telecommunications Joint Stock Company to buy shares to increase capital	15.858.163.000	
HCGC Hanoi Surveying and Measurement Joint Stock Company	11.370.000.000	11.370.000.000
<b>15.3 Bank loan</b>	<b>16.770.208.700</b>	<b>10.938.376.670</b>
Vietnam Joint Stock Commercial Bank for Investment and Development - Hanoi Branch	14.692.073.900	6.918.376.670
Asia Commercial Joint Stock Bank ACB - Hanoi Branch	2.078.134.800	4.020.000.000
<b>15.4 Long-term loan due</b>		<b>84.000.000</b>
Vietnam Joint Stock Commercial Bank for Investment and Development - Hanoi Branch		84.000.000
<b>Total</b>	<b>84.420.089.615</b>	<b>94.931.955.585</b>

### 16. Reward and welfare fund

Details	31/12/2025	01/01/2025
Reward Fund	68.667.727	68.667.727
Welfare Fund	246.517.710	246.517.710
<b>Total</b>	<b>315.185.437</b>	<b>315.185.437</b>

### 17. Long-term payables to suppliers

Details	31/12/2025	01/01/2025
---------	------------	------------



Car Rental Revenue Veracruz 29A-454.89	204.451.852	212.167.901
<b>Total</b>	<b>204.451.852</b>	<b>212.167.901</b>

#### 18. Other long-term payables

Details	31/12/2025	01/01/2025
Receiving deposit for renting factory Phuong Dong Import-Export Investment Development Joint Stock Company	80.000.000	80.000.000
Receiving deposit for renting factory TMARTSTORE Joint Stock Company	100.000.000	100.000.000
<b>Total</b>	<b>180.000.000</b>	<b>180.000.000</b>

#### 19. Long-term loans and financial leases

Details	31/12/2025	01/01/2025
Long-term loan at BIDV to buy a pickup truck		126.000.000
<b>Total</b>		<b>126.000.000</b>

#### 20. Owner's investment capital

Details	31/12/2025	01/01/2025
Capital contribution of the subjects	51.083.470.000	45.610.500.000
<b>Total</b>	<b>51.083.470.000</b>	<b>45.610.500.000</b>

#### 21. Company funds

Indicators	01/01/2025	Increase during the period	Decrease during the period	31/12/2025
Development investment fund	9.211.921.095			9.211.921.095
Other funds belonging to owners' equity	93.928.484			93.928.484
Retained earnings	5.921.961.999	8.637.824.538	5.472.970.000	9.086.816.537
Share premium	2.100.000			2.100.000
<b>Total</b>	<b>15.229.911.578</b>	<b>8.637.824.538</b>	<b>5.472.970.000</b>	<b>18.394.766.116</b>

#### 22. Net revenue from sales and services

Details	2025	2024
Sales revenue	121.491.111.098	71.493.333.326
Revenue from providing warehouse and vehicle rental services	2.728.601.333	2.573.034.371
Revenue from the sale of investment properties		4.575.713.699
<b>Total</b>	<b>124.219.712.431</b>	<b>78.642.081.396</b>

#### 23. Cost of goods sold

Details	2025	2024
Cost of goods sold (machinery sold)	113.731.461.142	66.452.877.210
Land tax payable, Machinery yard rental	992.680.354	760.768.976
Import tax	92.762.729	
Provision for machinery damage	373.000.000	
Reversal of provision for inventory devaluation	(2.471.920.000)	(3.894.000.000)
Cost of investment property sold		4.085.973.083
Machinery yard import costs	2.285.013.230	984.817.093
<b>Total</b>	<b>115.002.997.455</b>	<b>68.390.436.362</b>

#### 24. Financial activity revenue

Details	2025	2024
Interest on bank deposits, Loans	233.083.843	203.226.593
Revenue from stock trading	4.634.605.009	562.456.500
Dividends, profit sharing	3.160.750.000	1.840.343.000
<b>Total</b>	<b>8.028.438.852</b>	<b>2.606.026.093</b>



**25. Financial expenses**

Details	2025	2024
Interest expense	3.820.135.668	3.900.959.544
Securities transaction fees	24.977.205	16.748.236
Reversal of provisions for impairment of securities investments	(4.985.489.682)	
Provision for (reversal) of provisions for impairment of short-term investments	22.916.031	1.521.268.147
Loss from the transfer of long-term investments	3.736.557.000	2.628.926.400
Other financial expenses		64.870.000
Personal income tax expense	74.286.852	142.668.445
<b>Total</b>	<b>2.693.383.074</b>	<b>8.275.440.772</b>

**26. Selling expenses**

Details	2025	2024
Costs for purchasing materials and transporting machinery	289.062.445	359.639.769
Other cash expenses	76.578.000	107.091.734
<b>Total</b>	<b>365.640.445</b>	<b>466.731.503</b>

**27. Business management costs**

Details	2025	2024
Management staff costs	2.367.411.726	1.848.553.123
Office supplies costs	271.846.042	92.487.378
Depreciation costs of fixed assets	890.582.904	890.182.908
Taxes, fees and charges	5.000.000	4.500.000
Expenses for outsourced services	532.663.762	339.298.192
Other cash expenses	137.765.853	445.363.289
<b>Total</b>	<b>4.205.270.287</b>	<b>3.620.384.890</b>

**28. Other income**

Details	2025	2024
Income from fixed and non-taxable capital		
<b>Total</b>		

**29. Other expenses**

Details	2025	2024
Interest expense for late payment of personal income tax	79.200	60.476.113
Early repayment fee for bank loans + other fees	6.000.000	
<b>Total</b>	<b>6.079.200</b>	<b>60.476.113</b>

**30. Current corporate income tax expense**

Details	2025	2024
Corporate Income Tax	1.336.956.284	288.552.593
<b>Total</b>	<b>1.336.956.284</b>	<b>288.552.593</b>

**VI. OTHER INFORMATION****1. Financial instruments****1.1 Capital risk management**

The Company manages its capital resources to ensure that the Company can both operate and maximize shareholder benefits through the effective use of capital.

The Company's capital structure includes: Charter capital, share premium, funds and undistributed profits after tax.

**1.2 Financial assets**

Financial assets are assets from which the Company can generate future income. These assets have been re-determined at fair value at the date of financial statements.

Details	Book value	Fair value
---------	------------	------------



Cash and cash equivalents	16.777.465.330	16.777.465.330
Short-term financial investments	16.473.971.201	16.473.971.201
Short-term receivables	7.673.030.000	7.673.030.000
Advance payments to suppliers	17.928.876.500	17.928.876.500
Other receivables	805.860.205	805.860.205

### 1.3 Financial liabilities

Financial liabilities have been re-evaluated in accordance with the provisions of current accounting standards to ensure the Company's payment obligations. Specifically, payables to vendors and loans in foreign currencies have been re-evaluated at the exchange rate on the reporting date. At the same time, borrowing costs and payables have been recorded in the period and reported in the business performance report.

Details	31/12/2025
Short-term borrowings and finance leases	84.420.089.615
Payables to employees	174.835.546
Other short-term payables	1.918.594.894
Other long-term payables	180.000.000

### 1.4. Financial risk management

Financial risks include: Market risk and credit risk, liquidity risk and currency risk

Market risk: The Company applies flexibility in negotiating and adjusting selling prices for buyers when there are large fluctuations in commodity prices.

Credit risk: Includes liquidity risk and interest rate risk. The purpose of liquidity risk management is to ensure sufficient liquidity for current and future payables. The Company's policy is to regularly monitor current and expected future payables liquidity requirements to ensure the maintenance of a cash level to meet short-term and long-term liquidity.

Subjects	Under 1 year	Over 1 year	Total
Payables to Sellers			
Prepayments from Buyers			
Other Payables			
Long-Term Loans			

### 1.5. Remuneration and salary of the Board of Directors, Executive Board and other management members

Name	Title	Item	2025	2024
Ngo Trong Quang	Chairman of the Board	Salary	81.261.818	
Ngo Trong Vinh	Vice Chairman of the Board	Salary	13.680.000	13.680.000
Ngo Anh Phuong	General Director	Salary	122.333.460	122.333.460
Nguyen Trong Ha	Chief Accountant	Salary	99.216.000	95.304.000
Lam Quynh Huong	Business Manager	Salary	86.988.000	86.988.000
<b>Total</b>			<b>403.479.278</b>	<b>318.305.460</b>

CHIEF ACCOUNTANT

  
NGUYEN TRONG HA

Hanoi, Jan 16, 2026

GENERAL OF DIRECTOR

  
CÔNG TY  
CỔ PHẦN  
ĐẦU TƯ  
CMC  
THÀNH PHỐ HÀ NỘI  
NGO ANH PHUONG